

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

September 2008

WEED ALERT!

Yep, it's that time of year again. We've had a glorious monsoon season, and the weeds are having a field day (no pun intended) in yards all around the three Green Valley Fairways subdivisions.

Remember, each of us is responsible for getting rid of those unsightly weeds in our yards. But when? How soon? Well, according to our Deed Adherence Officer, **Jim Ellis**, we have **30 days** after the end of the rains to get rid of the weeds.

September 30 is NOW cited as the "official" end of the monsoon season, although we may see our clouds disappear at the beginning of the month.

Do consider putting down chemicals to retard the growth of weeds. For people who don't like to use poisons, there are organic weed killers available. Check with one of the local garden shops for more information.

And don't forget your half of the alleyway and/or easement next to your house. You're responsible for getting rid of weeds there, too.



NEVER GIVE A BURGLAR A BREAK

By **Carol B. Roskey**
Sheriff's Auxiliary Volunteer

Most burglaries are crimes of opportunity. Unless the burglar knows that your house contains something extremely valuable, such as a rare coin collection or valuable jewelry, he will not make an extra effort to break in. The most common techniques burglars use to enter single-family homes are:

- 30% through an unlocked window or door.
- 26.6% forced entry by impacts (often kicking the door in.)
- 6.8% use of a passkey or picking the lock.

As you can see from these statistics, the most important thing the occupants of Green Valley can do to protect themselves from thieves is to **lock the doors and windows.**

This sounds simple but many residents don't check to be sure the house is locked when they leave. Some residents even make it a habit to leave the doors unlocked. Some residents also think the doors can be left unlocked if they are in the house.

A second thing residents can do is to secure items that are left outside. This is especially important if the residents are going to be gone for

an extended period of time. SAV often sees bicycles, tools, ladders and other items lying in plain view, saying, "Take me, take me!" And sometimes burglars do.

Burglary Prevention

There are three D's to burglary prevention: **deter, detect and delay.**

Good locks are a deterrent since they eliminate the opportunity for an easy burglary. The possibility of detection increases if a burglar has to work where he can be seen. So use exterior lights and keep shrubbery trimmed near windows and doors.

Alarms on doors and windows are the surest way to detect a burglar, but watchful neighbors who will notify law enforcement are a very effective means of detection. Know your neighbors, and watch out for suspicious vehicles in your neighborhood.

Finally, if it takes a burglar longer than four minutes to break in, he will probably move on because he doesn't want to get caught.

One of the major problems is that people don't believe burglaries will happen to them. So far this year there have been 1255 burglaries in Pima County.

One of the things that SAV volunteers do is to check houses when residents are away. This is a free service. It can be arranged by calling 351-6744.

House checks are done about once a week. Since January 2008, we have made 12,866 house checks. Many of these are repeat checks.

During that time period **we found 45 open doors.** SAV volunteers don't go inside a house, even if they find the door unlocked. They call 911 and request a deputy. This is protection in case someone actually is in the house committing a crime or something has happened to the resident that requires a deputy.

We continue to check the house until the resident notifies SAV that they have returned because we know that vacation plans change. Sometimes people return earlier than planned, too. If we don't know it soon enough, a check may be scheduled when the person has returned home.

My Personal Experience

On a recent house check, a Green Valley woman was out of her house for several hours. Both her security screen door and her front door were unlocked. She was supposed to be home, so we didn't want to call a deputy if she was back but we couldn't just leave the doors open.

Her closest neighbors were not home and/or didn't know her. We couldn't locate her key holders. (You must have a key holder so we have a local person to contact if anything is wrong, including storm damage or running water.) So we called a deputy.

The woman returned as the deputy was walking through her house. She said she usually only locks her security door because she had trouble with the lock on her main door. With both doors open, not only could her house have been cleaned out of all the valuables, she herself would have been vulnerable to an attack.

In a second house on the same day, the back glass patio door was unlocked. When it opened, I called in "Hello, anyone home?"

The owner of the house came from the shower to answer. They had returned home for the week and would be gone again. But I could have easily walked in and been in the house a while if I hadn't called out. It was not safe to leave the door unlocked.



Prevention Programs

Prevention starts with you but SAV works with homeowner associations to set up Neighborhood

Watch programs. This is a National Program that helps community residents know their neighbors and watch out for each other.

Associations who report their officers and Neighborhood Watch Chair and Block chairs receive signs from the Sheriff's Department. If you want to know more about the program or what is happening in your area, contact Lou Sampson at 351-6744.

The Sheriff's Department publishes a quarterly newsletter titled the *Community Connection*. This newsletter provides information on crime prevention topics and public safety events. To request a copy of the *Community Connection*, please contact the Community Resources Unit of the Sheriff's Department at 741-4615 or e-mail your name and complete mailing address to pcsd@pimasheriff.net.

NOW IS THE TIME FOR ALL GOOD FPOA MEMBERS....

By Janet Lorimer, Editor



A few weeks ago I received a phone call from a disgruntled homeowner in one of our subdivisions. He had a complaint but it turned out he'd called

the wrong Board Member. As I was trying to direct him to the correct person, he grumbled that there were too many representatives and he figured we should dissolve the board altogether.

And what do you suppose would happen if we did? Well, there'd be no one for you to turn to if your neighbors painted their house chartreuse with purple trim. There'd be no one for you to talk to if yards on your block became choked with weeds. It would be up to you to deal with the people who left unsightly trash in their yards, trash that attracted rodents and other pests.

If trees and bushes on your street grew out over the sidewalk, you'd face the problem on your own. You'd be the person fighting with the County for help.

If a neighbor let his or her pet's messes stink up the area, you'd have to figure out how to cope with them. And if you ever decided to put your house on the market, good luck! Who wants to live in a neighborhood that's run down and dirty?

So do we need a Homeowners' Association? Do we need volunteers who are willing to serve on the Board of Directors? I think yes!

I realize it is only August as I write this, but in a few months we will be holding elections. There will probably be a couple of vacancies on the Board, so now is the time for you to consider volunteering for a stint as a Board Member. It's not a time-consuming job!

I'm serving on the Board, working a couple of part-time jobs, and volunteering for another organization as well. And I still find time to attend meetings, as well as write and edit this newsletter. If I can do it, so can you.

So please! Consider offering a little of your time to helping out the Green Valley Fairways Property Owners Association.

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

By fax: (520) 648-1333

By e-mail: fairways@netzero.net

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

REMEMBER... OUR WEBSITE IS UP AND RUNNING

And you will find it by typing in the following address: <http://www.gvfairways.com>

BE A GOOD FRIEND OR NEIGHBOR



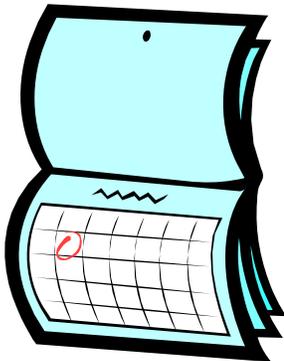
If you have a friend or neighbor in Fairways who does **NOT** have a computer and is **NOT** getting a paper copy of the newsletter, please print out the form on page 6, give it to your friend or neighbor and have them fill it out. Make sure they mail it to the address on the form.

If you have any questions or comments about the newsletter, please call **Jan Lorimer** at 399-2563.

New issues are posted at the Website after the 15th of the following months: **March, June, September, and December.** Keep checking for them.

MARK YOUR CALENDARS

This year is rapidly disappearing. Yes, I know, we are still in the throes of summer, but before you know it, we'll be turning up the furnace and burrowing in a drawer for that winter scarf. Or ...



Well, maybe not! This is, after all, Green Valley. Okay, so before you know it, we'll be floating in the pool, gazing up at the snow-capped peaks to the east of us.

However, that doesn't change the fact that before we know it, important dates will be upon us. Sooo....

...mark your calendars!

Wednesday, September 24 at 9:30 a.m. This is the date and time of the next Homeowners' Association board meeting. It's held on the 4th

Wednesday of every month (except June, July, and August) in the Bank of America conference room located at the northwest corner of La Canada and Continental. All Green Valley Fairways homeowners are welcome and encouraged to attend.

Friday, February 27, 2009 at 1:00 p.m. This is the date of the FPOA Annual Meeting. It's held in the East Center auditorium.

HANDY PLUMBING TIPS

- Check your water meter now and then. If you aren't using any water but the meter is moving, you may have a leak!



- If your toilet is more than 14 years old, it's costing you money in wasted water.
- Pour a cup of bleach down the drain to kill bacteria and get rid of the rotten egg smell.
- You can detect toilet leaks with food color or instant coffee or even Kool-Aid. Pour one of these into the tank. If the color eventually shows up in the bowl, you have a leak.
- Don't pour grease down your kitchen sink. Pour it into an old can and throw the can away.
- Can you guess which drain in your house clogs more than any other? The kitchen drain!
- The best kind of plunger to use in a sink drain is one with a neck on it.
- Leaky faucet? 60 drops per minute = **192 wasted gallons per month!**

ARCHITECTURAL COMMITTEE UPDATE

By **Ed Musson**, Chairman

The Architectural Committee has received **73** requests to date, and all have been approved.

We wish to thank those of you who have taken the time to have the request forms filled out before starting work. Keeping the Fairways looking good is good for the resale market. Good sales are necessary in this time of a down housing market.

I would also like to thank all of you who have added the house numbers to the back of your properties. This makes it easier to identify properties from the back in case of emergencies or when our deed adherence workers have to check properties for violations.

DEED ADHERANCE

By **Jim Ellis**, Deed Adherence Officer

The weeds really went wild this year with the good monsoon season. I heard one person state that although we live in the desert, the soil is fertile and it only needs water to flourish.



When the rains stop the weed will die and we are left with a mess to clean up. Many people have really started to get after them.

In the event you receive a violation notice you will have **30 days** get rid of the weeds.

I have mentioned before using some kind of pre-emerge product to cover your yard. This must be applied **before** the weeds surface and is most effective before the rains begin. Using a weed killer only kills the visible weeds and others are just waiting to surface.

HOME SALES IN THE GREEN VALLEY FAIRWAYS

Sue Jones, who serves on the FPOA Board as Secretary and is also a realtor in Green Valley, has some statistics you might find interesting. Sue pulled these figures from the Green Valley/Sahuarita Multiple Listing Service. The figures cover the period of time from January 1 through August 31 of this year.

Currently on the market: Nineteen homes ranging in price from \$115,000 - \$263,000 with a median price of \$170,000.

Two homes are under contract. They range in price from \$119,900 to \$194,500. Sue notes that the sold price cannot be known until the sale closes.

TO GET A PAPER COPY OF THE NEWSLETTER

Print out a copy of this form and fill it out. Then mail it to:

**GVPFOA Board of Directors
PO Box 28
Green Valley, AZ 85622**

PLEASE MAIL A PAPER COPY OF THE NEWSLETTER TO ME.

FULL NAME _____

Where do you want your copy of the newsletter mailed?

