

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

March 2010

NEW MEETING PLACE FOR MONTHLY BOARD MEETINGS

The Board of Directors, which in years past met at the Bank of America, will now be meeting at the First American Title Company (FATC), 101 S. La Canada Drive in the Green Valley Mall, now renamed the Green Valley Village. FATC can be found next to the Laundromat on the west side of the Village. Homeowners in the Green Valley Fairways are invited to attend the Board meetings.

Meetings dates and times remain the same – **on the fourth Wednesday of each month from 9:30 – 11:00.** The Board does not meet in June, July, and August, and usually not in December.

BREAKING NEWS

THE MARCH BOARD MEETING WILL BE HELD ON MONDAY, MARCH 22 AT 9:30 AT THE FIRST AMERICAN TITLE COMPANY. AFTER MARCH, ALL OTHER BOARD MEETINGS WILL CONTINUE TO BE HELD ON THE 4TH WEDNESDAY OF EACH MONTH.

HIGHLIGHTS OF THE ANNUAL MEETING

The Annual Meeting was held on Friday, February 26 at the East Center. (Just for the record, the meeting was previously advertised at our Website and in the Green Valley News & Sun. A reminder also appeared on the ballots sent out in December. For those of you who complained that you weren't informed, please remember to check our Website on a regular basis at gvfairways.com.) Sadly, less than 50 people attended!

A huge thank-you to both **Jim Findley** and **Ed Musson** who are retiring from the Board after a number of years of dedicated service. Thank you both for all your help and efforts on our behalf.

Jim Ellis reported that most of the complaints he gets involve barking dogs, underage children, campers and trailers parked on property for more than 72 hours, weeds in people's yards, and tree limbs down.

Jan Lorimer reported on the progress of the CC&R revisions. The ballot amendment issue mailed out to members in December did pass with a majority of homeowners who voted approving the measure. Now we can continue to move forward with the rest of the revisions, but it is a laborious process. However, our goal is to have the CC&Rs completely revised by the end of the year, with all members getting to vote on the revisions. Contrary to what some members seem to believe, our attorney is being consulted every step of the way. (See detailed report on page 5.)

Carol Kay made a report on the Neighborhood Watch. (See article on page 3.) **Sue Jones** gave a budget report, noting that our annual budget is right on track. Money is going into the reserve fund for emergencies, with **\$8,126.43 in place.**

Sue also announced that **Len Defendorf**, **Bill Knowles** and **Chuck Johnson** were elected to 3-year terms. **Susan Ford**, who was also a candidate, has been voted in to complete a 2-year term for a Board Member who resigned for health issues.

Member **Bob Stenz** noted that many street lamps are not lighting and need bulbs replaced. He has offered to replace the bulbs for people unable to do so in Fairways 3, providing the homeowner supplies the bulb. Call Bob on his cell phone at **406-431-2696.**

Member **Mary Ann Murphy** noted that there are too many messy yards and cluttered carports, and that people should adhere to the rules of the Association.

Chuck Hill, the FPOA Webmaster, made a report on the use of the Website and the need for more of us to

give him our email addresses so he can send out alerts and reminders, and the newsletter, if people agree. (See article on page 6.)

Stan Riddle and **Sandi Richey** of GVCCC spoke about their organization. The budget for GVCCC is \$200,000 a year, with 1/3 of that coming from HOAs. Each HOA pays \$5.50 per member household.

Stan and Sandi said that GVCCC interacts with Federal, State, and County governments. GVCCC works to solve problems that affect our residents. They are, for example, trying to keep the landfill from being closed.

Len Defendorf said that the Board would discuss the presentation and the possibility of rejoining GVCCC. Residents would, of course, be asked to vote on reinstatement. And although feelings do run high on this issue, please be patient until you have a chance to vote.

SECURITY COMPANY VISITING HOMES IN THE FAIRWAYS SUBDIVISIONS

Many of you may already be aware that salesmen from an out-of-state security company have been canvassing our neighborhoods to determine if it would be viable for their company to make their security systems available to our residents. The company is known as Sting, and you may already have had a visit from one of the salesmen or seen their truck in your neighborhood.



Although our POA has no regulations in our CC&Rs against such canvassing, there has already been one incident that caused some concern. In that case, an elderly woman actually let the salesman into her house, possibly confused by what he was “pitching.” You need to be aware of two things:

- First, that these salespeople are canvassing the neighborhood. You do NOT have to let them into your home. In fact, unless you plan to purchase a security system from them, we highly recommend that you **don't let them into your home.**
- Secondly, would you please spread the word among your neighbors that these salespeople are in the neighborhood and why.

Many homeowners choose to have security systems installed in their homes, and that's their choice. However, your Board of Directors neither approves

nor disapproves of this company. This article is not an endorsement; it is simply information.

SAFETY INFORMATION FROM THE GREEN VALLEY FIRE DEPARTMENT FIRE EXTINGUISHERS

To stay safe, you should have one or more fire extinguishers in your home. They are not expensive, and can be purchased locally. They should be easily accessible. Don't put your extinguishers in places you can't get to quickly and easily.

Check the pressure indicator often. Make sure the pressure is in the **green zone**. The Fire Department recommends you check about once a month.

SMOKE ALARM BATTERIES

The Green Valley Fire Corps has started a new program. You can pay \$15.00 a year to have someone from the Fire Corps come to your house to change the batteries in all your smoke detectors. After the Fire District receives your check, someone will call to set up an appointment. Fire Corp will bring all the needed batteries. Someone will call to remind you the following year when it's time to check the batteries.

This is an easy and safe solution for people who cannot or should not climb ladders to reach their smoke detectors. For more information, call **393-7505**.

RESIDENTIAL KEY LOCKBOXES

If you are worried about being unable to unlock your door to give District firefighters and/or paramedics access to your home, you can purchase a Residential Key Lockbox. In the event that you cannot open your door, this lockbox can give first responders additional crucial moments to provide patient care and to eliminate unavoidable damage that will occur if they have to break down your door.

These special lockboxes are designed to be very secure, as well as extremely strong. They are only used by Green Valley Fire Department firefighters. Your home keys are secured inside the box.

The boxes can only be opened with a special coded key carried on the fire trucks. No one else can use these key lockboxes – not friends, neighbors, nor anyone else. The key lockboxes are manufactured and sold by Supra, the same company that serves the real estate industry.

Your lock box information is kept in the Fire Department's dispatch center computers. They alert responding crews that you have a lock box. A red sticker is also attached to your front door area to show firefighters that the key lockbox is present.

Call the Fire Prevention Office at **625-9400** for information regarding the key lockboxes. You will need to fill out a form or have someone help you fill out the form. That form, along with a check, is sent to the manufacturing company to order the box. When the box arrives, you can call Prevention for installation assistance.

NEIGHBORHOOD WATCH SIGNS

Want to volunteer a little time in your Fairways neighborhood? You don't have to serve on the Board in order to help. We currently have access to some new Neighborhood Watch signs. You may have seen the old ones on some of our streets. The newer version has "Call 9-1-1" written on it. These signs help deter crime, because criminals don't like neighborhoods where neighbors are more vigilant.

We can have these signs posted on the streets that enter the Fairways Subdivisions. But first, we need volunteers to agree to be Block Captains. The job is really quite simple.

- Maintain an up-to-date list of the homeowners and tenants on your block.
- Be available to receive phone calls from the sheriff's office or SAV for any emergencies or unusual events in your area. For example, if there is a gas leak in your area, you might receive a call alerting you to this dangerous situation, and you could then phone the homeowners and tenants on your street to let them know, too.

As Block Captain, you may want to enlist a few other homeowners on your street to help you keep that updated list.

Once a year, you might want to organize a get-together of homeowners and tenants on your block so they can meet each other. This is also a good time to invite an SAV team to speak about keeping safe in your home and neighborhood. Some Block Captains organize potluck suppers for their block parties, making these meetings fun as well as educational.

The GVFPOA Board is looking for volunteer Block Captains for all streets in the Fairways subdivisions, but especially for the following streets that lead into

the subdivisions. If you live on one of these streets and you can volunteer a little bit of time as a Block Captain, please contact **Carol Kay** at **625-9014** to sign up or for more information.

- El Valle
- La Flecha
- Vista Verde
- Los Arcos
- La Soledad (Note: La Soledad is fortunate to have an outstanding Block Captain already – **Bobbi Stauffer.**)
- Las Hamacas
- Vista Del Rio
- La Huerta
- El Membrillo
- Los Mangos
- Abrego (part of which is being covered by volunteer **Patti Rivers!**)
- El Viento

SCAM ALERTS! Water Heater Safety Scam!



Recently, one of the FPOA homeowners received a postcard that was supposedly a water heater safety notice. The card reads: "Public records indicate your home was built prior to 2008, and therefore your water heater may be due for its safety inspection and sediment flush."

It goes on to say that the owner is eligible for a \$50.00 rebate credit for this service.

This is a scam. All the Fairways homes were built before 2008, but over the years most of us have had our water heaters replaced. In fact, it is doubtful that the original water heaters exist anywhere in our subdivisions.

If you drain your water heater, you should begin doing so no later than six months to a year after you have it installed. **If you have never drained it, don't start now.**

You don't need a plumber to do an inspection. You can do a visual inspection yourself. Know how old the water heater is, and look for possible problems such as rust or signs of leakage. You should know that the life expectancy of a water heater is 8 to 10 years, BUT sometimes water heaters expire after as little as 6 years. And many last up to 30 years.

If you have questions about your water heater, call a local plumbing company to speak to an expert. DON'T fall for this postcard scam.

Smoke Alarm Scam

A homeowner recently called the Fire Department to say that someone claiming to be from the Fire Department had phoned her to schedule a smoke alarm inspection. The homeowner was inquiring if this was on the up-and-up.

The answer is a resounding **NO!** **The Fire Department does not come to your home to conduct inspections of your smoke alarms.** This is a scam to get you to let a stranger into your home. The motive? Probably robbery! Do not give anyone making such claims access to your home.

If you suspect a scam, please play it safe! Don't let strangers into your home unless you are absolutely certain they are who they claim to be. Do not fall for phone scams, mail scams, or any other kind of scam. And do let the sheriff's office know when someone tries to 'scam' you, so that a record can be maintained.

2010 CENSUS CAUTIONS FROM THE BETTER BUSINESS BUREAU

The US Census Process is about to begin again. The Better Business Bureau (BBB) advises you to be cooperative, but also very careful not to become a victim of identity theft.

How can you tell the difference between a US Census worker and a con artist? If a US Census worker knocks on your door, he or she will have:

- ✓ A badge
- ✓ A handheld device
- ✓ A Census Bureau canvas bag
- ✓ A confidentiality notice

To stay safe, you should never:

- ✓ Invite anyone you don't know into your home.
- ✓ Give your Social Security number, credit card or banking information to ANYONE, even if they claim they need it for the US Census.

The ONLY information you need to give them is how many people live at your address. Census workers may contact you by telephone, mail, or in person at home. They will NOT contact you by Email! Beware of Email scams impersonating the Census. NEVER

click on a link or open any attachments in an Email that are supposedly from the US Census Bureau.

A FRIENDLY REMINDER ABOUT TRASH

Just a friendly reminder! Please don't put out trashcans and recycle receptacles any earlier than sundown the night before pickup! And please cover your trashcan or recycle bin so the trash doesn't blow all over the place, **including down the street into other people's yards!** Thank you!

HEY YOU POOPETRATORS!

Now a not-so-friendly reminder! Some of you are still letting your pets poop in other people's yards and on their sidewalks and in the alleys **BUT YOU ARE NOT PICKING UP THE POOP.**



People like you are rude and disgusting! And the rest of us are getting angrier and angrier. Knock it off! Carry a plastic bag with you, **AND USE IT!** Pick up your pet's poop, take it home with you and dispose of it properly. And don't put it in a neighbor's Vietnam Vet donation bags like you did at my house. What does that say about YOUR patriotism!!!

As for the rest of us, we will be watching for you!!! If we catch you breaking the law (and we will!) well, it won't be pleasant! We WILL bring the force of the law against you!!! **AND KEEP YOUR PET ON A LEASH! That pet you love so much could get hit by a car. SHEESH, SOME PEOPLE ARE SO STUPID!**

ADIEU! SAYONARA! ADIOS! FAREWELL!

Soon our snowbird members will be leaving Green Valley. We wish you all a safe journey home and a wonderful summer. **And we'd like to add a friendly reminder to make arrangements to have your yards cared for while you are gone. The monsoons will be here in July bringing lots of lovely rain and weeds. So please be sure to make arrangements to control the weed growth in your yard. Thank you!**

PATRIOT(IC) ACT

We've heard from a Vietnam Vet who says, and rightly so, that many of us are not properly displaying



the American Flag. Here is the official wording on how to properly display the American Flag: *It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaves in the open.*



However, when a patriotic effect is desired, the flag may be

displayed twenty-four hours a day if properly illuminated during the hours of darkness.

Please show the proper respect for our flag when you allow it to be displayed during the hours of darkness. Thank you.

STATEMENTS OF COMPLIANCE

All homeowners in the FPOA subdivisions need to sign a Statement of Compliance, which basically says you are old enough to live here, among other things.

Our attorney has informed us that if you are a new homeowner and/or you don't remember ever filling one out, you should do so! You can download the form from our Website (gvfairways.com) and print it out OR ask a friend to help you OR call one of the Board Members listed at the end of this newsletter.

If you have one on file with us, you don't need to fill out a new one. We know you aren't getting younger each year. Are you? If you are, please let me know at once. I want your secret!

WEBSITE GAINING POPULARITY

By Chuck Hill

Business on the Green Valley Fairways Website (gvfairways.com) has built up over the past year of operation and we are now receiving close to 10 visits a day on the site. Use it for contact information for the board of directors, to print forms that you may need, to read the current and past newsletters, and to find information about the association.

In the past few months we have also posted alerts in which you may be interested such as meeting agendas, potential scams in the neighborhood, and requests for assistance for community projects. We also send these alerts to those for whom we have email addresses.

You are a user of email but we do not have your address?? We would love to have it. To get added

to the association list, go to the home page and use the link to webmaster@gvfairways.com. Please provide your name(s), email address(es), and your Green Valley address, and you will be added.

Please also indicate if you would prefer to receive the newsletter only via email or if you would like to continue getting it in the mail.

BUS SERVICE IN GREEN VALLEY



Last summer Sun Shuttle, a new neighborhood transit service, began operating in Green Valley. Service is Mondays through Saturdays. Sun Shuttle's riders can also connect to Sun Tran services for travel in and around Tucson.

There are two circulator routes that have several stops within Green Valley including Walmart, the Green Valley Library, Green Valley Village, Casa de Esperanza, Canoa Ranch, the Safeway on Continental, and Torres Blancas Golf Course.

Deviated service is available for riders who meet ADA eligibility requirements and persons at least 65 years of age. Riders must schedule a ride at least 24 hours in advance.

For **eligibility requirements information**, call **791-5409**.

For information on the **neighborhood circulator service**, go to suntran.com or call **792-9222**.

CC&RS – IS THERE ANY PROGRESS?

In December 2009 we mailed out ballots asking members to vote to amend the CC&R that referred to future Amendments of the CC&Rs. The ballot issue passed and this amended CC&R has been duly recorded with Pima County. This was a legal maneuver, which was approved by our attorney.

Recently we discovered that several amendments we all voted on in 2004 were never officially recorded with Pima County. Those of us who have been going by the 2004 Green book CC&Rs are using partially incorrect information. That, too, will be corrected.

What we plan to pass on to you is an easy-to-read and easy-to-understand set of CC&Rs with vague words changed to concise language. In other words, user-friendly CC&Rs.

Toward that end:

- ✓ We have removed everything that no longer applies, such as the CC&R regarding communal areas.
- ✓ We are specifying any CC&Rs that are ruled by Federal or State Law or County Ordinances.
- ✓ We are grouping CC&Rs that belong together. This makes more sense when people are trying to look up information.
- ✓ We are rewriting the CC&Rs without using legal jargon and long run-on sentences.

The Board of Directors is planning to go through these current revisions, a few at each meeting. This process will probably take a few months. Then we have to turn our revisions over to our attorney who claims they must be in legal jargon in order to stand up in a court of law. But what we plan to give to you to vote on is not only the legal jargon but also the user-friendly revision.

Your votes do count! Once you, the members, have voted on the amendments, they can be recorded with Pima County. At that time we plan to have copies printed to give out to our members. We are hoping to find people in each neighborhood who will pass them out, to save us huge postal costs.

HELP US BY GIVING US A CORRECT FORWARDING ADDRESS

Sadly, some of you never received ballots we sent out in December because they were returned to us by the post office. The forwarding address we had on file was incorrect. PLEASE be sure to give **Joyce Mohr** a correct forwarding address. Without it, you don't get important information and we waste a lot of money on postage.

NEW COLUMN TO HELP US FIND HELP!

by **Jan Lorimer, Editor**

Are you looking for someone who can do some painting for you? Need a handyman you can trust? Hoping to find someone to clean your house? Need other types of services from people who are reliable?

Once again we are starting a column that will share that type of information. REMEMBER, WE DO NOT ENDORSE THESE PEOPLE OR THEIR BUSINESSES. WE NEITHER SANCTION THEM NOR DO WE DISAPPROVE OF THEM. We are simply providing the names and phone number of business people who have been recommended to us.

If you have had a great experience with a local businessperson and you want to share that information with us, you can email me at janlor6897590@yahoo.com or call me at 399-2563. Now, here are a few recommendations:

Dave Thompson (House Painter): 225-9074

Cory Bradbury (Handyman of Green Valley): 471-6425

DUES REMINDER

Dues Statements go out in March. Annual dues for our homeowners' association are \$30.00 per home. Payment is due by April 30.

If you don't pay your dues, you will receive a second statement in May to remind you. Added on to your \$30.00 will be a \$5.00 late fee.

Failure to pay your dues means you won't get to vote in any of our elections.

We will continue to send out a dues statement each year thereafter, showing all the money you owe PLUS more late fees. Ultimately we will turn these delinquent accounts over to our attorney who will then proceed to take legal action.

So please! Pay your dues. Everyone else has to and 90% of our homeowners do pay their dues. And thank you to all of you who handle this in a mature, responsible, and timely manner.

PIMA COUNTY SAFE LINK

SAV wants us to know about the Pima County Safe Link. It's a way to notify Green Valley residents about alerts. You can sign up for immediate alerts (murder suspects, sex offenders, photo radar, bank scams, etc.).

On the computer, type in **GVSav.org** and click on **Pima County Safe Link**.

AND NOW, ANOTHER NEW SERVICE!

Are you a businessperson living in the Green Valley Fairways? Want to advertise your business? Well, now you can. For **\$40.00 a year**, your business card will be printed in the two issues of the newsletter PLUS will be displayed at our Website (gvfairways.com).

In this issue we are spotlighting two local businesspeople: **Potteiger Heating & Air Conditioning Sales and Service** and **Sue Jones, Associate Broker with Century 21.**

By the way, both **Ralph Potteiger** and **Sue Jones** own homes in the Green Valley Fairways AND both volunteer part of their time to serve on the Board.

To advertise in the newsletter, come to one of our Board meetings with check or cash and a copy of your business card. We'll get the card to Chuck Hill who will post it on the web and will also email an e-copy to your faithful editor.



Sue Jones
Associate Broker



Sue 520-603-5451
Stu 520-247-5336
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Sue & Stu
Each office independently owned & operated

SUE JONES' REPORT ON THE STATE OF FAIRWAYS REAL ESTATE

Currently there are 24 homes ranging in price from \$108,200 up to \$233,000 on the market. The price of one house that sold and closed was \$72,000. I might add that this home was a short sale. There are 2 pending sales and we won't know what they sold for until they are closed.

(This information was pulled from the Green Valley/Sahuarita Association of Realtor's Multiple Listing Service.)

**WE DO BUSINESS THE OLD FASHIONED WAY
- WE EARN IT!**



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HEATING & AIR CONDITIONING
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Ralph Potteiger, Owner Cell: 520-730-1020
ROC 240906 K39 Fax: 520-399-9897

FROM THE EDITOR'S DESK

By Janet Lorimer, Editor

When I took over newsletter editing duties, I promised to make this as fun as possible to read. And I have tried to keep my promise, but in this issue I'm pretty ticked! And here's why:



There are 759 homes in the Green Valley Fairways subdivisions. But less than 50 people showed up for the annual meeting! Ah, c'mon!

We sent out 759 ballots asking owners to please vote to amend one of the CC&R amendments. We received back just 222 ballots. Further, less than half of you bothered to vote for the new Board members.

But when it comes to complaints, you are quick to yell at us. And snarl. And growl. And threaten to sue us. Or worse! Few of you compliment us or thank us or tell us you're grateful, although when you do WE are forever grateful.

Some of you don't care what time of day or night you call. What, you don't think we eat dinner? Watch TV? Sleep? We are volunteers; have you forgotten? We aren't getting paid to go to Board Meetings and wrestle with problems in the subdivisions. But we do devote time out of our busy days to try to make your subdivisions better.

A lot of you get your bill for the annual dues confused with statements you receive from GVR or other groups. So you call us and yell. Some of you don't bother to read what we send you. You miss meetings. So you call and yell. Some of you think we should run the Fairways YOUR way. And when we point out that there are other opinions, you call and yell!

In 2010, cut us some slack, please. We aren't bad guys. We really aren't. And if you don't like the job we're doing, PLEASE come to one of our meetings to help us figure out how to solve problems in the Fairways. PLEASE run for a seat on the Board next year and get involved.

Just remember that if we weren't doing this, the Fairways could look much worse.

Thanks!

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**FPOA BOARD OF DIRECTORS
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Joyce Mohr: (Bookkeeper) -399-2949