

# Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



July 2024

[WWW.GVFairways.com](http://WWW.GVFairways.com)

## Board of Directors

### President

Chuck Scherbaum

[president@gvfairways.com](mailto:president@gvfairways.com)

### Vice President

Ruth Tamminga

[vicepresident@gvfairways.com](mailto:vicepresident@gvfairways.com)

### Secretary

Jacquelyne Wenning

[secretary@gvfairways.com](mailto:secretary@gvfairways.com)

### Treasurer

Adria Ackerman

[treasurer@gvfairways.com](mailto:treasurer@gvfairways.com)

### Member at Large

Ramona Peterson

[director1@gvfairways.com](mailto:director1@gvfairways.com)

Virginia Prest

[director2@gvfairways.com](mailto: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. The 2024 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!

We will not be holding Board meetings in June, July, or August

September 24    October 22    November 26    December 24 (likely to be canceled)

**One Member at Large Position is available – Interested? The Nomination form can be found on our [GV Fairways.com/Documents](http://GV Fairways.com/Documents) and selecting [2024 Nomination Form](#).**

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## Green Valley Council

Your Fairways POA is considering re-joining the Green Valley Council.

**Why?** The [Green Valley Council](#) is the recognized and unified "voice" of Green Valley.

Their business model of "representation without taxation" serves the residents, property owners and investors of the unincorporated, boundary defined area of Green Valley, AZ.

The Council uses education, influence, cooperation, collaboration, and advocacy to achieve the long-term civic goals and objectives of the residents, property owners and investors and seeks to ensure that Green Valley remains a premier place to live, work, play and invest.

**Importantly, GVC works closely with HOA Boards on matters that come before the Boards related to homeowners concerns such as neighborhood roads, just as one example. GVC is a collaborative working relationship with its member HOAs.**

**What will it cost?** \$14 per property per year. 759 properties for a total cost of \$10,626 annually.

## 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](http://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](mailto:arch@gvfairways.com)

520-444-9528 [FW1representative@gvfairways.com](mailto:FW1representative@gvfairways.com)

757-943-6240 [FW2representative@gvfairways.com](mailto:FW2representative@gvfairways.com)

508-735-2561 [FW3representative@gvfairways.com](mailto:FW3representative@gvfairways.com)

## You Asked – Assessments, Fine, and Fees

### How many properties have paid their Assessment?

As of May 22, 2024, we have 759 properties in our Fairways neighborhood; **87% of the properties have paid the annual assessments**. 99 properties (13%) have outstanding balances; 20 properties (3%) have not paid the annual assessments for more than one year.

Outstanding Assessments and Fines	Amount	# Properties
Assessment	\$6,915.40	85
Fines	\$5,067.06	9
CCM Collections	\$2,190.00	8
Attorney Fees	\$885.00	2
All Other: Interest, Fees, Late Notice	\$5,151.69	99
	<b>\$20,209.15</b>	

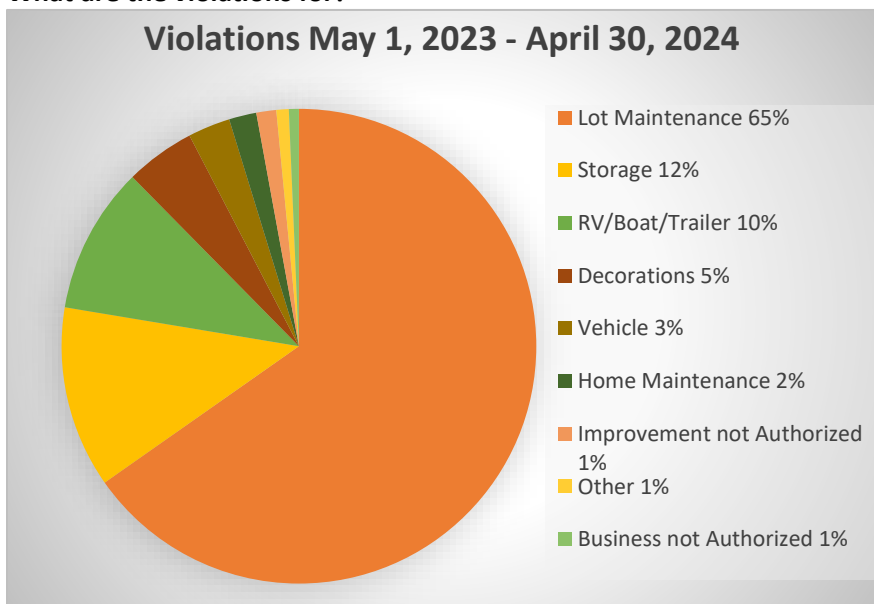
## You Asked – How many properties have violations and what are they for?

### How many properties have violations?

Violations between May 1, 2023 and April 30, 2024, 400 properties (53%) had no violations.

Violations by Property	Property	Violations	%
0 Violations	400	0	53%
1 Violation	213	213	28%
2 Violation	90	180	12%
3 Violation	41	123	5%
4 Violation	8	32	1%
5 Violation	4	20	1%
6 Violation	1	6	<1%
7 Violation	1	7	<1%
8 Violation			0%
9 Violation	1	9	<1%
	<b>759</b>	<b>590</b>	<b>100%</b>

### What are the violations for?



Category	Total
Lot Maintenance 65%	385
Storage 12%	73
RV/Boat/Trailer 10%	59
Decorations 5%	28
Vehicle 3%	17
Home Maintenance 2%	11
Improvement Unauthorized 1%	8
Other 1%	5
Business not Authorized 1%	4
	<b>590</b>