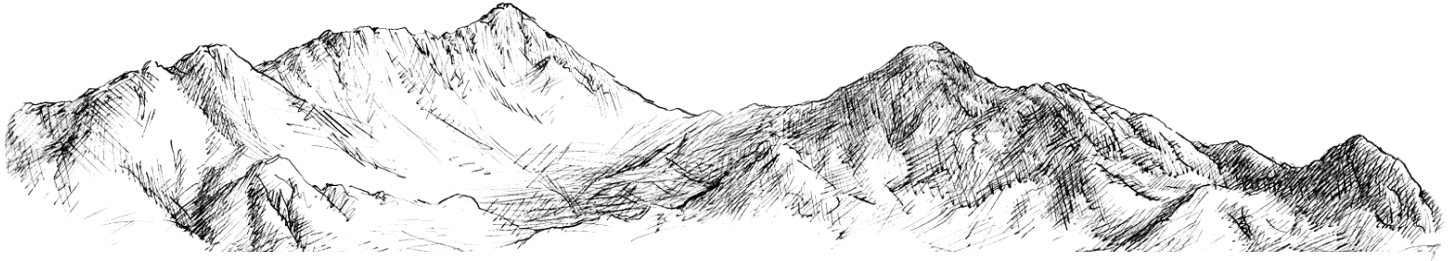


# Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



## NEWS & VIEWS

March 2013

### MEETING PLACE FOR MONTHLY BOARD MEETINGS

The Board of Directors meets 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 encouraged to attend the Board meetings.

Meetings dates and times remain the same – **on the 4th Wednesday of each month from 9:30 – 11:00.** The Board does not meet in June, July, and August. Board members are available year around by phone and by email.

### HOW TO REACH A BOARD MEMBER



On the back of every issue of the newsletter is a directory of the Board of Directors along with each person's street address, phone number, and email address, if applicable. We also list ways to contact the Deed Adherence Officer, the Bookkeeper, and the Newsletter Editor.

**EXTRA! EXTRA! READ ALL ABOUT IT... ONLINE!** Just go to [www.gvfairways.com](http://www.gvfairways.com) to get your newsletter and other documents. Sign up with the webmaster to have the newsletter emailed to YOU!

**INSIDE:** What NOT to do in the alleys. New ways to use paper coffee filters. How to avoid being scammed. And more!

### DID YOU KNOW THAT...

*...all our CC&Rs are fine-worthy!*

Basically that means that if you break any of the CC&Rs, you are in danger of being fined.

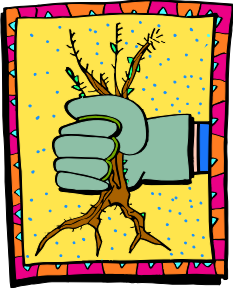
Fines are as follows:

- First, you will receive a warning letter. You will have 30 days to correct the problem.
- If you don't correct the problem within 30 days, you will be fined **\$100.00**.
- Every day after that you will be fined **\$10.00** until the problem is corrected.
- The monetary amount will add up until you owe **\$5000.00**. At that point, the Board of Directors has the right to take further legal action against you! That could mean taking you to court or coming after you through a collection agency. It could also mean that the Board could enter your property to correct the problem, in which case you will have to pay for that solution as well.

So please avoid these dire consequences!

- ✓ If your **pole lamp light bulb** goes out, please change it!
- ✓ If you have **weeds** in your yard, please remove them (no, don't just cut them down, remove them!)
- ✓ Don't put your **trash containers and/or recycle containers** out until late afternoon on Sunday and on Wednesday.
- ✓ Don't let your **pets** run loose; keep them in your yard or on a leash, and pick up your pets' poop!

## WEEDS, WEEDS EVERYWHERE!



Recent rainstorms are already bringing **weeds**. You know, those green things poking up out of the ground in our yards. Please, please get rid of them now, **BEFORE** you leave for the summer. And be sure you have a gardener in place or someone with a hoe to handle the next crop of weeds that comes up. If you are a year-round resident, please, please stay on top of those pesky weeds.

### IS YOUR NUMBER UP?

I'm talking about your house number put up on your back gate or back wall or back fence or somewhere in the back of your house.

That will help emergency vehicles – like fire trucks or ambulances – know which house to park behind if they need to get onto your property from the rear in a huge hurry!

### WHAT DID THE FPOA DO FOR US IN 2012!

At the Annual Meeting in February, out-going President read a list of goals that the Board of Directors reached in 2012...goals designed to improve our HOA.

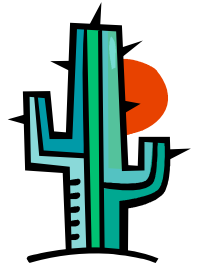
- ✓ They established Fairways Green – the project to beautify our medians.
- ✓ They/we joined the Green Valley Council (GVC).
- ✓ They established the Lights Out project to ensure that pole lamps stay lit to light up our subdivisions at night.
- ✓ They started a Policy Manual that contains copies of all important documents. The Policy Manual is available to all members at any monthly Board Meeting.
- ✓ Our updated CC&Rs were officially recorded and copies sent to members.
- ✓ The Board established a Paint Options Policy to help maintain pleasant and appealing colors on our houses. No, you

can't paint your house purple with green stripes! Sorry about that!

- ✓ They are working to update our Bylaws. Once those are finished and recorded, copies will be mailed to members. Then work can begin on the Articles of Incorporation. This is to bring us into compliance with Federal and State Laws and County Ordinances.
- ✓ They continued to add volunteers to the Neighborhood Watch Program.
- ✓ Some Board members passed out new phone directories to all homes in our subdivisions.
- ✓ Board members attended a special set of classes held by GVC to instruct HOAs about legal matters that could affect them.

### FAIRWAYS GREEN IS THRIVING!

Under the expert leadership of **Bettye Jo Preis**, the Fairways Green Project continues to move forward with planting plans. They have received permission from the County to plant in the medians but will wait till after the freezes.



They are coordinating with a gardener for digging holes and will have 70 plants to put into the ground. Bettye Jo stresses that they will need volunteers to help with the watering. The first 2 or 3 weeks will be critical in getting water to the plants. Unfortunately we can't have big tanks on the medians, so water will need to be brought in and the plants watered by hand.

They need more volunteers. Please call Bettye Jo at 777-6689 if you can help! Or use the coupon in this newsletter (next to the last page) to send Bettye Jo a donation OR to sign up as a volunteer!

**REMEMBER: Your dues (\$30.00) for 2013 are now due and payable. If payment is not received by April 30, you will be considered delinquent and subject to a fine.**

## LIGHTS OUT PROJECT UPDATE

By Chuck Hill

A year ago the board initiated a project in an attempt to 'light up' the Fairways. A survey showed that 25% of the outside post lamps were dark. This is an issue affecting safety and security.

From the CCRs: **A light, for the purpose of general illumination, if installed in the front of each Dwelling Unit must be kept on during all hours of darkness.** All Fairways homes were constructed with a front yard lamp.



A recent survey showed that 46 lamps continue to go unlit. Letters were sent to those homes informing the homeowners that they are subject to fines in accordance with the GVFPFA fine schedule.

Is your pole lamp light out? There are several reasons why.

- The lamp is burned out and needs to be replaced.
- The switch in your home, which provides power to the outdoor lamp, is turned off.
- Your photoelectric cell is not working and needs to be replaced.
- Time and weather has corroded your lamp socket and/or wiring.
- There is a wiring problem somewhere.

Most homes have a group of switches near the front door – one for the outside porch lamp, one for an interior lamp, and one for an outside post lamp.

Don't know which switch does what? Labels may help. Or you can get a device at Ace Hardware (pack of 2 for \$3) that goes over your switch plate and locks your outside lamp post switch in an 'on' position. Scotch tape also works but does not look as good.

If your photoelectric cell is not working and needs to be replaced, they cost about \$8.00. Lamp sockets may be replaced for about \$4.00.

An entirely new top for your post lamp will cost \$25.00 or more. The big box stores (such as Lowe's or Home Depot) carry the tall post lamps. Replacements for the shorter ones that are mounted on a conduit post can be found at Northern Lighting which is at the intersection of Fort Lowell and First Street in Tucson.

We have encountered some homes where the line from the house to the lamp post has been cut or for some other reason is no longer operational. An alternative to replacing the line could be a solar powered lamp. Home Depot carries replacement tops for the three-inch posts that contain solar powered LED lamps. They cost around \$80. A solar topper for broken post lights can be purchased from Amazon.com for \$43.00.

Another alternative is solar powered stake lamps. They vary in price and are available at outlets such as Target, Walmart, Home Depot, and Lowes. They can be purchased online at outlets such as Amazon and Overstock.com.

Your 'lights out' volunteers are listed below. Contact them if you need some assistance:

**Fairways 1: Rich Arnold** (398-5123)  
[rrarnold1@yahoo.com](mailto:rrarnold1@yahoo.com)

**Fairways 2: Chuck Hill** (829-7693)  
[chill@newnorth.net](mailto:chill@newnorth.net)

**Fairways 2: Ralph Potteiger** (730-1020)  
[Ralphpotteiger@gmail.com](mailto:Ralphpotteiger@gmail.com)

**Fairways 3: Bob Stenz** (730-6581)  
[pkstenz59@gmail.com](mailto:pkstenz59@gmail.com)

### RESULTS OF THE ELECTION

Of the 769 ballots mailed out, 335 were returned. All three members running for Board positions were elected handily. They are **Fred Wolfe, Jim Long, and Patty Stenz.**

**REMEMBER!** The speed limit in residential areas is **25 mph**. Most of the street corners in the Fairways subdivisions do not have stop or yield signs. Please slow and prepare to stop when approaching a corner. Watch out for the other guy!



## MISSION STATEMENT AND GOALS OF THE GVFPOA

### Mission Statement:

Green Valley Fairways Property Owners Association is dedicated to maintaining safe and harmonious neighborhoods, sustaining and protecting property values, and keeping our community attractive, pleasant and friendly.

### Goals of the GVFPOA Board of Directors:

- To be good stewards and maintain consistent standards.
- To be fiscally responsible.
- To keep neighborhood appearances up to community standards of Green Valley.
- To enforce the CC&Rs set up by this association.
- To protect the Fairways quality of life now and in the future.

## WARNING! WARNING! DON'T BURN IN THE ALLEYS!

Not long ago a member decided that the best way to get rid of weeds in his alley was to burn them. A neighbor called the fire department. They put out the fire and issued a warning: **No one is permitted to burn anything in the alleys.**



Gas lines run in the alleys and in the event of a gas leak, the results would be disastrous. So stay smart! Do not burn anything – not leaves or weeds or trash or ANYTHING in the alleys behind your house.

## HIGHLIGHTS OF THE 2013 ANNUAL MEETING

The meeting got underway at 1:00 p.m. with a packed house (the meeting was well attended!)

Special guests in attendance included **Tom Ward**, Green Valley aide to Supervisor **Ray**

**Carroll, Stan Riddle**, CEO of GVC, and **Liz Bushell**, attorney for GVFPOA.

After the Board officers and committees gave their reports, our guest speakers were introduced.

**Tom Ward** reported on the upcoming hospital. It will be located about a mile and a half north of the Canoa Ranch Intersection on 22 acres of land. It will be a full service hospital.

(Tom joked that someone asked him if this hospital, which will serve a population made up largely of retirees, will include a maternity ward, and he replied, "Only by a miracle.")

Besides the hospital, there will also be two adjacent medical buildings for doctors' offices. In 2011, a little over half a billion dollars was spent in Tucson hospitals by residents of Green Valley and its environs. This illustrates that the need for a hospital in Green Valley is great.

Following Tom Ward's talk, **Lou Sampson** of the SAV "Scam Squad" gave an amazing talk about retirees being scammed. Scammers, she said, tend to target the most vulnerable – retirees, especially seniors who have just lost a loved one. The bad guys can get lots of information about us from obituaries and target us when our emotions are most raw. Every year, she said, hundreds of thousands of dollars fly out of Green Valley and into the hands of con artists who play on the emotions of the elderly.

Started in 2012, the Scam Squad works to educate seniors and to prevent this vulnerable population from being robbed through fraudulent schemes. The squad serves as the first of its kind in the nation and a model for other retirement communities. Lou said that about a third of all calls to SAV are about scams.

Learn to do the following to save your identity from being stolen:

- **HANG UP**
- **SHRED**
- **DELETE**



Con artists are very convincing. You might get a call telling you that you just won a lot of money or some other fantastic prize, but **you will need to send some money to pay taxes or other fees!** That's a con! You can't win a prize if you didn't enter and no honest organization will ask the winner to send money. **HANG UP!**

You might get a call from someone pretending to be your grandchild. They offer a sob story: "Send money or I'll go to jail (or they'll kill me)." The kid begs you not to call his parents! **HANG UP!** This is a ruse to part you and your money. If you really aren't convinced, call the child's parents to learn for yourself that your grandchild is just fine!

When strangers call...**HANG UP!** If you have trouble doing it (because we are all taught to have good phone manners), practice! Never trust anyone who begs you to withdraw money from your account right this moment!

If you get suspicious emails from either an individual or a business, **DELETE! Do not open them.** A computer hacker wants to get into your files and that's how they do it. Think you're safe if you don't have a computer? Wrong! Anyone with a landline phone, a cell phone, or who gets snail mail is a potential target.

**NEVER, EVER GIVE OUT YOUR SOCIAL SECURITY NUMBER, YOUR PIN NUMBERS, ANY BANK NUMBERS, OR ANY OTHER INFORMATION THAT COMPROMISES YOUR IDENTITY.**

**SHRED ALL PAPERWORK THAT CONTAINS YOUR NAME, ADDRESS, PHONE NUMBERS, AND OTHER PERSONAL INFORMATION.**

As we age, it gets harder and harder to tell the good guys from the bad guys. Plus, we don't think as fast on our feet as we used to. Cons know this and they play on our emotions. Lou said that according to their statistics, more than 20% of people over age 65 have lost money to con artists ... and those are just the cases the Scam Squad knows about.

Does your spouse or significant other have dementia or Alzheimer's? Worried that he or she might answer the phone and give out sensitive information? Ask the Scam Squad for help in educating you and your loved one.

Protect yourself and be sure to report scams or even attempted scams to the Scam Squad. And remember: If scammers called you once, they will probably contact you again!

**REMEMBER TO USE A PRE-EMERGENT WEED KILLER, SUCH AS "AMAZE" WHICH KILLS WEED SEEDS BEFORE THEY SPROUT.**

## HANDY HINTS FOR HAPPY HOMEOWNERS

**Editor's Note:** *The following hints are about the many uses of those pleated paper coffee filters, the kind you can buy in packages of 1,000 for a dollar or so. I have not personally tried any of these tips, but they do sound neat!*



Paper coffee filters make excellent covers on bowls or dishes in the microwave. ♦ The filters are lint-free, so they leave windows, mirrors and chrome sparkling when you clean with them. ♦ If you break the cork when opening a wine bottle, filter the wine through a coffee filter. ♦ Line a plant pot with a coffee filter to prevent soil from going through the drainage holes. ♦ Put baking soda into a filter and insert into shoes or a closet to absorb or prevent odors. ♦ Place seeds inside a dampened filter, fold it, and place it into a zip-lock bag until the seeds sprout.

**IF YOU HAVE 2 ADDRESSES, WHERE DO YOU WANT YOUR MAIL TO GO? DOES JOYCE MOHR HAVE YOUR ADDRESSES? PLEASE CALL HER AT 399-2949!**



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 520.275.3521

Centra Realty  
 81A W. Esperanza Blvd.  
 Green Valley, AZ 85614  
 520-399-3901




**Sue Jones**  
 Managing Broker

sjonesy@cox.net  
 Phone: 520-603-5451  
 Fax: 520-648-6521  
 www.suejonesgreenvalley.com



**WE DO NOT ENDORSE THESE  
 BUSINESSES.**  
 We neither sanction them nor do  
 we disapprove of them.

**(The Board of Directors,  
 GVFPOA)**



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Your ad could run on this page. It costs \$40.00 a year to run your business card in each issue of the newsletter (now 3 issues a year) and to keep it all year long on the GVFPOA website.

For more information, contact any Board member or our bookkeeper, **Joyce Mohr**. Phone numbers and email addresses are on the back page of this newsletter.

## FAIRWAYS GREEN PROJECT

I would like to help out the Fairways Median Green Project.

\_\_\_\_\_ **Time:** I can donate \_\_\_\_\_ hours a week/month (circle one).

\_\_\_\_\_ **Money:** I am enclosing a check or money order in the amount of \$\_\_\_\_\_.

\_\_\_\_\_ **Adopt a Median:** I would like to adopt a median to visit and care for once a week.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Mail to **GVFPOA, PO Box 28, Green Valley, AZ 85622**

## ARE YOU LOOKING FOR...?

**WE NEITHER APPROVE NOR DISAPPROVE OF THE FOLLOWING BUSINESS.** We are simply providing the name and phone number of a business that has been recommended to us.

**Taylor's Complete Home Services LLC.** Phone numbers: 520-977-0733 or 520-982-3332. Email: [gat1959@cox.net](mailto:gat1959@cox.net). They are Licensed, Bonded, and Insured. They do home repairs, landscaping, remodels, electrical, plumbing, painting, drywall, tile, tree trimming, removal, stump grinding.

If you have had a great experience with a local business and you want to share that information with us, you can email me at [janlor6897590@yahoo.com](mailto:janlor6897590@yahoo.com) or call me at **399-2563**.



### **SUE JONES' REPORT ON THE STATE OF FAIRWAYS REAL ESTATE**

Currently on the market there are 24 homes priced between \$81,500 and \$154,900.

Sold and closed since January 1 there are 3 in a price range between \$80,000 and \$116,000.

Currently under contract there are 6 homes ranging in list price from \$82,000 to \$165,000. The sold prices are not known until they have actually closed.

Respectfully submitted, Sue Jones

*Sue can be reached at 603-5451 or [sjonesy@cox.net](mailto:sjonesy@cox.net).*

*This information was taken from the Green Valley/Sahuarita MLS & Tucson MLS (Multiple Listing Service). All information is deemed reliable but not guaranteed.*

Green Valley FPOA  
 PO Box 28  
 Green Valley, AZ 85622

**FORWARDING SERVICE REQUESTED**

**FPOA BOARD OF DIRECTORS  
 PO Box 28  
 Green Valley, AZ 85622**

**Carol Kay:** 318 Los Rincones - 625-9014  
[labpeep@aol.com](mailto:labpeep@aol.com)

**Sue Jones:** 1251 W. Camino Velasquez - 603-5451  
[sjonesy@cox.net](mailto:sjonesy@cox.net)

**Don McSurdy:** 432 Los Rincones - 625-4617  
[dmcsurdy1@cox.net](mailto:dmcsurdy1@cox.net)

**Susan Ford:** 370 E. Las Milpas - 207-4045  
[golfkittylady@gmail.com](mailto:golfkittylady@gmail.com)

**Betty Jo Preis:** 352 E. El Viento - 777-6689  
[preis1210@aol.com](mailto:preis1210@aol.com)

**Bob Stenz:** 341 E. Las Granadas – 730-6581  
[pkstenz59@gmail.com](mailto:pkstenz59@gmail.com)

**Patty Stenz:** 341 E. Las Granadas – 730-6581  
[pkstenz59@gmail.com](mailto:pkstenz59@gmail.com)

**Jim Long:** 147 El Valle – 399-4962  
[tucsonjl@aol.com](mailto:tucsonjl@aol.com)

**Fred Wolfe:** 220 N. Abrego Dr. – 648-2275  
[fwolfe@cox.net](mailto:fwolfe@cox.net)

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**The following members are not Board Members:**

**Jim Ellis:** (Deed Adherence Officer) - 625-3199

**Joyce Mohr:** (Bookkeeper) - 399-2949

**Jan Lorimer:** (Newsletter Editor) – 399-2563  
[janlor6897590@yahoo.com](mailto:janlor6897590@yahoo.com)