

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



November 2024

WWW.GVFairways.com

Board of Directors

President

Chuck Scherbaum

president@gvfairways.com

Vice President

Ruth Tamminga

vicepresident@gvfairways.com

Secretary

Jacquelyne Wenning

secretary@gvfairways.com

Treasurer

Adria Ackerman

treasurer@gvfairways.com

Member at Large

Ramona Peterson

director1@gvfairways.com

Virginia Prest

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. Our Board of Directors meetings will be held at 10 am at *Friends in Deed* located at 301 W Camino Casa Verde, Green Valley. Join us!

November 19 December 17 January 28, 2025

Annual Meeting February 25, 2025 (This meeting is likely to be at alternate location)

Meet our new Cadden Community Management Representative

Our Fairways POA has a new representative from Cadden Community Management - Jose Becerra. Jose, a native Tucsonan, began his career in the association management industry in 2020. His passion for helping and excellent work ethic have brought him to his new role as Community Director at Cadden Community Management.

Jose has earned his Certified Arizona Association Manager (CAAM) with the Arizona Association of Community Managers (AACM). His ability to effectively communicate with residents and address their concerns has earned him a reputation as a trusted and reliable community manager as well as an excellent resource to his peers.

Jose's contact information: 101 South La Canada #20, Green Valley, AZ 85614

Tel: (520) 648-6730 Fax: (520) 742-2618 Email: JBecerra@Cadden.com

What happened at our October Board of Directors Meeting

On October 22, 2024, our Board of Directors voted to raise our dues 20% in 2025 as allowed by [Title 33 of the Arizona Revised Statute Title 33, Chapter 16 Planned Communities 33-1803](#).

Architectural Committee

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 at Fairways.com/Architectural. Please complete the form, print, and submit it, IN DUPLICATE, to

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

Chairperson – Ramona Peterson

Fairways 1 Representative - Christiane Leslie

Fairways 2 Representative - Scott Martel

Fairways 3 Representative - Rick Adshead

360-751-5102 arch@gvfairways.com

520-444-9528 FW1representative@gvfairways.com

757-943-6240 FW2representative@gvfairways.com

508-735-2561 FW3representative@gvfairways.com

New to a Fairways Neighborhood

Reminder – All political signs must be removed by November 15

Our Fairways POA's CC&R state that political signs are allowed, provided they are ... removed no later than 10 days after an election. CC&R Section 8.6 Signs on our website at <http://www.gvfairways.com/docs/poa.docs/ccr.pdf>

Have dogs

- 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

CCR Section 8.2 Animals on our website at <http://www.gvfairways.com/docs/poa.docs/ccr.pdf>.

Have Weeds

- 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 is required year-around, even when you are not home.

CCR Section 7. Maintenance and Repairs on our website at <http://www.gvfairways.com/docs/poa.docs/ccr.pdf>.

Delinquency Notices

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 1st Rebill notice will cost you \$10.
 - The 2nd Rebill notice will cost you \$15.
 - The 3rd Rebill notice will cost you \$25.

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

- 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.
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Fairways Member Volunteer Opportunities!

Committee to review Cadden Management Contract

The Board of Directors is looking for a couple of Fairways ***property owners in good standing*** to help the Board review the contract with Cadden Community Management. Interested? Send Chuck a message at president@gvfairways.com.

Committee to review our Association Bylaws

The Board of Directors is looking for a couple of Fairways ***property owners in good standing*** to help the Board review our By-Laws and recommend changes to the Membership. Interested? Send Ruth a message at vicepresident@gvfairways.com.

Serve on the Nomination Committee

The Board of Directors is looking for a couple of Fairways ***property owners in good standing*** to participate in our Nomination Committee as we prepare for our Annual Meeting. Interested? Send Ginny a message at director2@gvfairways.com.