

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS **Spring 2014**

I STRONGLY URGE YOU TO SAVE PAGES 1 AND 2 OF THIS ISSUE BECAUSE OF THE HELPFUL AND IMPORTANT INFORMATION.

Editor's Note: Please be advised that because of the number of harassing and/or threatening phone calls many of our volunteer Board members have received, the attorney for the HOA has advised that I remove phone numbers (the exception is Sue Jones), physical addresses and personal email addresses from the Directory (see editorial on page 6). Therefore, the only way you can get in touch with Board members is to email them through their official email addresses (see below and find on the website) OR write to them at the HOA post office box which is **P.O. Box 28, Green Valley, AZ 85622.**

Website: www.gvfairways.com

Fax: 520-648-1333

GVFPOA BOARD OF DIRECTORS, 2014

- **Bob Stenz, President:** president@gvfairways.com (term expires in 2015)
- **Duane Lewis, Vice President:** vicepresident@gvfairways.com (term expires in 2016)
- **Carol Kay, Secretary:** secretary@gvfairways.com (term expires in 2017)
- **Patty Stenz, Treasurer:** treasurer@gvfairways.com (term expires in 2016)
- **Susan Ford, Director-at-Large:** atlarge3@gvfairways.com (term expires in 2015)
- **Bob Cain, Director-at-Large:** atlarge5@gvfairways.com (term expires in 2017)
- **Earl Pennington, Director-at-Large:** atlarge1@gvfairways.com (term expires in 2016)
- **Sue Jones, Director-at-Large:** atlarge2@gvfairways.com 603-5451 (term expires in 2015)
- **Ronda Lewis, Director-at-Large:** atlarge4@gvfairways.com (term expires in 2017)

Non-board member volunteers for the Architectural Committee:

- Linda Papworth
- Marty Harkness

The Architectural Committee:

- **Ronda Lewis, Chairperson:** arch@gvfairways.com
- **Fairways 1 Representative:** Earl Pennington, fw1representative@gvfairways.com
- **Fairways 2 Representative:** Marty Harkness, fw2representative@gvfairways.com
- **Fairways 3 Representative:** Linda Papworth, fw3representative@gvfairways.com

WHERE TO GET ARCHITECTURAL FORMS: Go to the website and download them or send an email or snail mail request to the GVFPOA post office box (see above).

Contract Workers:

- **C. Hutcherson ("Hutch"), Deed Adherence Representative:** 207-4867 deedadherence@gvfairways.com
- **Joyce Mohr, Bookkeeper:** 399-2949 bookkeeper@gvfairways.com
- **Jan Lorimer, Newsletter Editor:** 399-2563 newsletter@gvfairways.com

MEETING PLACE, DATES, AND TIMES FOR MONTHLY BOARD MEETINGS

For the months of **March, April, and May** of 2014:

- Monthly Board meetings are moving to 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. American Title asks that members enter through the mall entrance on the east side of the building, not the front entrance next to the Laundromat.
- Meetings dates and times remain the same -- from **2:30 to 4:00** on the **3rd Monday** of the month.
- **No Board meetings in June, July, and August.** Most Board members are available year around by email.

WHO YA' GONNA CALL? Clip and Save These Numbers!

Uh, not the ghost busters, so here are some names and numbers that may help with those frequently asked questions:

- I need someone to paint numbers on my curb and/or at the back of my property. Call **Bob Martinosky** at **399-2290!**
- I know someone who is not getting the newsletter. Call **Chuck Hill** at **829-7693**. He takes care of converting our data base into a mailing list for the newsletter.
- There's a house in my neighborhood with underage children. There's a yard with lots of weeds. A big saguaro cactus has fallen and is blocking the sidewalk or street. People down the street are having yard sales every weekend. Call the Deed Adherence Rep, **Hutch**, at **207-4867**.
- Who do I call to complain about barking dogs? Call Animal Control in Pima County at **243-5900**.
- Who do I call to complain about mosquitoes? Call Vector Control in Pima County at **243-7999**.

EXTRA! EXTRA! READ ALL ABOUT IT... ONLINE!

Just go to www.gvfairways.com to get your newsletter and other documents. Sign up with the webmaster to have the newsletter emailed to YOU! If you do not have a computer, go to the library to use one of theirs. And furthermore, if you need help, a librarian will be happy to help you. IT'S FREE!!

DUES ARE DUE!

If you attended the Annual Meeting, you may have already paid your annual HOA assessment: **\$30.00**. And you were asked to sign a form stating that you are entitled to live in our age-restricted community. That's the **Green Valley Fairways POA Statement of Compliance**. It states: *The 1988 amendments to the Fair Housing Act deal with discrimination against minors and the provision of age-restricted housing. Under these laws, homeowner associations are required to monitor the age of occupants of dwellings to determine whether certain exemptions from the law apply.*



*These exemptions for Green Valley Fairways POA relate primarily to the requirement that at least 80% of the dwellings in a particular subdivision are occupied by at least one person 55 years of age or older and no one under 18 years of age is a permanent resident. (The above 20% remainder makes allowance for surviving spouses). Please remember, if you sell (**Ed. Note: or rent!**) your home, at least one occupant per household must be 55 years of age or older.*

If you haven't received your dues statement and the Statement of Compliance, you soon will. They are being mailed out now. Please pay promptly and return your dues along with your signed form. Also, FYI, there is a fillable version that you can access on the Newsletters and Documents page of the web site. You can fill it out online and then print it out and include it with your check or money order for your dues. Easy peasy, as they say!

WHAT HAPPENED AT THE ANNUAL MEETING?

After the official opening (call to order, minutes read), **Bob Stenz** introduced the newly elected Board members: **Bob Cain, Carol Kay, and Ronda Lewis**. **Susan Ford** read a list of the Board's 2013

accomplishments which included hiring a new attorney (**Carolyn Goldschmidt**), hiring a new Deed Adherence Representative (“**Hutch**” **Hutcherson**), getting a CC&R amended (no parking of large commercial trucks on the street, etc.), filing 5 liens for delinquent dues for multiple years, hosting the first Social (there will be another Social event in December 2014), and getting the Fairways benches painted (see below for details).

Several committees made reports: Architectural, Deed Adherence, Trash Removal (see the results of this report posted at the web site). **Sue Jones** reported on the state of real estate in our subdivisions (see her report in this newsletter). The Board held an election for its officers (see the Directory on page 1). **Marty Harkness** has been appointed to the Architectural Committee.

Tim Campbell, one of two guest speakers, spoke about FICO’s “Sahuarita Farms” development master plan, using a PowerPoint presentation to illustrate his talk. **Carolyn Goldschmidt**, the new attorney for the HOA, briefly explained that she needs to rewrite our By-Laws and our CC&Rs to bring these documents in line with current Arizona statutes and the Planned Community Act, especially the recovery of legal language missing from our most recent CC&R update. The Board also held a 50/50 Raffle with half the proceeds going to the winning ticket and the other half going to the Fairways Medians account. **Betty Jo Preis** received \$13.00 in donations and \$40.50 from the raffle, bringing the total of monies in the Fairways Medians account to \$533.04.

A HUGE THANK YOU TO....

- **Bryan Garrison** for volunteering to paint the Fairways benches on Abrego. The Board supplied the materials and Bryan supplied the labor. They are done and look wonderful!
- **Judy Craig** for volunteering with her committee members to collect information and bids from several trash removal/recycle collection companies. The Board will take up this issue at the March Board meeting.

DECEMBER 2013 MEET-AND-GREET

Patty Stenz reported that the social event was a huge success with over 80 people attending. Our fantastic members brought plates and plates of delicious cookies and other yummys; Patty made a delicious punch (we want her recipe!). There were drawings for door prizes and a time for people to meet and greet their Fairways friends and neighbors. The only suggestion in the Suggestion Box was: “Do it again next year.” Patty is asking for more people to come forward to help with the planning and carrying out of the event!



THE LAW OF THE GARBAGE TRUCK

(A timely cautionary tale sent to us by a member)

One day I hopped in a taxi and we took off for the airport. We were driving in the right lane when suddenly a black car jumped out of a parking space right in front of us. My taxi driver slammed on his brakes, skidded, and missed the other car by just inches! The driver of the other car whipped his head around and started yelling at us. My taxi driver just smiled and waved at the guy. And I mean he was really friendly. So I asked, “Why did you just do that? This guy almost ruined your car and sent us to the hospital!”



This is when my taxi driver taught me what I now call **The Law of the Garbage Truck**. He explained that many people are like garbage trucks. They run around full of garbage, full of frustration, full of anger, and full of disappointment. As their garbage piles up, they need a place to dump it and sometimes they'll dump it on you. Don't take it personally. Just smile, wave, wish them well, and move on. Don't take their garbage and spread it to other people at work, at home, or on the streets.

The bottom line is that successful people do not let garbage trucks take over their day. Life's too short to wake up in the morning with regrets. So **love the people who treat you right and pray for the ones who don't. Life is ten percent what you make it and ninety percent how you take it! Have a garbage-free day!**

HOW TO CONTROL MOSQUITOES AND PREVENT MOSQUITO-BORNE ILLNESS!

It's that time of year, time to think about spring and summer when mosquitoes like to spend time with YOU! Mosquito bites are itchy and miserable, but worse, mosquitoes can cause



illnesses, such as West Nile Virus. Here are some tips from the Department of Health in Pima County!

- Eliminate standing water where mosquitoes can breed. Change water in flower vases, birdbaths, planters and animal watering pans at least twice a week. Check for items outside the home that collect rain or sprinkler water, such as cans, bottles, jars, buckets, old tires, drums, wheelbarrows, boats, kid pools, and other containers. If you are leaving for the summer, turn birdbaths and flower pots – or anything that can hold water -- upside down.



- Repair leaky pipes and outside faucets, and move air conditioner drain hoses frequently. Check the screening on your windows and doors.
- Limit time outdoors from dusk until dawn. Avoid being bitten by mosquitoes when going outside at night by using insect repellent. Use mosquito repellents that contain DEET, Picaridin, or Oil of Lemon Eucalyptus. Wear lightweight clothing that covers the arms and legs.
- Report mosquito breeding problems (e.g. green pools) to your local environmental health office. (In Green Valley call **243-7999**.)

With monsoon season coming in just a few months, we're going to have lots of rain (we hope)! If you live here year around, please walk around your property and look for places where mosquitoes might breed and find a way to correct the problems. If you leave for the summer, please ask a friend or neighbor to check your yard after rains.



DON'T FORGET TO CARRY A PLASTIC BAG WITH YOU WHEN YOU WALK YOUR DOG SO YOU CAN PICK UP THE DOG POOP, TAKE IT HOME, AND DISPOSE OF IT CORRECTLY AT YOUR HOUSE. ALSO KEEP YOUR DOG ON A LEASH! DON'T LET YOUR DOG RUN FREE!

NEW NEWSLETTER FORMAT

Okay, I'm not the most technological bear in the woods, so formatting some pages with two columns and others with one column became difficult. I succumbed to a new format. Sorry, I loved those columns, too, but I promise the same great information, the same biting wit, and the same adorable graphics. I hope you'll continue to enjoy!

HEY! SLOW DOWN!

THE SPEED LIMIT ON ANY RESIDENTIAL STREET IN THE FAIRWAYS IS 25 MILES PER HOUR! PLEASE OBSERVE THE SPEED LIMIT AND DO NOT SPEED!



NOT ALL THIEVES ARE STUPID!

Some people had their car broken into while they were at a football game. Their car was parked on the green which was adjacent to the football stadium and specially allotted to football fans. Things stolen from the car included a garage door remote control, some money and a GPS which had been prominently mounted on the dashboard.

When the victims got home, they found that their house had been ransacked and just about everything worth anything had been stolen. The thieves had used the GPS to guide them to the house. They then used the garage remote control to open the garage door and gain entry to the house. The thieves knew the owners were at the football game, they knew what time the game was scheduled to finish and so they knew how much time they had to clean out the house. It would appear that they had brought a truck to empty the house of its contents.

Something to consider if you have a GPS: don't put your home address in it. Put a nearby address (like a store or gas station) so you can still find your way home if you need to, but no one else would know where you live if your GPS were stolen.



LEAVING TOWN FOR THE SUMMER? BE SURE YOU HAVE SOMEONE LINED UP TO REMOVE WEEDS AND CLEAN YOUR YARD! LEAVE A PHONE NUMBER WHERE YOU CAN BE REACHED IN THE EVENT THAT WE NEED TO GET IN TOUCH WITH YOU!



MORE ABOUT PUTTING UP HOUSE NUMBERS ON THE BACK OF YOUR PROPERTY!

If you aren't convinced about the need for plain, easy-to-see house numbers on both the front and the back of your property, considered the following advice from SAV's Neighborhood Watch newsletter:

- Emergency responders need to see clear house numbers on both the front and the back of all homes.
- Be sure the rear access to your yard is clear of trees and brush. Also, make sure there is nothing blocking the way from the rear alley to your back door.
- Home Protection signs in the front yard and at the rear, as well as stickers on the windows, can be very effective in deterring burglaries. You can pick up signs at Harbor Freight on 22nd Street in Tucson.
- Or go online to www.mysecuritysign.com or www.thehomesecuritysuperstore.com or www.amazon.com.

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!



CHECK YOUR FRONT YARD POLE LIGHT TO BE SURE IT IS COMING ON AT NIGHT. DOES IT NEED A NEW BULB? DOES IT NEED A NEW PHOTOCCELL? WE ARE AWARE THAT THERE WERE PREMATURE FAILURES WITH PHOTOCCELLS PURCHASED EARLY LAST YEAR. IF THE BULBS WERE PURCHASED AT ACE HARDWARE, THEY HAVE BEEN COOPERATIVE IN REPLACING THE BULBS AT NO CHARGE

WHAT'S IN A NAME?

If you contact any Board member with a question or a comment OR if you call the Deed Adherence Representative OR the Bookkeeper OR your adorable editor, **PLEASE LEAVE YOUR NAME AND PHONE NUMBER SO WE CAN GET IN TOUCH WITH YOU!** Contrary to popular opinion, we aren't psychic.



One of our HOA members would like to recommend painter **John** at **977-3927**. Call **John** for more information about what he paints and what he charges. Note: The BOD neither approves nor disapproves of recommendations.

A TRUE CRIME-IN-THE-FAIRWAYS STORY



One of our members reports that she and her husband were recently robbed. Both are being cared for by caregivers, and one evening about 6:00 p.m. they all heard a noise on the front patio. The patio has a short wall around it; inside the wall was a table with two metal chickens on it, a gift from her son. When the members and caregivers investigated the noise they discovered that someone had brazenly stolen one of the chickens.

The lady called the sheriff. It took him about an hour to get to the scene of the crime. He recommended that she install more lighting, front and back. Although the sheriff didn't say so, probably the best lights to install are motion sensors that would light up the moment someone moved around in the dark. This is undoubtedly a good safety tip for all of us, something that could scare off potential robbers.

HAPPY ANNIVERSARY, FAIRWAYS ONE, TWO AND THREE

2014 marks the 50th anniversary of the Green Valley Fairways subdivisions. In December, the HOA will host a celebratory social event at the East Social Center. Anyone wishing to help should email **Bob and Patty Stenz** OR drop them a note at the Post Office Box. We're looking for people who can help with refreshments, door prizes, invitations, and more.

FROM THE EDITOR'S DESK

By Janet Lorimer, Editor

There are 759 homes in the Fairways. That's a lot of HOA members and I can honestly say that most of you are really nice people. You pay your dues on time, you try to follow the CC&Rs, some of you sometimes come to Board meetings, and many of you are good about voting in our annual election. All in all, you're a worthy bunch of folks.

But there's a tiny minority – less than half a dozen – who have decided to make life in the Fairways hell on earth for the Board members. Don't forget that the people who serve on the Board are all volunteers. They give up their time to try to make life better for everyone in our subdivisions. And as we keep trying to remind people, if we didn't have rules and regulations, this place might easily look like a slum. Then who would want to live here?

HOWEVER! The tiny minority I spoke about earlier likes to harass Board members by phoning them -- sometimes many times a day – by sending Board members letters filled with inaccurate information and threats, and by interrupting Board meetings with inappropriate outbursts. Over the past year a number of Board members have resigned because their lives were made so miserable. And this is why I have been instructed to remove all phone numbers, personal email addresses and street addresses from the Board of Directors Directory on page 1. So now we will *all* have a much harder time trying to get in touch with Board members thanks to the selfish behavior of the harassing minority.

By the way, one of these trouble-makers admitted to harassing for the sole purpose of angering and upsetting a Board member. (*Really? You have nothing better to do? Is this how you want to spend your retirement years? Get a hobby! Please!*)

The problem, however, has become financial. Because of the threats – empty or otherwise – of potential lawsuits, the Board has been forced to seek legal counsel for almost everything they do – letters written, actions taken, etc. Attorneys aren't cheap; our current attorney charges \$250.00 an hour. The Board has spent over \$13,500 dollars in the past 2 years for legal fees and must budget thousands more for legal fees for the coming year.

There are now ominous rumblings about raising dues in the near future. We are admittedly the lowest dues-paying HOA in the area. Some HOAs pay dues every month, although they have streets and other common areas to maintain and we do not. We are very lucky in that respect, but if we have to continually pay high legal fees, we'll need more income.

What can we do to prevent this? I wish I knew. I wish I could figure out how to reason with these selfish pests. If you have any good ideas, please come to a Board meeting and put your ideas forward. Please care!

A REMINDER ABOUT GVC'S SERVICE REQUESTS

The Green Valley Coordinating Council (GVC) does not have its own county employees to find and report problems occurring in Green Valley, such as:

- Potholes,
- Traffic signals not working,
- Buckled sidewalks,
- Illegally dumped debris,
- Downed fences on the interstate,
- And more!



Input from our residents is extremely important. The Council has a direct line to the responsible County, State or other government entity that can provide the answer and/or solution to the problem via our Service Request

system. To report the issue, either actual or potential, **call the GVC office at 648-1963**. Please try to be specific as to location, with the nearest cross street, landmark, etc.

GVC COMMUNITY SERVICES HOUSEHOLD HAZARDOUS WASTE COLLECTION

- **When:** April 19, 2014
- **Where:** Valley Presbyterian Church parking lot
- **Time:** 8:00 a.m.

(GVFPOA neither approves nor disapproves of these businesses. If you would like to have a business card appear in this newsletter, contact our bookkeeper, **Joyce Mohr** at **399-2949** for details.)



**HOUSE CLEANING
HOUSE SITTING
HOME ORGANIZATION**

Ocotillo Enterprises

Free Estimates References
Sue Colley
520.275.3521



Cats (and Dogs!) Meow Pet Sitters
Leave your pets where they belong...at home!

visits in your home
dog walking

serving GV area since 2003
bonded . references
George & Alana & Co.
625-4716

Email: catsmeow11@q.com



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Custom Stripping & Refinishing
Of Your Fine Furniture

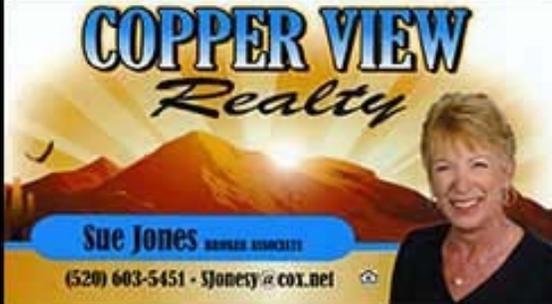
Earl Pennington
"The Stripper"

149 E. La Huerta (520) 625-6267
Green Valley, AZ Email: earlp@cox.net



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Sue Jones REALTOR ASSOCIATE
(520) 603-5451 • sjonesy@cox.net

Build, Remodel, Repair

Southern Arizona Renovations LLC

Professional Quality
General Contractor
Robert Jay Housley

520-909-6434

SouthernArizonaRenovations.com
Licence and Bonded ROC# 208877



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**REMODEL
REPAIR
BUILD**

Carl Smith
Owner

Office—520-399-3200
Cell—520-990-3522

Design Showroom
880 W. Camino Casa Verde
Green Valley, AZ 85614

Fax: 520-399-4011
www.gotoaz.net
cws@gotoaz.net

Acra Construction

*"We do it all with
quality 4 less!"*

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Green Valley FPOA
PO Box 28
Green Valley, AZ 85622

FORWARDING SERVICE REQUESTED

A SIGN OF THE TIMES

The following is Sue Jones' report on the state of real estate in the Fairways:

- There are 15 homes active on the market in a price range of \$89,900 to \$195,000.
- There are 4 contingent homes ranging from \$87,000 to \$116,900.
- 2 sales are pending (one is \$113,000 and the other is \$119,900), both on El Limon.
- 13 homes have sold, ranging in price from \$65,000-\$145,000.



This information was obtained from the **Green Valley Association of Realtors on March 5, 2014. This information is deemed reliable but not guaranteed. No information is obtained from any other MLS.**

*Respectfully submitted, **Sue Jones**, Associate Broker, Copper View Realty.*

(You can reach Sue by calling her at 520-603-5451. Or e-mail her at Sjonesy@cox.net.)