

2012 Annual Report

**COMMUNITY HOMES
OF PATAGONIA, INC.**
Diversity has a home here

CHOP QUALIFIES FOR “WORKING POOR TAX CREDIT” IN 2012 & 2013

Community Homes of Patagonia, Inc. recently qualified for the Arizona Department of Revenue’s Charitable Organization status. This will allow the organization’s donors to take the Arizona state “working poor tax credit” on their itemized Arizona state tax return. (Please note - the “Schools Tax Credit” is a separate category, and Arizona taxpayers may contribute up to the maximum amounts for both).

According to the Arizona Department of Revenue, “For 2006 and later years, the maximum credit for contributions made to organizations that help the working poor is \$400 for married taxpayers. If married taxpayers file separate returns, each spouse may claim ½ of the credit that would have been allowed on a joint return. The maximum credit allowed for single taxpayers or heads of households is \$200.”

CHOP gives many thanks to Nick Buta, Deputy Quality Executive for the Arizona Department of Revenue, for his superb communication while facilitating the application process! For more information, please visit the Arizona Department of Revenue’s website: www.azdor.gov, or contact CHOP: phone (520) 394-9051, e-mail info@chopatagonia.org.

Inside this issue:

CHOP Board Directors	2
CHOP Annual Membership & Board Meetings	2
CHOP Fundraising Events	3
Financial Education Updates	3
PRCF Grant for Home Repair Projects	3

COMMUNITY HOMES OF PATAGONIA January 26, 2013 Annual Membership Meeting AGENDA

1. Welcome
2. Nomination and Election of Board Representatives
3. Membership Dues
4. Approve January 28, 2012 Board Meeting Minutes
5. Membership Meeting Schedule
6. Report on 2013 Plans



Master printer, record keeper, and community volunteer, Betty Myers, is CHOP’s Annual Appeal Angel



Sandra Powell’s endless energy made the Annual Appeal mailing a success.

2012 Annual Appeal Letter Fundraiser

Thank you to all of the donors who have responded to the Annual Appeal Letter to date:

Jennie Aldridge & David Fain

Adrienne Halpert

Carrel Conley

Anonymous Donors

Martin Levowitz & Kathryn Schrag

Kim A. Bowden

Laura Jean Miller

John & Caroline Walsh

Tod C. Bowden & Lila L. Davison

Murphy and Katherine Musick

Robert Brandt & Anne Townsend

Kathi Noaker & Michael Stabile

Vicki Crampton & Peter Lockwood

Sandra Powell

Judith Whitcomb

David and Barbara Ellis

German and Bea Quiroga

Ann Gosline & Gerald Rodman

Tam and Sue Scott

Robert Ollerton



CHOP Acknowledges Board Directors



Jeff Evans

One of Community Homes of Patagonia, Inc.'s strengths is that it is an open-membership organization. Voting members decide major CHOP issues. One of the most important is electing the Board of Directors. CHOP encourages interested community people to become members and participate in the work of bringing affordable housing options to Patagonia and its vicinity. CHOP thanks all of its current and past members who have helped the organization get to where it is today. CHOP wants to particularly thank the following members who currently serve on the Board and/or who will be eligible for nomination and election at this year's Annual Membership Meeting.

Jeff Evans has served three consecutive terms as a CHOP Board Director, beginning in January of 2007. As per the Bylaws, Jeff is required to take a year's absence from the Board before being eligible again for reelection. Jeff is a great community asset and ambassador for Patagonia. He enjoys living here and giving back to the community. Jeff also serves as Director for the Patagonia Area Business Association (PABA). Jeff has provided CHOP with an experienced, realistic perspective on real estate and affordable housing. His communication skills have been used at Board Meetings, Financial Education classes, one-on-one meetings with property owners, potential homeowners, and Resource consultants. Jeff's caring and sense of humor are evident regardless of the size of an audience. During his third term with CHOP, Jeff has served as Board Secretary.



Serena Buss

Serena Buss, has served on CHOP's Board of Directors since 2009. Serena's support of her family, the Patagonia Schools, and the Patagonia community made her a great addition to the Board. Having a wealth of experience with the local Schools, Serena gave CHOP a much broader perspective. Clarity and honesty are two of Serena's greatest qualities. Communicating with CHOP members, prospective homeowners, and fundraiser attendees were among Serena's skills and accomplishments.

Carole McKay served on CHOP's Board for the majority of 2012. Carole shared the knowledge of local families and residents that comes from living in the area for many years. Carole was very active in the fundraising events of 2012. She has a great relationship with the community's children, having shared her love of reading with them. Carole had given so much time to others, that she needed to take time for herself and personal health. CHOP has been most fortunate to have Carole's services for part of the elected term. We wish her well as she recharges.

Peter Lockwood has served a full year on CHOP's Board. Peter and his wife Vicki are relative newcomers to Patagonia, but have connected with the community spirit that is here. They hope to be full-time residents in the very near future. Peter chose to serve on the Board as a way to give back to the community. Peter's financial background and writing abilities have been very beneficial to CHOP's fundraising.



Carole McKay

Tod C. Bowden, like Jeff Evans has served three consecutive elected terms on CHOP's Board of Directors. The one-year absence requirement also applies to Tod. One of the original Initial Directors of the organization, he is still passionate about creating permanently affordable housing options in the Patagonia community. "It has been a true privilege to work with the Patagonia Community, as well as the volunteer Members and Directors of CHOP. I will continue to serve as an active Member under the guidance of the new Board of Directors."

CHOP also acknowledges the dedicated service of current Directors: Ken Morrow, Janie Lewton, Clare Sullivan, and Anu Krzys; as well as Resource person, Gama Leyva. They are all currently serving terms on and/or will be eligible to be elected to the Board of Directors at the upcoming Annual Membership Meeting. More opportunities to fill Board of Director's positions are open to the community. Please share your talents.

Join CHOP for the January 26, 2013 ANNUAL MEMBERSHIP & ANNUAL BOARD MEETINGS

CHOP Members and Patagonia Community, please join us on Saturday, January 26, 2013 at 2:00 PM in Thurber Hall at the Patagonia Community United Methodist Church, 387 McKeown Avenue, Patagonia for the Annual Membership & Annual Board Meetings. Six Board Director seats are to be nominated and elected. We look forward to your participation. Please remember to update your Membership information and dues. Please contact us; (520) 394-9051 or info@chopatagonia.org or stop us at the post office. We look forward to seeing you!

BOARD OF DIRECTOR NOMINEES to date: JANIE LEWTON, CLARE SULLIVAN, GAMA LEYVA, FRED MORENO, and GILBERT QUIROGA.



Tod C. Bowden

Fundraising and Community Events

On the last Saturday of March, CHOP held its First Annual Cash and Cake Carnival in Patagonia's Richardson's Park. CHOP Directors, Janie Lewton, Clare Sullivan, Carole McKay, and Serena Buss brainstormed the event. Janie directed the children in attendance to the various games available, including a chance to interact with the Balloon Lady, Aviva Funke. Pastor Clare was wearing two hats, one as the Cake Walk facilitator for CHOP, and the other as the director of the Patagonia Community United Methodist Church's bag lunch program for the community. Carole McKay and Serena Buss tended the art station which had a beautiful Town map created by Faye Finley of the Creative Arts Center. Children and families were encouraged to draw their homes on the map as a celebration of place. Another interesting item at the carnival was the chicken bingo game. After participants chose numbers on the bingo board, the winning number was determined by which number the first chicken dropping landed on - I am not sure that the game can be explained, you will have to come and see it for yourselves at future carnivals. Thanks to Kim and Cindy, the chicken handlers, the birds survived the event. We think CHOP Director and Chicken Bingo facilitator, Ken Morrow, had the most fun! Thanks to Ken's brother, Jim, and local volunteer, Wayne for helping with the event. Thank you to Walmart in Nogales which provided a gift certificate. CHOP appreciated all of the participants and donors.

CHOP continued to have a booth at this year's Patagonia Fourth of July and Fall Festivals in the Town park. Thank you to the Town of Patagonia, Lars Marshall, Kazz Workizer, Ann Mihalik, and all of the volunteers and participants who make these events wonderful community celebrations.

Also, the year-end Annual Appeal is one of CHOP's important fundraising efforts (see front page). We want to thank Patagonia Area Business Association (PABA) for providing the membership benefit of using its bulk mailing permit. Betty Myers, Sandra Powell, Lila Davison, Jessica Cobb, Ken Morrow, and Anu Krzys



CHOP's Board Director, Janie Lewton, and Balloon Lady, Aviva Funke, surrounded by Patagonia children in Richardson's Park at the First Annual Cash and Cake Carnival on March 31, 2012

*Please read the
February & March
2013 issues of the
Patagonia Regional
Times for upcoming
CHOP
FUNDRAISING
EVENTS*

Chicanos Por La Causa & First Convenience Bank Provide Financial Education Updates

On November 17th David Ahumada, Educator for Chicanos Por La Causa of Nogales, Arizona, Mary Borboa of First Convenience Bank in Nogales, Arizona, and Fernie Ortiz, Jr., Mortgage Loan Officer of First Community Mortgage in El Paso, Texas, educated CHOP on various financial topics including, home mortgages, credit, debt, budgeting and deposit accounts.

CHOP was able to share information on its mission, home ownership program, and work in the Patagonia Community to create affordable housing options for working residents of modest means.

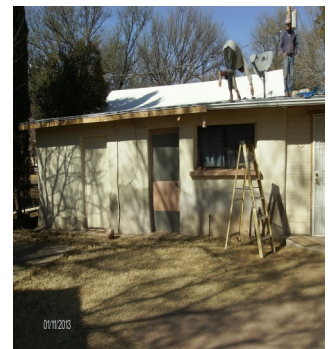
Developing relationships with potential mortgage lenders is an important part of CHOP's work. All of the participants enjoyed the brainstorming session on ways to attract more people who can benefit from understanding and managing their finances.

CHOP thanks David, Mary, Fernie and his wife for coming to Patagonia. We look forward to future interactions.

PRCF funds CHOP's 2012 Grant Request

On January 14, 2013 the Patagonia Regional Community Foundation (PRCF) presented CHOP with a grant check worth \$3200 for the materials costs of three local, low-income, home-repair projects. Ana Murietta and Rhonda Brew will have repairs done to their bathroom flooring and fixtures. Andrea Sanchez and family will have a much needed roof replacement to prevent further leaking and interior water damage (see picture at the right of CHOP Board Director, Anu Krzys and Cosmic Construction owner, Paul Finley, making preliminary roof measurements).

The on-going support and generosity of Community volunteers and the PRCF continue to make a positive impact on Patagonia's affordable housing needs. Thank you all!





**COMMUNITY HOMES OF PATAGONIA,
INC.**

Diversity has a home here

P.O. Box 1063, Patagonia, AZ 85624

Phone: 520-394-9051

E-mail: info@chopatagonia.org

CHOP is an independent, 501c.3 nonprofit community housing trust. Donations are tax-deductible to the extent allowed by law. Please contact us for information on giving.

CHOP Board of Directors

Tod C. Bowden - President

Serena Buss - Director

Jeff Evans - Secretary

Anu Krzys - Director

Janie Lewton - Vice President

Peter Lockwood - Director

Ken Morrow - Treasurer

Clare Sullivan - Director

