

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

March 2008

FROM THE EDITOR'S DESK



Hi, everyone. I'm **Jan Lorimer**, your new newsletter editor. I've been writing professionally for over 30 years, so I bring a lot of experience to **News & Views**.

You'll notice a new format because I think columns look more professional, and make the newsletter easier to read. I also plan to use graphics. (Yep, that's a picture of me at my desk working like a dog on the newsletter.)

I like to insert a few laughs here and there! But you'll never chuckle if you don't read **everything**.

I will keep you updated on what your Board of Directors is doing for you. In this issue, you'll find a lot of news about ways we're trying to cut costs as well as update and streamline the way we do business in the Fairways.

I hope you'll find the content both interesting and informative. Anything that affects us in Fairways 1, 2, and 3 is grist for my mill.

PLEASE REMEMBER....

When you send a check to FPOA to cover your dues, **please be sure you write your lot number on the check.**

Also, please be sure to update us with any changes in your address. Thank you from your grateful record keepers!

REPORT ON THE ANNUAL MEETING

The annual meeting – presided over by President **Len Deffendorf** – was held on Friday, February 29 at the East Center. Less than 60 people, including Board members and our guest speaker, County Supervisor **Ray Carroll**, attended. Given that there are 759 homes in our subdivision, it appears that interest in FPOA is underwhelming.

The candidates who ran for a seat on the board were all elected. **Carol Kay**, **Don McSurdy**, and **Ralph Potteiger** will each serve a three-year-term of office. **Sue Jones** will serve a one-year term of office. Many thanks to these candidates for volunteering their time.

After **Carol Kay**, our secretary, read the minutes from last year's annual meeting, we heard a report from our Deed Adherence Officer, **Jim Ellis**, who is often the person you talk to if you let those pesky weeds get the better of you. Jim does a fantastic job of making sure we all comply with the CC&Rs so that our properties retain their value.

We heard a report from **Ken Kossa** about the Architectural Committee and how it protects the Fairways neighborhoods. (Turn to page 4 for a detailed report on the Architectural Committee and what you need to do if you decide you want to remodel or repair something on the exterior of your home.)

(Continued on page 2)

Annual Meeting (continued)

So if you plan to paint your house silver with green stripes and red stars ... uh, talk to someone on the Architectural Committee first.

Jan Lorimer (yes, moi) gave a report on the status of the new CC&Rs. (See the full article on page 6).

Ed Musson gave a very thorough report about the state of our budget. (See a detailed report on page 7). Prior to Ed's explanation, members were given copies of the new budget. Ed explained that we need to raise dues this year and why.

When members were given a chance to ask questions or make statements about raising the dues, several people spoke in favor of the Board, the hard work we volunteers do, and how some expenses come out of our own pockets.

The members then voted unanimously in favor of raising the dues from \$15.00 a year to \$30.00 a year. Dues statements will soon be in the mail.

Ray Carroll spoke about the political affairs of Pima County, including their budget, the Rosemont Mine, and water concerns of the future.

The meeting was adjourned at 3:00.

If you missed this year's extravaganza, you have another chance for fun and games with the Board at next year's annual meeting. Mark your calendars! **The 2009 Annual Meeting will be held on February 27 at East Center.** Woo hoo!

IGNORE THE YELLOW CARDS

If you are new to the neighborhood or just returned from a yearlong safari to Outer Mongolia and you haven't kept up with local news, you may be wondering why you received a yellow postcard entitled **RETIREE ALERT!**

For the second time in about six months, these angry postcards have blitzed Green Valley. The first set of postcards produced enough of a buzz to make the *Green Valley News & Sun* do a little investigating.

The cards are privately financed by an angry homeowner who does NOT live in the Fairways subdivisions, but who has chosen to pay for a mass mailing covering most or all of Green Valley. His anger and the complaints that he broadcasts far and wide have nothing to do with the Fairways Homeowners Association. Furthermore, as you all know, FPOA has nothing to do with GVR.

So if you get one of these postcards, please ignore it.

SALE SPARKS ALARM

Last November, homeowners in Fairways noticed some unusual activity at the vacant lot on the corner of Abrego and Esperanza. Surveyors, employees of the water company, and others had converged upon the piece of land.

Len Defendorf, then president of the FPOA, checked with **Mike Stilb**, the commercial realtor representing the owner of the land. Stilb confirmed that about two-thirds of the lot (about 4 acres) had been sold and was now in escrow. The purchaser is a hotel/motel company, but for privacy reasons, Stilb could not divulge the name of the company. However, Stilb also told Defendorf that the "hard corner" of the lot has been retained for a future sale.



Some FPOA members have voiced concern about the sale. However, there is nothing that anyone in the Association can do to prevent a hotel from being built there. That piece of property is a commercial property, as are the service station and the storage company in the same area, and is not part of FPOA.

DID YOU KNOW THAT...?

There are several new forms we all need to know about. No one likes to fill out paperwork, but if you aren't complying with at least one of these forms, we could all be in trouble!

Statement Of Compliance

The GV Fairways POA Statement of Compliance is brought to us by our friendly neighborhood Federal Government, under the 1988 amendments to the Fair Housing Act. Under these laws, homeowner associations are required to monitor the age of occupants in age-restricted neighborhoods.

It is important for the Board of Directors to keep these forms on file. Failure to do so means we could lose our status as age-restricted subdivisions. If we lose that status, we will all be paying **much higher school taxes** to support the Continental School.

Bottom line: **Every homeowner in FPOA needs to fill out this form!** You will receive one with your dues statement!

You don't want to pay higher taxes, so please take a minute or two to fill out the form and return it if you have not already done so.

Notification Of Arizona Residential Rental Property

If you are the owner of a residential rental property in Fairways 1, 2 or 3, you need to fill out this form for the State of Arizona.

If you are an out-of-state owner, you need to designate an agent who lives in Arizona and who will accept legal service on your behalf.

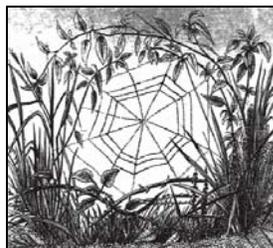
If you don't comply with this provision, you can be assessed a civil penalty of **\$1,000.00** plus an additional **\$100.00** dollars for each month thereafter that you fail to comply.

Change Of Mailing Address Request

This is a county form and required in case the county needs to get in touch with you. So if you are an absentee homeowner, you need to fill out this form.

Any questions about the forms: Contact **Ken Kossa**.

BEING A GOOD NEIGHBOR



That little strip of land between the sidewalk and the street is owned by the County, BUT (and this is a huge BUT) the homeowners are required to maintain it.

So if there are weeds poking their ugly heads up in that area, please get rid of them. Otherwise... well, we all know what happens to us when we don't get rid of our weeds.

Also remember that we are all responsible for keeping our part of the alley behind our home free of weeds. Here's what the CC&R's define as 'our part of the alley:'

All property owners are required to remove weeds from the edge of their property to the middle of the easement. (County Requirement)

One way to avoid having weeds in your yard is to treat your yard with a pre-emergent solution, which stops weed seeds from germinating. Use it twice a year ... in the spring and in the fall. If you have questions about this solution, please call **Bud Stanley**.

PLAY BY THE NUMBERS

We all know the importance of having our house numbers show up clearly on the front of our houses. Here's why! Imagine you have to call for emergency help in the middle of the night.

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Play By The Numbers (Continued)

Will the fire truck or ambulance be able to quickly and easily find your house in the dark?

At the same time, most of us don't give a second thought to the backside of our property. But having your house number located somewhere on the back gate or back wall or even the utility box would prove to be a big help to utility trucks responding to service or even emergency calls such as those for phone, electric, or gas service.

At the same time, be sure the numbers on the front of your house are clearly visible, too.

WARNING FROM HAVEN GOLF COURSE!

Ed. Note: *The following letter from Haven Golf Course was received by FPOA in December 2007:*

We at Haven Golf Course would like to inform your membership [that] the Golf Course is private property. It is not a part of the Homeowners Association or Green Valley Recreation. Haven Golf Course is maintained solely by its ownership and the fees collected from people who pay to play the Golf Course.

The PUE [Public Utility Easement] behind the homes bordering the golf course is not an alley. It is also the private property of Haven Golf Course. Adjacent homeowners do not share in the PUE's maintenance or pay Real Estate Taxes for the PUE.

We ask Fairways Homeowners and renters to remember:

- The Golf course is not a safe place to walk on or cut through. Trespassing on golf course property is potentially dangerous as you or your pet could be hit by a golf ball.
- Our golfers pay a fee to play and deserve the right not to be distracted or irritated by

people who do not belong on Golf Course Property.

- Access to the PUE is given only to Public Utilities. It is not a walking path or a place for people to water their dogs. We do not want to be continually cleaning up litter left by you or your pets.

We will continue to permit tradesmen who have clearance from Haven Golf Course management to go on the 15-foot PUE with their service trucks to service the homeowners adjacent to the Golf Course.

Tradesmen must first contact the golf course Superintendent, **Rene Solano**, to use the PUE. Mr. Solano can be reached at 625-4413.

We hope every homeowner will respect Haven's Private Land Ownership rights as we respect theirs.

Sincerely, Stanton O. Flanders, Partner

JUST A FRIENDLY REMINDER: DON'T FORGET TO CLEAN UP AFTER YOUR PET WHEN YOU TAKE THE ANIMAL OUT FOR A WALK. CARRY A PLASTIC BAG WITH YOU. IT WILL COME IN SO-O-O-O HANDY!

OF COURSE YOU KNOW THAT...



- Before you paint....
- Before you build....
- Before you repair....
- Before you replace....
- Before you remodel....

If it's on the outside of your house, you need to get permission from the FPOA Architectural Committee!

Even if the paint you plan to use is the same color....

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Architectural Committee (continued)

Even if you are replacing a window or door with the same type of window or door....

Even if you plan to put your termites on a leash before they eat everyone else's house! Okay, just kidding!

...you need to get permission from the FPOA Architectural Committee.

Trust me, it's a painless procedure. Call anyone on the Board if you need the correct form or you don't know how to fill it out. Attach paint chips, a sketch, or anything else to help the guys on the Architectural Committee understand what you plan to do. Mail it to the FPOA PO Box or give it to a Board member in your neighborhood.

They will get back to you very rapidly, and they will pay you a visit to discuss your plans.

They are experienced in building, remodeling, maybe even taming termites (they are men of many talents). They may save you some headaches in the long run.

One woman hired a licensed contractor to remodel her patio, but he was doing a lousy job. Our Man on the Architectural Committee made sure the contractor did the job right!

And please! Don't tell the Committee that all you plan to do is repaint your house a conservative gray when, in fact, you plan to add a second story and paint everything purple with yellow stars and stripes. That does not go over well either.

If you're looking for a good, reliable handyman in Green Valley, call the Green Valley/Sahuarita Chamber of Commerce at 625-7575. **Ken Kossa** reports that the Chamber has put together a list of recommended handymen that is available to homeowners.

And one other Handy Hint: If the cost of your project is \$1200.00 or more, Arizona Law requires that you use a licensed contractor.

That's to save you the grief of being fleeced by an unscrupulous person.

The Architectural Committee is not going to fine you or censor you if you decide not to use a licensed contractor, BUT if you do get fleeced, that's your problem!

TO WEB OR NOT TO WEB!

Should FPOA have a Website? We are in the 21st century, and a number of homeowners are on line. What are the pros and cons?

We could post the newsletter on our Website. **If you don't have access to the Internet, we would mail you hard copy**, but over and over we keep hearing that people read their newsletters, then toss them. (**Ed. Note:** Please! I beg you! Do not refer to my newsletter as a fish wrapper.)

By posting the newsletter on the Website, we would save a great part of the cost of printing and postage. And think of all the trees we could save!!!

We could post forms on our Website, forms you could download whenever you needed them.

We could post our CC&Rs, By-Laws and other legal documents on our Website. Would-be residents would be able to read our CC&Rs.

On the other hand, a Website isn't free. An initial investigation into the cost of setting up and maintaining a Website garnered the following information:

It would cost \$40.00 to set up the Website, and it would cost \$5.00 a month to maintain it.

The Green Valley/Sahuarita Chamber of Commerce has already posted its monthly newsletter online. Businesses that can't download its newsletters can still receive them in hard copy format, but the savings in paper, ink, printing costs and postage costs are tremendous.

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To Web or... (continued)

Other homeowners' associations in Green Valley are also turning to the Web as a way to reach their members more quickly and efficiently.

With a Website we would come out ahead in the long run. Printing and postage costs alone put a big dent in our annual budget. And in May 2008 first-class stamps will go up by a penny.

Please send us an e-mail or call one of our reps to let us know what you think of this idea.

WHAT HAPPENS AT A BOARD OF DIRECTORS' MEETING?



Ed. Note: We asked FPOA secretary **Carol Kay** to write an article about the FPOA board meetings. Here it is and it is very thorough!

What happens at a Board of Directors' meeting? First, we spend time going over the monthly financial report, comparing it to the previous months and looking at trends.

Then we start committee reports. The architectural committee received 74 requests for home improvements in the last year. Homes are visited, and three Board members must approve the requests. Homeowners can also request a consultation visit. Our architectural committee stays busy year-round.

Jim Ellis, our Deed Adherence officer made about 380 contacts last year. Jim usually talks to the homeowner or leaves a note about a violation.

The busiest time of year is during the monsoon when weeds proliferate.

At the meetings, the Board also discusses the CC&Rs, and any violations committed in our subdivisions. Often guests will attend board meetings to ask for help with problems such as a dog barking or any other neighborhood problems affecting their lives. Sometimes the Board can help, and sometimes it can't. For example, we occasionally get complaints about GVR, but that's completely out of our hands.

At any given meeting, the Board might discuss the content of the newsletter, the Annual Meeting, the budget, the Statement of Compliance, rental properties, underage residents, phone calls to the County on behalf of Fairways 1, 2, and 3, our computer system for record keeping, new laws that affect HOAs, and many other subjects.

Each Board member receives several phone calls from residents each month, and we try very hard to solve each individual problem. Our Board meetings usually last about 1 – 1½ hours, and we encourage you to attend and be part of the Homeowners Association process.

We don't meet during the three summer months, but the Architectural Committee and the Deed Adherence officer work throughout the year. The entire Board is available by phone to help you with your concerns all year around.

Remember, the members of the Fairways Board of Directors are elected and, as volunteers, serve to help keep Fairways 1, 2, and 3 clean, beautiful and maintained with the same charm that caused us all to buy here!

WHAT ABOUT THE CC&RS?

In the last issue of the newsletter, we told you that the CC&Rs were being revised for several reasons:

- The language in the old CC&Rs was legal jargon making some of them very hard to read and understand.

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- Some of the CC&Rs are out of date. Laws change ... at the Federal level, the State level, and on down. We needed to update our CC&Rs to reflect those legal changes.

Perhaps the best example is the one that covers what we can plant on our property. Many people are upset that their neighbors planted trees that now restrict their view of the Santa Rita Mountains. Also, questions have been raised about trees that cause allergic reactions, such as olive trees.

This is how we have updated that restriction. We have added the following information:

Property owners may not plant any tree, bush, or shrub that, when mature, will restrict the view of other property owners. In the Fairways subdivision, the term "view" refers to a view of the Santa Rita Mountains and/or the golf course.

Property owners may only plant trees that have been approved by Pima County. It is the responsibility of the property owner to contact Pima County regarding what trees are approved what are disapproved.



Unfortunately we can do nothing about existing trees. And just for the record, they now grow a non-allergenic olive tree.

- Some of the CC&Rs were just plain wrong ... such as the one that stated we couldn't have mailboxes on our property. Well, obviously....

- Some of the CC&Rs needed additions. For example, the restriction that covers what signs you can have on your property. State Law allows homeowners to erect political signs on their property providing they are erected no earlier than 45 days before election day and removed no later than 7 days after the election.
- Generally speaking, the original CC&Rs were not grouped very well. We felt it would be helpful if everything relating to weeds, for example, was in the same area.

We sent a final copy to the FPOA attorney for her input and to be sure we had not changed the meaning of anything. She has informed us that most of the homeowner associations she represents are currently updating and amending their CC&Rs to reflect changes in laws or rulings that have been made at the Federal, State, and County levels.

Once she returns the CC&Rs and we make any corrections she recommends, we will be able to get copies to the members so they can vote on the changes. Stay tuned!

A TIMELY REMINDER...

...to those of you who will be leaving for the summer: if you need help finding trustworthy and reputable landscaping companies, please contact **Jim Ellis**, our Deed Adherence Officer. Jim can put you in touch with reliable landscapers. It will save us a lot of work and money, and best of all, it will save **you** a lot of money and heartache by getting the job done right the first time!

A GREAT NEW PROMAS

The FPOA is now using an incredible new software program to help us maintain our records. Let's not forget that there are 759 homes in the Fairways, many more than in any other subdivision.

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Promas (Continued)

Property management companies use PROMAS to help them keep the records of their homeowners as well as the tenants.

We're using PROMAS to help us keep the records for our homeowners. This new software will significantly cut down on errors.

And it will cut down on printing costs. We will be able to print out from a computer many of the documents we need to send to homeowners, including the dues statements.

Speaking of records, **do we have the correct information on you?** If you travel out of Green Valley to another State for part of the year, we need to have that second address as well as your Green Valley Address.

If you aren't sure, contact **Joyce Mohr**, our bookkeeper!

MEMORIES....

The first 5 model homes in Fairways I went on display in 1963. They ranged in price from \$10,950 to \$16,850.

RAISING DUES



Okay, no one wants to pay out more money for anything. Every time the price of stamps or gas or water or lettuce goes up, we moan and groan (well, I do! Don't you?). But the fact is, the price of everything does go up.

We are among the luckiest homeowners' associations in Green Valley. Some years ago we saw our dues DECREASE! Our members get a lot of bang for their buck! We want our subdivision to be attractive for everyone, so we are a more protective association than some.

But the price of doing business has increased every year. Printing costs, postage, insurance, legal fees ... they've all gone up! Our new

software program, Promas, was another large expense. And there have been legal fees! Some people who refuse to comply with the CC&Rs have cost the association a lot of money. We're doing everything we can to recover those expenses, but sometimes it takes a long time.

Also, former budgets underestimated just how much prices would go up. The proposed budget for 2008 - 2009 is a more realistic budget, but we need to raise dues in order to cover the expenses.

Just a little history on the subject of Fairways Property Owners Association dues. Ten years ago the dues were \$20.00 a year. However, a few years later, FPOA dropped out of the GVCCC, and the Board passed that savings on to homeowners by decreasing the dues. Dues have not been raised for years. Now the time has come to raise them.

Here is the proposed 2008 - 2009 budget for the Fairways Association:

ESTIMATED EXPENSES

Postage:	\$3,500.00
Printing Services	\$3,000.00
Deed Adherence	\$4,800.00
Bookkeeper	\$4,800.00
Admin. Expenses/Software	\$1,000.00
Insurance	\$2,500.00
Tax and Govt. Fees	\$ 200.00
Legal Services	\$4,000.00
Clean-up	\$ 600.00
Bank Service Charge	\$ 200.00
Small Claims Fee	\$ 125.00
Reserve Fund Contribution	\$2,845.00
TOTAL	\$27,570.00

ESTIMATED REVENUES

Dues @ \$30.00 Per Household	\$22,770.00
Transfer Fees*	\$ 3,000.00
Fines & Late Fees	\$ 700.00

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Raising Dues (continued)

Clean-up Reimbursement	\$ 600.00
Interest Income	\$ 500.00

TOTAL \$27,570.00

*This assumes that 30 homes will be sold in the Fairways subdivisions.

Before you start complaining, let me tell you the terrifying tale of an absentee homeowner in Fairways. A cactus fell across his property and needed to be removed. He refused to have it removed, but it was clearly an eyesore.

Worse, it quickly became a happy home for many packrats.

Ultimately the Board paid to have the cactus removed. This homeowner SHOULD repay the association for the removal of the cactus and all the administrative fees involved, but he has not. To date, he owes the association \$680.00. That money is YOUR money and MY money.

You and I get to pay for this person's refusal to accept responsibility. This is a good example why dues need to be raised. When the Board went over the figures and considered all options, it became clear that dues should have been raised a long time ago, and that in order to balance the budget, they needed to be raised to \$30.00 a year.

Furthermore, we need to build up our reserve. Once we have accomplished this goal, we can decide if we can afford to freeze the dues at this level, or possibly even decrease them once again.

Here are 2 new ways to get in touch with the Fairways POA:

By fax: (520) 648-1333

By e-mail: fairways@netzero.net

HAVE A GREAT SUMMER AND....

This is the time of the year when our winter visitors depart G.V. We'd like to remind you to arrange for yard care during your absence. Pre-emergent spray will help decrease the monsoon-driven weed growth.

**ATTEND A BOARD MEETING!
MAKE YOUR VOICE HEARD!**

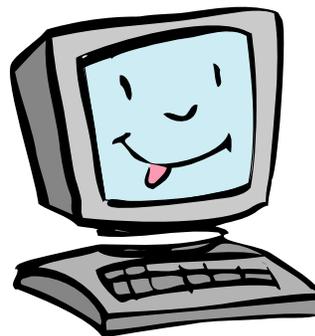
The FPOA Board of Directors meets on the 4th Wednesday of each month, except during the summer months of June, July, and August.

The Board Meetings start at 9:30 a.m. They are held in the Bank of America meeting room on the corner of La Canada and Continental.

All homeowners in the Green Valley Fairways subdivisions are welcome to attend.

FAIRWAYS SAFETY

Most intersections within our area are not marked with a stop sign or a yield sign. It is up to all of us to be watchful and careful at every corner.



If you would like to pass information on to all Board Members, please send your e-mail to fairways@netzero.net for distribution.

DON'T FORGET THAT EACH HOMEOWNER MUST FILL OUT A STATEMENT OF COMPLIANCE IN ORDER FOR US TO KEEP OUR AGE RESTRICTION STATUS. PLEASE COMPLY!

Here is a list of FPOA Board members and all the ways to get in touch with them. We suggest that you clip this section out and post it on your Central Communications Display aka the family refrigerator.

**FPOA BOARD OF DIRECTORS
PO Box 28
Green Valley, AZ 85622**

Sue Jones – At-Large Rep
312 E. Los Rincones 603-5451
sionesy@cox.net

Carol Kay – Secretary
318 Los Rincones 625-9014
labpeep@aol.com

Jan Lorimer – Treasurer, Newsletter Editor
310 S. Las Hamacas 399-2563
janlor6897590@yahoo.com

Ken Kossa – Fairways I Rep.
180 La Huerta 399-2949
kkossa@netzero.net

James Findley – Fairways II Rep.
219 Las Granadas 648-0703
jamfin1@cox.net

Edward Musson – Fairways III Rep.
211 Las Granadas 625-4209
e.musson@hotmail.com

Don McSurdy – At-Large Rep
432 Los Rincones 625-4617
dmcsurdy1@cox.net

Bud Stanley – At-Large Rep
77 E. Valle 399-1075
bdsjem10@yahoo.com

Ralph Potteiger – At-Large Rep
149 N. Abrego 730-1020
rpotteiger@cox.net

Jim Ellis – Deed Adherence Officer
Ph./Fx: 625-3199 jellis87@cox.net

Joyce Mohr – FPOA Bookkeeper
Ph: 399-2949 fairways@netzero.net

**FPOA BOARD OF DIRECTORS
PO Box 28
Green Valley, AZ 85622**