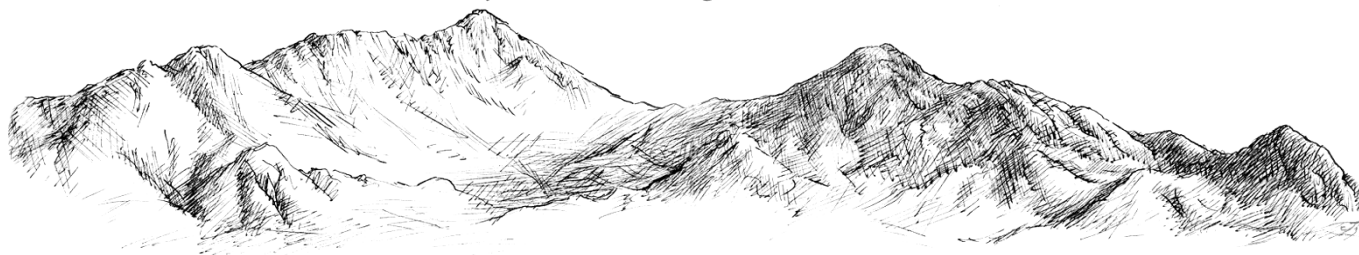


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



HAPPY ANNIVERSARY FAIRWAYS 50 YEARS!!!

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Save the Date: December 16, 2015 at the East Center 1:00-3:00 P.M.

RSVP by December 9th to Helen at hrrmango@gmail.com or Becky at 520-207-4609.

Also, please tell them when you purchased in the Fairways...looking for the person who has lived in the Fairways the longest.

Bring an appetizer, finger food or dessert. Beverages will be provided.

There will be door prizes, contests, raffle, music and food.

- If you have any pictures of The Fairways through the years please let either Helen or Becky know.

Happy Anniversary Fairways 50 yrs.



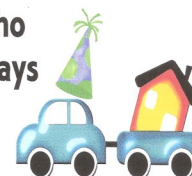
**Door Prizes
Contests
Raffle
Music
Food**

Please
rsvp by dec.9th
to helen at
hrrmango@gmail.com
or call becky
at
520-207-4609

**We're having a Party
Dec. 16, 2015
at the
East Center
1:00 to 3:00**

**Plan on bringing:
appetizers
finger foods
desserts
beverages will be provided**

**We are looking for the person who
has lived the longest in the Fairways
e-mail helen at
hrrmango@gmail.com**



Neighbor Helping Neighbor Committee-Bob Stenz



The Committee is in the process of putting together an information booklet/brochure that would be included in the New Homeowner's Information Packet. The brochure would serve as a helpful reference guide for homeowners needing unexpected assistance with, for example, trans-

portation, food and meals, care of animals during a sudden emergency, yard maintenance assistance and so forth.

If you have an interest in this committee we could use your help. Please email me at:

gvfpoa.bobpatty@gmail.com

A Message from your President-Michael Roth



- The Fairways POA Board has been busy this summer. The Documents Committee has finalized the CC&R changes and the Articles of Incorporation and Bylaw changes will be wrapped up by the end of October. A vote will be sent out to all property owners at the first of the year to accept the changes in all three documents.
- The Board is also working on improving the Deed Adherence process. We have heard your concerns and are aware the current process allows too much time to correct the violations before fines are assessed. We are working closely with Stratford Management to streamline the process while also aligning with Arizona State laws to protect property owners. Deed adherence violations include, but are not limited to, excessive weeds; yard waste/debris; disrepair of the exterior of the home (chipped stucco, paint, dry rot, etc.); trailers, boats, campers, motor homes parked over 72 hours and the accumulation of materials that could cause a fire.
- Just a reminder to all Fairway property owners, the Board is available year round to meet with you privately and discuss any issues, concerns or questions you may have. Our contact information can be found on The Fairways website: www.gvfairways.com

Green Valley Fire District Extends Smoke Alarm Program

Smoke alarms in homes save lives! The majority of fatal home fires are homes where there are no alarms, they are not functional or the batteries have been removed.

With Federal grant funding assistance, the Green Valley Fire District installed 615 new smoke alarms in homes

in Fairways I this past spring. With remaining funds, the District is pleased to be able to extend this program to homes in Fairways II. Crews will be knocking on doors in the middle of November offering to install free up-to-date smoke alarms that have a non-replaceable ten year lithium battery. The advantage to you-no need to an-

nually replace your batteries at a significant cost savings. Fairway II residents will receive a letter with additional details. The district hopes to be able to extend this program to Fairways III on a limited basis depending on smoke alarm availability.



Tidbits from SAV Neighborhood Watch

1. Just a reminder that house numbers need to be very visible and readable on your home and the back of your home. Emergency responders need easily readable house numbers.
2. When something suspicious happens in our neighborhood, we encourage you to call 911. Never try to apprehend or take action yourself.
3. Keep an eye open for strange people trolling a neighborhood. Some burglars even go door-to-door pretending they are selling something to make sure the home is unoccupied. If you leave a car in your carport while you are away, make sure to take your car keys with you-do not leave them in the house. Removing your car battery is an additional protection.
4. We are looking for Neighborhood Watch organizers. If you check with your neighbors for away telephone numbers and usual dates neighbors might be gone. Ask if the resident needs oxygen or any other device needing electricity in case of an electrical outage. You and your Neighborhood Watch partner would need to maintain these lists for any emergency.
5. Another idea is to organize a neighborhood block party and potluck once a year.
6. Please report your research to a GV Fairways Board member.

ARCHITECTURAL TIPS

It has been a great summer in the Fairways. Many homeowners are updating their homes; fine tuning their landscaping and repainting the exterior of their homes. It has been a pleasure helping our neighbors take pride in their homes and in our Fairways.

Our Committee would like to thank all the homeowners, both those that stick around and those that travel for the summer months, that have made an effort to keep their weeds taken care of and their

property looking nice. We have many stellar properties in our Fairways; the pride of ownership is very noticeable. So thank you, thank you, thank you.

Please be aware of scam artists—we have had many homeowners complain about independent contractors who took their money and never finished the job. Ace Hardware on Esperanza has a list of very good contractors; the Architectural Committee also has business cards of tried and true

contractors in our area.

If you ever have questions about upcoming home projects, please feel free to contact a member of the Architectural Committee for guidance. We are here to help you.

Ronda Lewis, Chairperson;
Ruth Tamminga FW1; Connie Walker FW2 and Linda Papworth FW3.



Contractor Caution

Finding a contractor who will perform quality work at a reasonable price can be a daunting task. It's always a good idea to ask for and check references and to contact the Better Business Bureau and your state licensing bureau to see if there are any complaints against a prospective contractor. In addition, the following warning signs can alert you to unscrupulous, disorganized, inexperienced or financially troubled contractors who may deliver broken promises, bad work and blow budgets rather than professional results.

In any business, first impressions are important. How a contractor presents himself and maintains his truck, tools and equipment are good indicators of how well he'll take care of you and your job. He

should look neat and professional and his vehicles and equipment should be clean and in good repair.

Price is always an important consideration but do not let a low price or a special deal blind you to a potential problem. Both can be signs that you should be wary. A bid far lower than others may indicate the contractor isn't experienced enough to know the actual cost of the job or he never intends to finish the work. If you are pressured during the bidding process by tactics such as "limited time offers" look for a different contractor. A prospective contractor should take time after carefully reviewing the specifications of your job before submitting his bid.

A contractor who works on a

cash-only basis raises a big red flag. Not only does paying in cash limit your financial recourse if problems arise, the contractor is likely not operating a legitimate business, which includes paying taxes and insurance. Look elsewhere for a professional to perform the work.

Helpful Hints

Sewer Vacant Rate: If you are gone from your home for longer than a month, you could be eligible for a sewer vacant rate. This is a discounted rate through which you pay only the administrative fee portion of your sewer bill. To take advantage of this rate you must contact Customer Service in advance at 520-724-6609. You can also apply for the vacant rate online at www.pima.gov/wastewaterreclamation. Click on Billing Questions and scroll down and click on Do I have to pay for sewer if my home is vacant for longer than a month?

-Blanket fluffer-before using you woolen or cotton blankets when the weather turns cooler, wash them on the gentle cycle with 2 1/2 cups of white vinegar. It will leave them fluffy and soft as new.

-Long lasting wreaths-to keep the needles from live holiday wreaths from falling, spritz your holiday greenery with hair spray right after your purchase it. The hair spray will keep the needles moist and where they belong.

-How to hide a PIN-where is a safe place to keep PINs for bank cards and the like? The answer isn't so much as where as how: hide them inside a fake telephone number. For example, if your PIN is 1234 (and hopefully it isn't) scribble 347-1234 on the inside of our day planner or somewhere else accessible. Would be thieves won't know it's the number they are looking for.

-When caulking the edges of your bathtub keep in mind that the caulking will often expand and crack the first time you fill the tub with hot water. To combat this, fill the tub with water first, then caulk away.

Your Stratford Contacts

At Stratford Management, your community is represented by a team of professionals who are committed to ensuring that Green Valley Fairways is properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us!

Helen B Brown, Senior Community Manager

helenb@stratfordmanagement.org ext. 1019

Kylee Daily, Administrative Assistant

kylee@stratfordmanagement.org ext. 1014

Will Jecker, Accounting Help Desk

wjecker@stratfordmanagement.org ext. 1025

Phone: 520-822-8064 **Fax:** 520-822-8084

Mail: PO Box 40790 (85717)

(Please Mail assessments here)

Street: 1820 East River Road, #110 (85718)

(Southwest corner of River and
Campbell in the Cambric Center)

Office Hours

Monday- Friday 8am - 5pm

Our office is closed for lunch from:

12pm - 1pm.

2015 Board of Directors

President:	Michel Roth	president@gvfairways.com
V. President:	Duane Lewis	vicepresident@gvfairways.com
Secretary:	Helen Mullaly	secretary@gvfairways.com
Treasurer:	Patty Stenz	treasurer@gvfairways.com
Director at Large:	Bob Stenz	atlarge1@gvfairways.com
Director at Large:	Carol Kay	atlarge2@gvfairways.com
Director at Large:	Ronda Lewis	arlarge3@gvfairways.com
Director at Large:	Ruth Tamminga	atlarge4@gvfairways.com
Director at Large:	Nancy McKean	atlarge5@gvfairways.com

Architectural Committee

Chairperson:	Ronda Lewis	arch@gvfairways.com
Fairways 1 Representative	Ruth Tamminga	fw1representative@gvfairways.com
Fairways 2 Representative	Connie Walker	fw2representative@gvfairways.com
Fairways 3 Representative	Linda Papworth	fw3representative@gvfairways.com

Quick Reminders

- Clean up after your dog! Make it a habit to carry a plastic bag with you when you go out the door.
- Keep your dog on a leash while you both are out walking.
- Keep your front and side yards free of weeds and also your half of the utility road behind your property. Also trim back those overhanging trees and bushes that partially block the utility roads as well as encroaching on your neighbor's property and sidewalks.
- Please receive approval from the Architectural Committee before you start any project, this includes landscaping upgrades.
- If you do not have a closed recycle container, make sure you secure the papers in your recycle bin so they do not blow all over the street.
- The schedule for the November 2015 through May 2016 Board Meetings are:

2015: November 9th and December 21st

2016: January 11th; February 15th; March 14th, April 18th and May 9th.

2016 Annual Meeting is February 12th at the East Social Center.

Executive Session 12:30-1:30 PM; Open Meeting 1:30-2:30 PM