

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS September 2012

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 to get your newsletter and other documents. Sign up with the webmaster to have them emailed to YOU!



WEED ALERT! It's that time of year again; the weeds are proliferating! If you don't want to get a Nasty-gram from **Jim Ellis**, please get your yard cleaned up ASAP!

FIVE HOUSEHOLDS NEEDED

By Bettye Jo Preis

With over 700 households in Fairways Homeowners Association, one would think that finding five households to adopt five medians would not be a difficult task.

So, our little committee of four workers will try to find five willing homeowners to help us starting next October. The only thing you have to do if you adopt one of our medians is drop by once a week and remove any trash that's blown in and take along a few water bottles to give our new Red Yuccas a drink. We will be planting ten plants in each median and they will need water to get started. Unfortunately all of the cisterns available to us are too tall (according to the county Traffic Dept.) and would compromise your vision while driving.

If you think it would be fun and satisfying to help (we will have some breakfasts together), please drop me a line at 352 El Viento OR call for more info...777-6689.

Remember that unless someone cares, nothing will get better!

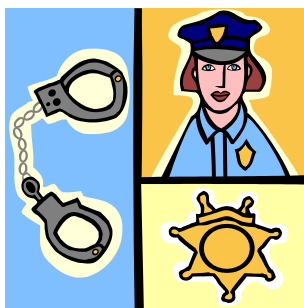
Editor's Note: *On the next to the last page is more information about the Fairways Medians Project PLUS a coupon for interested donors to fill out and mail back to the Association. We can all donate either a few hours or a few dollars or both! Please, please help Bettye Jo and her committee with this fantastic project!*

DID YOU KNOW THAT...?

In the event that your loved one passes away, only **YOU** may contact Pima County to have that individual's name removed from the tax records. GVFOA sends out ballots and other mailings to the names and addresses that are on file in the tax records. **YOU** are the only person who can officially have the name of your deceased loved one removed from the records.

Also, please be sure that both **Joyce Mohr**, our bookkeeper, AND **the post office** have your **correct forwarding address**. For those of you who live part of the year in Green Valley and part of the year in another place, you must have both addresses on file with Joyce so she can communicate with you if she needs to.

SCAM SQUAD AT WORK



Every year seniors in Green Valley are bilked out of hundreds of thousands of dollars through scams.

Schemers like to prey on elderly people who are very vulnerable. But now there's a new force fighting fraud in our town.

Meet the **Scam Squad** of the Pima County Sheriff's Auxiliary Volunteers (SAV).

According to the Scam Squad, swindling hasn't escalated because of the poor economy. We've always had fraud due to our population. Many of our seniors are susceptible. Some have health issues that make them particularly vulnerable. Others are too trusting. And with so much of our personal information accessible on the Internet, deception has become even easier.

So how can we protect ourselves?

BE WARY OF E-MAIL AND PHONE REQUESTS FOR EITHER MONEY OR PERSONAL INFORMATION!

One scam comes via either e-mail or a phone call supposedly from a bank. They request your account number or your password. A **BANK WILL NEVER CONTACT YOU FOR THIS INFORMATION. THEY ALREADY HAVE THIS IN THEIR FILES!** Hang up on random callers who ask for money. **NEVER GIVE OUT YOUR PERSONAL INFORMATION TO STRANGERS ON THE PHONE OR ONLINE.**

Another scam comes as e-mail from someone who claims to be a friend or relative, saying he or she is stranded in a foreign country and begging you to send money. A variation of this scam is the person claiming to be your grandchild who got in trouble and begs you to send money ... "and please don't tell Mom or Dad." If you receive a phone call from someone you think is a grandchild, steel your heart! If possible, call the child's parents to determine if your grandchild is indeed traveling in another country. **AND DON'T FORGET TO REPORT THE CALL.**

You're a winner! You receive a phone call or an e-mail claiming you just won a fabulous prize... a huge amount of money or an expensive car, for example! But there's one large expensive catch: **YOU** have to send **THEM** money to collect your prize. Of course once you've sent the money, you never hear from the scammers again... nor do you collect a prize! Delete emails and shred letters that try to tempt you with promises of winnings.

How can people fall for these schemes?

Well, sadly, **avarice** is one great motivator. We'd all like to think we've won a lot of money or a brand-new fancy car or any other fabulous prize. Remember, if it sounds too good to be true, it probably isn't true.

And there is that **soft-heart!** Many of us do want to help loved ones in need. Soft-hearted friends and grandparents are easily bilked with these scams.

A **trusting nature** is another motivator. Many of us were raised to obey authority figures ... such as banks. Never, ever give out your personal information such as your Social Security number

or credit card number to a stranger who calls supposedly from your bank or a business.

One of the best ways for thieves to steal your identity is to go through your trash! Recently, in a Tucson neighborhood, people discovered their garbage cans had disappeared after the cans were put out on the sidewalk for trash pick-up.

ALWAYS SHRED ANY PAPERWORK WITH YOUR PERSONAL INFORMATION. ALWAYS SHRED CREDIT CARD OFFERS YOU DON'T WANT. Shredders can be purchased locally and are not terribly expensive. Cross-cut shredders are best. They reduce your paperwork to confetti.



You can also protect yourself by putting garbage cans and recycle bins out early in the morning of the day they are to be emptied instead of the night before.

If you receive a suspicious phone call, call the Scam Squad at once to report it. If you discover you have been a victim of fraud, you will understandably be embarrassed, but report it anyway. The Scam Squad can use this information to help fight future scams.

Remember, be vigilant! To contact the Scam Squad call **351-6744**. For more information, or to report suspicious activity or a particular incident of fraud, call **351-4900**.

NOTICE! ARCHITECTURAL COMMITTEE CHANGES

Fred Wolfe has been appointed as acting alternate to **Bob Stenz** on the Architectural Committee. Bob and Fred will both represent Fairways 1. You can call Fred at **648-2275**.

Jim Long has been appointed as acting representative of Fairways 2. You can reach Jim at **399-4962**.

Betty Jo Preis represents Fairways 3. You can reach Betty Jo at **777-6689**.

If you accidentally lose this issue of the newsletter, you can also find these numbers at our Web Site (www.gvfairways.com).

BOARD RESIGNATION

Chuck Johnson has resigned from the Board, citing personal reasons. The Board will nominate and elect someone to complete Chuck Johnson's remaining term at the September Board Meeting. Thank you, Chuck, for your service to the Board and the community, and for helping to get Abrego repaved.

OUR READERS TELL US....



One of our loyal readers reports that our tip from a previous issue on killing ants with vinegar does **not** work! Wow! So now we know. Scratch it off the list.

But here's a tip from a different reader: Use corn meal. Sprinkle a goodly amount around the ant hole. The workers will carry it to the nest and the ants will eat the corn meal. The ants can't digest it and it will kill them.

Has anyone else tried any of the tips we proffer? If so, please let your editor know. E-mail **Jan** at janlor6897590@yahoo.com. Or call me at **399-2563**.

WELCOME BACK, WINTER RESIDENTS!

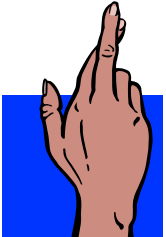
Don't forget to:

- Remove your RV or trailer within 72 hours from your property.
- Get rid of weeds if you haven't already.
- Put your pet on a leash before taking it off your property. And please clean up after it.
- Make sure **Joyce Mohr** has all your correct, updated contact information!

These actually apply to everyone!

ONE THING LEADS TO ANOTHER...

By now we all have the final version of our updated CC&Rs. Hopefully you find them easier to read and follow. Trouble is, once we updated our CC&Rs, we discovered our Bylaws were not only outdated, they were also, in some cases, in conflict with the new CC&Rs and state law.



The Board will be working on updating the Bylaws this year. We hope (keep your fingers crossed) to have an updated document that can be voted on at the Annual Meeting.

We will not be mailing out ballots on the revised bylaws. We can legally take a vote at the Annual Meeting and majority rules. Another good reason why you should plan to attend the Annual Meeting, which will be held on **Friday, February 22, 2013 at the East Center from 1 – 3.**

DON'T FORGET! THE GREEN VALLEY FAIRWAYS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS DOES NOT EVER SHARE YOUR PERSONAL INFORMATION WITH ANYONE! WE WANT TO KEEP YOU SAFE!

RULES FOR VIDEOTAPING AND AUDIOTAPING BOARD MEETINGS AND THE ANNUAL MEETING



The GVFPOA Board of Directors has adopted the following resolution based on Arizona State HB 2245 passed in 2011:

1. Only those with a legal right to attend the meeting may record

the meeting.

2. A person intending to tape a meeting must provide the Board with written notice that the meeting will be recorded.

a. If the Board gives 7 or more days notice of the meeting, the person taping the meeting will give the Board at least 72 hours notice.

b. If the Board gives less than 7 days notice of the meeting, the person taping the

meeting will give the Board at least 24 hours advance notice.

c. The person intending to tape the meeting will verbally announce to the President at the beginning of the meeting that he/she will be taping the meeting.

3. Any person recording a meeting must not interfere with the meeting or the view of the meeting by any attendees. Any person recording must remain a reasonable distance from the Board or any other attendee.

4. The Board does not guarantee that any power source will be available.

5. No recording may be published, via internet, website or any other means, to people that did not have a right to attend the meeting, without prior written Board consent.

6. The tape will be available for copying at the Association expense within 7 days.

7. If a person attempts to tape a meeting without following all the rules, the meeting may be adjourned.

BEWARE! FINE\$ IN PLACE!

If the Board of Directors or the Deed Adherence Officer determine that you are not complying with the CC&Rs, (i.e. weeds in your yard, a vehicle parked illegally on your property, your post lamp not lit during all hours of darkness, etc.), they will take the following steps:



Step One: They will send you a letter. The letter will contain the following information:

- Which CC&R has been violated.
- The date of the violation.
- That the owner has 30 days from the date of mailing to correct the violation without penalty fines.
- That if the owner wishes to dispute the violation, he/she will need to notify the Board in writing during the 30-day time frame. If the Board denies the appeal of the violation, the 30-day time frame will still be in effect.
- That as soon as the violation is corrected, the owner should contact the Deed

Adherence Officer or the President of the Board.

Step Two: If the violation is not corrected within the 30-day time frame, an initial fine of **\$100.00** (one hundred dollars) will be levied at once. An **additional fine of \$10.00** (ten dollars) a day for the continuing violation will also be levied. The maximum amount is **\$5,000.00** (five thousand dollars) for each violation.

Step Three: The fines will continue to accrue until the Deed Adherence Officer or the President of the Board has been notified that the violation has been corrected and this has been verified.

Step Four: If the fine reaches \$5,000.00 and the violation has NOT been corrected, the Board of Directors will send a written notice to the homeowner advising of legal action the Board may take, including liens, small claims court, and/or a collection agency.

At any time following the initial 30-day period and only after notification from the Board, the Board has the authority to authorize an agent or agents to enter the lot and correct the violation at the expense of the homeowner. These expenses could be collected through legal action as stated above and are in addition to any violation fines.

If a property owner is found in violation of the CC&Rs, he/she will be held responsible for all legal fees arising from the enforcement of the CC&R violation against him/her. If the property owner is not found in violation, he/she will not be held responsible for the GVFP OA's legal costs.

PLEASE HELP US FIND CANDIDATES



The end of the year is still a few months away but the Board of Directors is already hoping to line up a new slate of candidates for the Board of Directors.

Can you offer a few hours a month? You will find the inner workings of the Board of Directors very, very interesting. Plus you will make some new, fun friends! And you'll get an insider's view on the challenges our Directors and our homeowners face.

Or, if you don't like what the Board is currently doing, the best way to make yourself heard is to run for a seat on the Board. If you get on the Board, you'll have a voice in the way business is conducted.

If you want to know more, or if you would like to run for a seat on the Board, please call **Carol Kay** at **625-9014**.

FAIRWAYS 2, YOU LIGHT UP OUR LIVES!

Chuck Hill has been keeping tabs on the pole lamps issue in the three Fairways subdivisions. In January, he and other volunteers made an initial survey of the number of homes with unlit pole lamps in each subdivision.

After sending out notices to the offenders, and after we publicized the problem in the newsletter, there were some improvements. In May, Chuck and others made another survey of our neighborhoods. Here's what they found in May:

Fairways 1 had the worst numbers! They dropped from 55 unlit lamps to 52, a decrease of only 3 unlit lamps.

Fairways 2 had the best numbers! They dropped from 58 unlit lamps to 32, a decrease of 26 unlit lamps. Let's hear it for Fairways 2. You guys win the "Golden Light Globe" award for sure!



Fairways 3 dropped from 81 unlit lamps to 67, a decrease of 14 unlit lamps.

Chuck is sure to be conducting yet another survey. Soooo, Fairways 1 and 3! Are you ready



to meet the challenge? Decrease unlit lamps in your neighborhood! The exciting question is now: Who will be the next big winner?

Question: How many homeowners does it take to screw in a light bulb? In the Fairways, 359!

INCREASE OUR EMAIL ADDRESSES

aka

“Read your newsletter on line and save a tree!”



Chuck Hill reports that we now have an email list of 343 addresses, which is almost half our properties, as well as a total of 100 homeowners who now elect to read the newsletter on line, thus saving trees.

Chuck adds that he did not get a single request to be taken off the list, but he’s also guessing that we may have all the addresses we can get. If so, it looks as if half our homeowners do NOT use email.

CC&R CORNER: Landlords’ and Tenants’ Responsibilities

In this issue we will look at the CC&Rs that apply to landlords and tenants.

If you own a home in Green Valley, you may rent it out, but that makes YOU a landlord with certain responsibilities. Please note that if either you or your tenants are not complying with the CC&Rs, **YOU** will run afoul of Jim Ellis, our Deed Adherence Officer. Jim does not go after tenants who don’t comply with the CC&Rs; he goes straight for the landlord.

Age is a factor! This is an age-restricted community, and that goes for tenants, too. Your tenants must include at least one person age 55 or older. If all the tenants are under the age of 55, they may not rent in the Green Valley Fairways.

The landlord is responsible for verifying that at least one of the tenants meets this requirement. You should ask for government issued proof of age with the person’s picture included, such as a driver’s license or state ID.

Be sure you make one or more copies of the identification the tenant provides. You must be prepared to provide the Board of Directors or the Deed Adherence Officer with proof of age of your tenants.

Also remember that no person under the age of 18 shall reside in or visit a house in the Fairways for more than 30 consecutive days in any calendar year.

Tenants must comply with the CC&Rs, so please provide your tenants with a copy of the most current CC&Rs that are available on our website. Just download and print out your own copies!

GVC GOLF TOURNAMENT

Date of event: December 3, 2012

Time: 8:30 AM

Address: The Country Club of Green Valley

Cost: \$75.00 per person (includes green fees, cart, prizes, and lunch)

Website: <http://gvccc.org/> More information and a registration form will be available on the website soon.

Start forming your 4-person teams. (Team members must own property in your HOA). The tournament is open to all HOA members of the Green Valley Council (GVC).

Not golfing? Join us for lunch.

Cost: \$10.00 per person



WANTED: VOLUNTEERS TO ASSIST COMMUNITY RESPONDERS

Community Emergency Response Teams (CERT): The CERT program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

A new CERT training class is scheduled for October 18 in Green Valley. For more information call **399-1234**.

Fire Corps: Fire Corp assists fire and EMS departments in a variety of non-emergency roles such as snake removal or changing batteries in smoke alarms, doing clerical work or installing street reflectors. They also work with Fire Department personnel to do home safety inspections and to install lock boxes.

For more information, call **625-9400**.

Sheriff's Auxiliary Volunteers (SAV): SAV volunteers assist the Sheriff's Office by performing a number of important tasks including patrolling, crime prevention, neighborhood watch, field operations, administration, fingerprinting, special activities, and recruiting and training.

For more information, call **351-6744**.

SUE JONES' REPORT ON THE STATE OF FAIRWAYS REAL ESTATE



Correction: In the last issue of the newsletter, we accidentally omitted the period of time covered by Sue's statistics. Those statistics covered a period from January 1, 2012 to March 1, 2012.

A reader called to complain that the statistics were incorrect because they did not reflect the low price for which her home sold in 2011. We regret our omission.

Sue Jones is currently on hiatus. Her column will resume in the next newsletter.

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.

- **La Sierra Ranch**, Tree Trimming, Etc.
Mark Laos-Amado, 625-2837

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 or call me at **399-2563**.

BEWARE! SNAKES STILL ACTIVE!

Even though fall is coming, snakes are still out and about. One reader reports that some of our homeowners have spotted baby rattle snakes. Does this mean that a new crop has recently hatched? And another reader reports that two poisonous snakes were found **inside** the GVR facility at Canoa Ranch.



With such warm weather, it is possible that poisonous critters are still proliferating. So please be very, very careful when you are working in your yard. Be especially careful when you are pulling weeds, putting your hands under bushes and shrubs to clean out dead twigs or other debris. That dead branch you think you are reaching for might very easily be a snake, as one owner (not in Fairways) found to her great dismay. Baby rattlers are especially dangerous since they don't yet know how to control the amount of venom they release, and the recipient gets a huge dose of poison. So stay safe!

If you are bitten, call 911 immediately!



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

HOUSE CLEANING
HOME ORGANIZATION
 (De-cluttering / Sorting)

Ocolillo Enterprises

Free Estimates References
 Sue Colley
 520.275.3521



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




Sue Jones
Managing Broker

sjonesy@cox.net
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 Fax: 520-648-6521
 www.suejonesgreenvally.com



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

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



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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Professional Quality
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 Robert Jay Housley

520-909-6434

SouthernArizonaRenovations.com
 Licence and Bonded ROC# 208877




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 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: _____

MEDIAN GREEN NAME CHANGE

The median project—under the excellent leadership of **Betty Jo Preis**—has changed its name to **FAIRWAYS GREEN**, to differentiate our project from the Median Green Project. Betty Jo reports that \$400.00 was collected at the Annual Meeting and more has come in since then. But the beautification project requires still much, much more. They need donations of time and money.

To make it easier for you to donate, we are including a coupon above for you to fill out, clip out, and mail to:

**GVFPOA
PO Box 28,
Green Valley, AZ 85622,
ATTN: FAIRWAYS GREEN!**

Editor's Note: Here's a handy tip for gardeners from The National Geographic COMPLETE GUIDE TO NATURAL HOME REMEDIES, page 187:



“Before gardening, run your nails over a bar of soap to get some under your fingernails – it will act as a barrier to dirt. Afterward, take about a teaspoon of sugar and massage it over your hands while holding them under running water. The soap and sugar combination will remove the dirt and leave your hands smooth, clean, and unstained.”

Green Valley FPOA
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Green Valley, AZ 85622

FORWARDING SERVICE REQUESTED

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