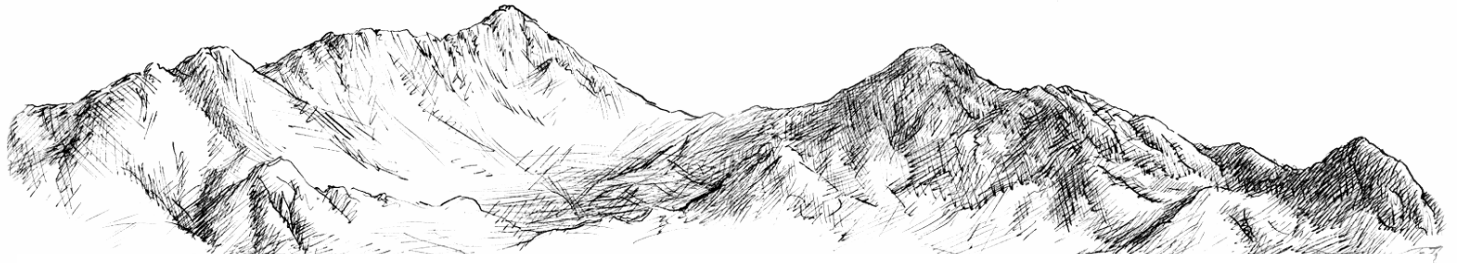


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

March 2009

AND THE WINNERS ARE....

At the February 27th **Annual Meeting**, the winners of the recent election were announced. Three candidates on the ballot – **Sue Jones, Jan Lorimer, and Jim Doehring** – were running for three positions on the Green Valley Fairways Board. To no one's great surprise, all three candidates were elected.

Sue and Jan were actually re-elected, while Jim is filling a position on the Board for the first time. Welcome aboard, Jim!

Bud Stanley, who has served for many years at



Above: President **Jim Findley** introduces Len Defendorf at the Annual Meeting.



Above: The audience and Board members listen to Board Secretary Sue Jones read the minutes of the 2008 meeting.

one time or another, is stepping down. Thanks so much, Bud, for your years of service.

Len Defendorf has returned to the Board to fill an empty position. Welcome back, Len.

After Sue Jones read the minutes for the 2008 Annual Meeting, **Ed Musson** presented the proposed budget for 2009, which generated a number of questions from the audience.

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Annual Meeting continued

Ed explained that some items, such as telephone expenses, were lumped together under Administrative Expenses, but that next year he hopes to be able to break the expenses down in more detail.

During the portion of the meeting dedicated to audience participation, a number of questions were asked about weed control. **Jim Ellis**, our Deed Adherence Officer, reminded people that this is the time of year to put down a pre-emergent chemical to control weeds, such as a product called **Amaze**, which prohibits many weed seeds from germinating. It's not terribly expensive, and can be purchased from outlets such as Home Depot.

Several people were concerned about other members who are too elderly and/or financially unable to apply a weed control product. It was suggested that some local churches might help elderly members. One member also recommended calling groups that do volunteer work, such as Scout troops.

The speaker from the Green Valley Fire Department was unable to attend the meeting, so

Vice President **Carol Kay** spoke instead. Carol volunteers on a regular basis for Fire Corps, a division of the Fire Department. Fire Corps handles a number of non-emergency jobs, such as installing lock boxes,

removing snakes, and changing batteries in smoke detectors for people unable to do this.



- IF YOU NEED THE BATTERIES CHANGED IN YOUR SMOKE ALARM,
- IF YOU HAVE A DANGEROUS SNAKE IN YOUR YARD:

CALL 629-9200

- IF YOU NEED INFORMATION ON AMBULANCE CONTRACTS,
- IF YOU NEED INFORMATION ON LOCK BOXES:

CALL 625-3763

Fire Corps installs fire hydrant markers. All the fire hydrants in the GV Fairways subdivisions have been so marked.

Carol also provided DVDs (to help people learn more about snakes), along with informative handouts from Fire Corps for interested audience members.

The Board will elect new officers from within its ranks at the March meeting.

About 60 people attended the Annual Meeting.

NEW WEB MASTER

Meet **Chuck Hill** who has kindly volunteered to handle the GV FPOA Website.

If you didn't know this already, you will find our Website by typing in the following address:

<http://www.gvfairways.com>

Chuck has already made some amazing changes to the Website. The Website currently has:

- ✓ A *Home Page* with a mission statement.
- ✓ An *About Us* page that includes a list of the usual suspects, i.e. members of the Board of Directors and others who help with GV Fairways affairs.
- ✓ A map to help people navigate the Fairways and an active thermometer showing the current temperature!
- ✓ A list of documents you may want to read or download, such as newsletters, the CC&Rs, our by-laws, etc.

All the pages are beautifully illustrated with gorgeous color photos taken in and around our subdivisions.

Chuck is working on much more, including links to other websites you might want to access. Keep visiting the Website for the latest updates.

NEWSLETTER UPDATE

Due to the large number of people who want paper copies of the newsletter, we will continue mailing them out to everyone.

We will also continue to provide the newsletter on our Website. So now you have two ways to read the newsletter: online and in a paper copy. Remember, the paper copy will not have color photos or graphics. That is just too expensive. But you can get the newsletter in color online.

However, if you would prefer not to receive the newsletter as a paper copy, we would love to hear from you. And toward that end, we have a new form for you! Yes, we can hear your excitement. One more form to fill out. Oh, joy!

In the last few issues of the newsletter, we asked people to fill out a form if they wished to receive a paper copy of the newsletter. It appears this was very confusing for many people.

So now we have come up with a new form for people to fill out and return to us if they wish to be reminded when a new issue is posted at the Website. This form will ask you for your e-mail address. We'll send interested members a reminder each time a new issue is posted at the Website.

At the end of the newsletter is the small and really simple form. We've left room for two e-mail addresses because in some households each spouse has his and her own e-mail address.

Please fill out the form and mail it to GVFOA at PO Box 28, Green Valley, 85622.

Just for the record, did you know that we can use that e-mail list for other reminders, including safety tips, warnings, and any newsworthy item that we want to speed your way?

So giving us your e-mail address is really a good idea, and just for the record, we will not send you any junk mail! No, not even jokes.

RULES ON RENTALS



Homeowners who rent out their homes to others are being asked to have their tenants sign a lease that clearly covers the same information we find in our CC&Rs.

For example:

- The owner is responsible for the actions of his/her tenant.
- The tenant is subject to the same rules and regulations as the owner.
- A minimum rental period should be stated to avoid transient occupancy.

A written lease or agreement between owner and tenant should be required.

The lease should contain language indicating that the tenant has received a copy of the homeowner's CC&Rs and Bylaws and agrees to abide by them. (**Note:** You can print out copies of the GV FPOA CC&Rs online at our Website.)

The lease should state occupancy limits.

A copy of the lease agreement should be filed with the association and contact information should be provided in the event the association needs to reach the homeowner.

By the same token, other members of the homeowners' association, and most especially the tenants' neighbors, should remember that tenants have the same rights and privileges as homeowners.

Tenants should be treated with the same kindness, dignity, and respect as homeowners. It is important for us all to treat each other with good will. A person who rents today may end up buying a home in the neighborhood tomorrow.



WARNING: CUPBOARD AND DRAWER ALERT!

Editor's Note: *Mary Anna Welch* emailed me the following true story about her kitchen shelves, a warning she wants to pass on to everyone in our subdivisions. Quite coincidentally, just two days later, **Marla German** passed on a similar warning regarding drawers.

Mary Anna writes: "I was sitting in my kitchen and was startled by the loud noise of dishes falling from the cupboard, and breaking on the counter and the floor. Luckily, these were everyday dishes and not fine china. Let me tell you what caused the mess so you can prevent such a thing happening at your house.

"My house was built in 1970, making it almost 40 years old. My kitchen cupboards are the original ones. The breakage occurred because the small pegs supporting the shelf had dried out and broken. As a result, the shelf dropped and the dishes broke.

"I discovered that on the insides of my cupboards were small holes into which pegs could be inserted at the height I wanted my shelves to be. The pegs were made of plastic, which had dried out in the Arizona desert climate.

"I soon learned that you can buy eight **metal** replacement pegs for about \$2.50 at any hardware store. Be sure to check the size of your pegs. The size I needed was $\frac{1}{4}$ inch. I recommend taking a peg with you to the hardware store."

Marla German reported a similar problem involving the guides for her kitchen drawers. She says that one night she heard a kitchen drawer crash down into the cupboard below. When she investigated, she discovered that

the plastic guides had broken.

Believe it or not, the next morning a second drawer did exactly the same thing. Marla found drawer guides at a local hardware store, although there were not enough guides in stock at that time. More have been ordered.

If the shelves and drawers in your house have plastic pegs or guides, they may break unexpectedly. Our dry desert climate is hard on rubber and plastic.



THE NUMBERS GAME

If you want to put your house numbers on the back of your property, but are unable to do it yourself, we

have a great solution for you!

It will cost you **only ten** dollars.

Phone **Carl Askren**, who works with Board Member **Ralph Potteiger**, to let Carl know you need numbers on the back of your property.

Carl's phone number is **977-4221**.

Carl will pick up the numbers at the hardware store and affix them to the back of your property. That ten dollars covers labor, material, and tax.

Remember, emergency vehicles, as well as county vehicles, use those alleys to get to homeowners. If an emergency vehicle can't find your numbers on the back of your property, they might not get to you in time.

Clip this out for future reference and put it on your refrigerator:

Carl Askren: 977-4221
\$10.00 to affix my house numbers to
the back of my property!

NEW NEWSLETTER DATES

I can hear you all now. Something else is changing? Yes, well, we like to keep you all on your toes. And maybe there will be a quiz! Okay, just kidding.

So what's the story about new newsletter dates? At the January Board meeting, the Board determined that we could save money by cutting the June issue.

We are also considering cutting the September issue. That means we will be putting out a spring newsletter and a fall issue.

We will pack each issue with great information, and save money, too. In this economy, we think you'll agree that these are sound policies.



stopped, or have someone you trust pick them up for you. Try to create the illusion that someone is home. Don't hide a key on the property; give it to a trusted neighbor. Some people even ask other neighbors to park a car in the driveway so the house does not appear empty.

If you can, separate the water shut-off valve to the house from the irrigation system. Unfortunately, that's not always possible, but if it is, it could save you problems. Then you can turn off the water to the house, but still have water flowing to your irrigation system. The point is you don't want a leak to occur inside the house while you're gone. If you aren't sure about this, call a licensed plumber!

Below is the short and easy-to-fill-out form regarding you and your email address(es).

Name: _____

Email: _____

Name: _____

Email: _____

Please check below:

I prefer to access the newsletter on the Website, and I want to be alerted via email when there is a new newsletter on the site.

I prefer to continue to receive the newsletter in the mail, but email me with other pertinent GVFOA information.

See? Wasn't that easy? Just fill it out, clip it out and mail it to GVFOA at PO Box 28, Green Valley, AZ 85622.

FYI: As of March 2009, three people on the GV FPOA Board of Directors hail from the great state of Hawaii: Jim Doehring, Carol Kay, and Jan Lorimer. Aloha!



ALOHA, SAYONARA, ADIOS, BON VOYAGE

To all our snowbird friends and neighbors, we wish you a safe trip to your other home. Have a great summer! But before you go, here's a handy checklist of things you should consider before you leave:

Plan ahead for weed control. This is the time of year to put down a pre-emergent to help control the growth of weeds. Remember that many of the so-called landscapers who say they'll keep your yards clean during monsoon season, don't! It's a kind of "Out of sight, out of mind" mentality. You might want to ask a good friend or neighbor to keep an eye on things while you're gone, and be sure they have a phone number where you can be reached.

Protect your home from burglaries. Thieves look for empty homes to break into during the summer, especially in Green Valley. Make arrangements to have your newspaper and mail

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Green Valley, AZ 85622**

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