

# Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



April 2024

[WWW.GVFairways.com](http://WWW.GVFairways.com)

## Board of Directors

### President

Chuck Scherbaum

[president@gvfairways.com](mailto:president@gvfairways.com)

### Vice President

Ruth Tamminga

[vicepresident@gvfairways.com](mailto:vicepresident@gvfairways.com)

### Secretary

Jacquelyne Wenning

[secretary@gvfairways.com](mailto:secretary@gvfairways.com)

### Treasurer

Adria Ackerman

[treasurer@gvfairways.com](mailto:treasurer@gvfairways.com)

### Member at Large

Ramona Peterson

[director1@gvfairways.com](mailto:director1@gvfairways.com)

Virginia Prest

[director2@gvfairways.com](mailto:director2@gvfairways.com)

One Position Vacant

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## Board of Directors Meetings

Our Fairways Committee meetings are open to all residents and property owners. We urge you to attend. Your concerns can be voiced at the end of each meeting and they do have an impact on the thinking and decisions of the board. The 2024 Board of Directors meetings will be held at 10 am at *Friends Indeed* located at 301 W Camino Casa Verde, Green Valley. Join us!

April 23

May 28

We will not be holding Board meetings in June, July, or August 2023.

September 24    October 29    November 26    December 24 (likely to be canceled)

**One Member at Large Position is available – Interested? The Nomination form can be found on our [GV Fairways.com/Documents](http://GVFairways.com/Documents) and selecting [2024 Nomination Form](#).**

## Have dogs – Did you know?

- All dogs are required to be on a leash!
- Be a good neighbor and scoop up the poop.
- Lot Owners are responsible for notifying renters of these requirements

This information and much more can be found in our **CCR Section 8.2 Animals** on our website at <http://www.gvfairways.com/docs/poa.docs/ccr.pdf>.

## Having Yard Sale – Did you know?

- Yard sales are limited to 1 on-site sale per calendar quarter each year.
- The sale may last no longer than 2 consecutive days
- Set up for an additional 12 hours before and after a sale is allowed
- Items may not be stored in your carport or yard between quarterly sales
- Variance for this restriction may be requested by submitting a request **in writing** to the Board of Directors

This information and much more can be found in our **CCR Section 8.10 Yard Sales** on our website at <http://www.gvfairways.com/docs/poa.docs/ccr.pdf>.

## Have Weeds – Did you know?

- Lot Owners are responsible for maintenance
- This includes weeds and all the trimmings of your bushes and trees
- This includes your lot to the middle of the adjoining utility easement

This information and much more can be found in our **CCR Section 7. Maintenance and Repairs** on our website at <http://www.gvfairways.com/docs/poa.docs/ccr.pdf>.



Association Manager

Lori Wuollet

[lwuollet@cadden.com](mailto:lwuollet@cadden.com)

101 South La Canada #20

Green Valley, AZ 85614

(520) 648-6730 tel

(520) 648-6658 fax

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## Delinquency Notices -- Did you know?

While it may seem like ignoring those Delinquency Notices are working for you, fines, fees, and interest add up!

- Cadden Community Management assesses fees when they rebill you for Association Dues and unresolved violations for owner-responsible Maintenance and Repair.
  - The 1<sup>st</sup> Rebill notice will cost you \$10.
  - The 2<sup>nd</sup> Rebill notice will cost you \$15.
  - The 3<sup>rd</sup> Rebill notice will cost you \$25.
- Fairways POA assesses interest overdue Account Balances. This includes
  - Unpaid Property Owner Assessment
  - Fines assessed for unremoved weeds/tree and bush clippings or unauthorized improvements.

You can appeal ***fines assessed for weeds and unauthorized improvements and the interest assessment*** in writing by emailing the Board of Directors or by USPS to Fairways POA Board of Directors C/O Cadden Community Management, 101 South La Canada #20 Green Valley, AZ 85614.

You will need to work with Cadden Community Management to appeal the Rebill fees.

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## We live in Awesome Neighborhood with Awesome People -- Did you know?



***Board Member at Large, Ramona Peterson, shows her neighborhood some love!***

We have a wonderful community. Our neighborhoods have been maintained because of efforts of the property owners in concert with Board of Directors.

Explore our website! [WWW.GVFairways.com](http://WWW.GVFairways.com)

You will find the CCR, Bylaws, Architectural Committee Information, and much more.

Reach out to one of the Board of Director. Come to Board of Directors Meetings. We value your opinion.

In May, our benches located near El Valle, East Center and El Naranjo will be getting a much needed make over that includes a new paint job.

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## Architectural Committee

If you are remodeling, touching up or just replacing something rotten or worn on the exterior of your home (including landscaping). You need to submit an Architectural Request Form to Cadden Community Management before beginning the work. If work has been started, or completed, prior to receiving ARC Approval you run the risk have having to re-do your project if it does not meet set ARC guidelines.

To request approval to commence building, exterior remodeling, painting/repainting, landscaping, or construction of a wall or fence on your property, complete the [Architectural Approval Form](#). This form can be found on our [GV Fairways.com/Architectural](http://GV Fairways.com/Architectural) and submit it, IN DUPLICATE, to

Cadden Community Management,  
101 S. La Canada Drive Suite #20,  
Green Valley, AZ, 85614.

Chairperson – Ramona Peterson	360-751-5102	<a href="mailto:arch@gvfairways.com">arch@gvfairways.com</a>
Fairways 1 Representative – Christiane Leslie	520-444-9528	<a href="mailto:FW1representative@gvfairways.com">FW1representative@gvfairways.com</a>
Fairways 2 Representative – Scott Martel	757-943-6240	<a href="mailto:FW2representative@gvfairways.com">FW2representative@gvfairways.com</a>
Fairways 3 Representative – Rick Adshead	508-735-2561	<a href="mailto:FW3representative@gvfairways.com">FW3representative@gvfairways.com</a>

# Homeowners Association Contact Update Form

Please complete this form and either drop the form by the Cadden Community Management office (101 S La Canada Dr, Suite 20, Green Valley, AZ 85614) or email it to [lwuollet@cadden.com](mailto:lwuollet@cadden.com)

<b>Legal Homeowners Information (Please Print)</b>		
This information is needed so that the association can contact you if needed		
Name:		
Property Address:	Lot #:	
Mailing Address:		
Mailing City, State, Zip:		
Email 1:	Email 2:	
Home Phone:	Work Phone	Cell Phone:

<b>Additional Contacts (If Applicable)</b>		
Property Manager:	Company:	
Telephone:	Address:	
Please check which information may be released to the Property Management Company:		
<input type="checkbox"/> Financial Information	<input type="checkbox"/> Account Statements	<input type="checkbox"/> Violation Information
<input type="checkbox"/> Architectural Request Information	<input type="checkbox"/> Community News	
Tenant/Occupant Name:		
Home Phone:	Work Phone	Cell Phone:
Please check which information may be released to the Tenant/Occupant:		
<input type="checkbox"/> Financial Information	<input type="checkbox"/> Violation Information	
<input type="checkbox"/> Architectural Request Information	<input type="checkbox"/> Community News	

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date