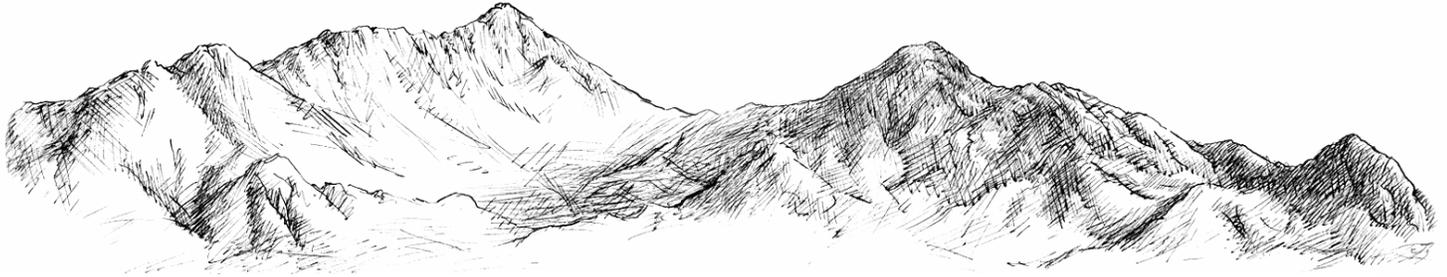


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

November 2008

WE ARE SADDENED TO REPORT....

Board member **Ken Kossa** passed away on October 26, 2008 after a lengthy illness. Ken first joined the Board to fill a seat vacated by another Board member, but at the end of that term, he ran for office and was elected.

Ken served as a Representative of Fairways 1, and also as a member of the architectural committee. His experience in the building industry enabled him to help people who needed to make changes to their homes. Ken also served as liaison between the Board and the FPOA attorney. Ken called on his former training as a legal aide to help the Board navigate through legal problems. Most recently he was instrumental in helping the Board work on amending the CC&Rs, a project as yet unfinished.

Ken was instrumental in setting up and managing the FPOA Website. He urged the Board to post important documents online to reach more people and to make it easier for members to download important information and forms they would need. Ken worked tirelessly on behalf of FPOA to ensure that the rules were followed and that everyone was treated fairly.

Ken is survived by his fiancée, **Joyce Mohr**. He will be sadly missed.

ANNOUNCEMENT

Because we do not at this time have anyone to manage the FPOA Website, we will be sending out the newsletter in paper form to all members of the Association until further notice.

Anyone wishing to help with the Website or any other FPOA project, please call **Ed Musson** at 625-4209.

THANK YOU SO MUCH!



On behalf of **Jim Ellis**, your Deed Adherence Officer, and those of us on the Board, as well as all your friends and neighbors in the Fairways subdivisions, **thank you** for getting rid of the weeds in your yards and alleys at the end of the monsoon season.

This was an especially rainy summer, which those of us who remain in Green Valley did enjoy and appreciate, but it also meant more weeds! Many of us (yours truly included) received weed letters. Fortunately most of us acted quickly to correct the problem. Right now, most yards look great, thanks to your intervention.

Only a handful of people have not complied. **If you have not, be aware that you may be getting a visit from Jim!**

NEW APPOINTMENT

Don McSurdy, who has been serving as an alternative member of the Architectural Committee, has been appointed by the Board to full Architectural Committee status.

Don will be happy to take your calls and help you navigate the architectural forms so you can get approval for that tree you want to remove or that gate you need to repair or the window boxes you need to paint.

ALLEY OOPS!

Jim Ellis, our Deed Adherence Officer, wants to remind everyone that we are responsible for keeping our half of the alleys free of weeds and trash. That's the half that is closest to your house. The alleys are used by emergency and utility vehicles.



And speaking of alleys and emergency vehicles, **PLEASE, PLEASE, PLEASE BE SURE TO PUT YOUR HOUSE NUMBERS ON THE BACK OF YOUR PROPERTY ... ON A BACK GATE OR BACK WALL ... SOMEPLACE WHERE**

EMERGENCY CREWS CAN READ THE NUMBERS AND GET TO YOU FASTER IF NEED BE! Call **Jim** for information and/or help.

Less than 25% of the homeowners in our neighborhoods have followed up since our first request. Let's work to make it 100%!

HOME SALES STATISTICS

Currently, in our subdivisions, there are 21 homes on the market ranging in price from \$115,000 - \$250,000. The average price is \$167,782.00.

Three homes have sold with an average price of \$154,967.00. (**Source:** Green Valley, Sahuarita Assoc. of Realtors Multiple Listing Service, and **Sue Jones**, Assoc. Broker for Coldwell Banker.)

VOLUNTEERS NEEDED

It's that time of year again, time when we ask not for a donation of money, but for **a donation of time** ... your time helping on the board of directors. Four seats on the Board will need to be filled, and we would really appreciate people taking time to help.

We need people to run for the Board and to serve a term.



There are rewards: Helping to keep our subdivisions so beautiful, getting to meet more of your neighbors, making new friends in the Green Valley Fairways. You'll have a great opportunity to use your skills and talents. It's not a difficult job. The Board meets only once a month, and not during the summer months.

This is a great opportunity for people who enjoy working with other people, and who care about the welfare of their community.

If you would be interested in running for a seat on the Board ... or if you would like more information about Board duties ... please contact **Ed Musson**. You can phone him at 625-4209 or email him at e.musson@hotmail.com.

Your special interests and special talents could be very useful to our Board and to the members in the Green Valley Fairways.

We would love to put your name on the ballot.

AND SPEAKING OF BALLOTS....

When you receive your ballot in January, **PLEASE VOTE AND MAIL IN YOUR BALLOT.**



According to Arizona State Law, **proxies are no longer acceptable.** If you do not return your ballot and if we don't have a quorum, we will have to send out new ballots,

which will be a huge additional expense. So please vote and please mail in your ballot.

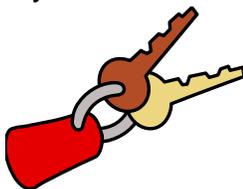
TIMELY TIPS

Last issue we ran an article on keeping burglars at bay. This month we want to publish a list of ways to help people stay safe.

- Lock all your exterior doors and windows when you leave the house. Lock all your exterior doors **even when you are at home.**
- Take a good look at your house from a burglar's point of view. Do trees and/or bushes screen entryways, offering a burglar protection, making it easier to break in without being seen? If so, clip those plants back.
- Don't leave valuable items in the yard, even in the back yard.
- Keep an eye out in your neighborhood. If you see anyone or anything that seems suspicious, **call 911** to let them know.
- Have motion sensitive lights installed outside.

Here are some excellent tips from a locksmith.

- Because wood can swell in rainy weather, be sure to double-check that the door is securely fastened when you leave the house! Pull and push and twist the knob.
- Make a list of the people who have keys to your house. Now make another list of the people who shouldn't have keys to your house. Can't make that list? If you give keys to your house to other people, there's a good chance someone else might be able to get a copy of your key ... someone unauthorized to have it!



- **DON'T** put your *name, address, and/or phone number* on your key chain. If you do lose your keys, there's no sense in giving would-be burglars helpful information like that!

The locksmith also mentioned that the police and insurance companies would not act unless there is actual damage done to homes that allegedly have been broken into. That's because they have no proof that the crime was committed the way the victim claims it was.

How do they know, for example, that a computer was actually stolen if there's no sign of breaking and entering? They only have the victim's word for it that someone got into the house to steal the computer.

Do you have other tips for keeping homes safe? Please let me know and I'll publish them. Call **Jan Lorimer** at 399-2563 or e-mail me janlor6897590@yahoo.com. Together we can work to keep our neighborhoods safer.

(Timely Tips is slated to be a regular feature of this newsletter. Watch for more tips covering other subjects such as controlling ants and other pests in upcoming issues.)

TUMACACORI UPDATE

In the June newsletter, we reported on the issue of the Tumacacori Highlands, an area south of Tucson that is being designated a wilderness area. Our homeowners' association was being asked to join a growing number of support groups. At that time, the Board had chosen to table the issue until a later date when we could spend more time studying and discussing it.

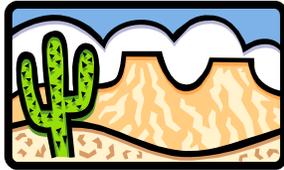
On the surface, supporting the Tumacacori Highlands sounded like a great idea, but shortly after we published that June article we received e-mail from an FPOA member. She owns a house in the Green Valley Fairways, but she also lives near the Tumacacori Highlands area, and she brought a new perspective to the issue. She wrote in part:

I am a rancher and, thereby a steward of our lands. I live near to the proposed wilderness area and will be affected negatively by the designated wilderness area.

The area cannot be patrolled by motorized vehicles (thus, no Border Patrol action), nor can ranchers attend to their cattle or stock tanks on the leased land unless it is on foot or horseback, which just isn't feasible if there is any sort of problem.

This leaves the way open for the illegals to travel through unhindered and despoiling the land with their abundance of neglected trash.

She went on to say that she felt that if individuals wished to support the initiative, that was certainly their right, but she felt that the Board of Directors of FPOA should not become involved in this controversial issue, especially if it meant using any of the monies we collect from the homeowners to support the issue.



As we reassured the member, at no time has FPOA spent any money at all on this issue and we don't intend to. This issue has nothing to do with the concerns of the Board. After a brief discussion at the September Board meeting, we voted not to get involved in the Tumacacori Highlands issue. However, individual members may do whatever they wish – get involved or not.

FYI

How to get in touch with us: You can write to the Board at P.O. Box 28, Green Valley, AZ 85622.

You can also phone or e-mail any Director (see the list at the end of this newsletter.)

What about meetings? Board meetings are held on the 4th Wednesday of each month (except for June, July, August, and usually December) at 9:30 a.m. in the Bank of America

conference room located at the northwest corner of La Canada and Continental.

All Green Valley Fairways homeowners are welcome to attend, and will be given time at the end of the business meeting to state concerns, ask questions, etc.

SIMPLIFYING THE CC&RS

As most of you know, the Board of Directors would like to amend the CC&Rs to update them and make them easier to understand. At this point in time, that project is still in legal limbo.

However, we can still clarify some of the CC&Rs to help members understand what's going on. So in each issue, we'll tackle one or more of the CC&Rs (as they now read) and try to shine some light on them so you can say, "Aha! Now I understand!"

In this issue we'll take up No. 15 in your green book. No. 15 deals with Animals and Animal Control. This is what it says:

"No bees, cattle, sheep, goats, pigs, rabbits, poultry or other non-domestic animals, or other livestock shall be kept or maintained, to include the feeding there, on any part of said property. This restriction shall not be construed, however, to prohibiting the keeping of a reasonable number of ordinary domestic pets upon said property. All owners of domestic pets must control barking and keep their animals on a leash when off the owner's property (County Ordinance). Owners must clean up all droppings (County Ordinance) so as not to be offensive to other owners. Property owners are responsible for notifying renters of these conditions either directly or through their realtor or rental agent."

Pretty boring! So here's the translation:

- You can only keep **domestic** animals on the property. Here's a hint! Termites are not domestic animals! Neither are bees nor goats.

- *You have to control the animals' noise. That is a County Ordinance.*
- *If you take the animal off the property, you must control it, as with a leash. This is also a County Ordinance.*
- *You are responsible for cleaning up after your pet. You must pick up the animal's droppings. This, too, is a County Ordinance.*



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 – Secretary
 312 E. Los Rincones 603-5451
sjonesy@cox.net

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

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

James Findley – President
 219 Las Granadas 648-0703
jamfin1@cox.net

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

Don McSurdy – Fairways I
 432 Los Rincones 625-4617
dmcsurdy1@cox.net

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

Ralph Potteiger – Fairways II
 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

Isn't that much easier to understand? Now we all know about animal control, don't we?

So you have no excuse! If your neighbors complain about your pet making too much noise (such as a dog barking) or of odors associated with the animal (such as animal feces not being cleaned up from your yard), someone from the Board will be in touch with you, and **the County can fine you.**

Please help us by being a considerate pet owner. And please get rid of the termites. They do not take kindly to the leash law.



UPDATE!

Just as we were getting ready to go to print, we were informed that, "...property owners on Los Rincones in Fairways 2 are screaming mad over dog poop messes in their front yards."

The angry homeowner who passed this information on to us wonders if other areas are plagued with the same problem.

Please know that people will be watching and reporting dog owners who fail to pick up the dog poop their dogs deposit on other people's property or on the sidewalks or in alleys. **If you are caught being so thoughtless, be aware that you may have to pay a large fine to the County!**

**Green Valley FPOA
PO Box 28
Green Valley, AZ 85622**

MARK YOUR CALENDARS

The Annual Meeting will be held on Friday, February 27, 2009 at 1:00 p.m. at the East Social Center on Abrego.

At that time you will meet the new Board members who have been elected. You can ask us questions. You'll get an up-to-date report on the Board's activities and how we are handling the finances.

We have a great speaker lined up, someone from the Fire Department who will tell us more about the following programs that the Fire Department offers the community, such as:

- **Residential lock boxes:** These are installed at your residence to allow Fire Department personnel access if you're not

able to unlock your door. It does require that you purchase a lock box.

- **Home smoke detector checks:** The Fire Department will change the batteries and test your smoke detectors.
- **Home safety inspections:** These are designed to identify any possible fire or health hazards.
- **Fire hydrant reflective markers:** These are the blue reflective markers located on the street to help locate fire hydrants at night.

Remember! Come to the Annual Meeting to learn more and to get your questions answered.