

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS Spring 2011

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 invited to attend the Board meetings.

Meetings dates and times remain the same – **on the fourth Wednesday of each month from 9:30 – 11:00.** The Board does not meet in June, July, and August, and usually not in December.

IF YOU READ NOTHING ELSE IN THIS NEWSLETTER, PLEASE READ THIS ARTICLE!

The following issues are very painful ones! We have written about them over and over and over again, but to no avail! Too many homeowners in our subdivisions are not paying attention. So please, I beg you, read the following items and please pay attention to the information provided here.

ANIMAL ISSUES: People are still complaining about noisy pets and messy pets. Some of you are not keeping your pets quiet, some of you still take your pets out without leashes, and some of you don't clean up after your pet when it defecates in other people's yards. **These actions are all against the law!**



Please have the common decency to follow the law! Don't let your noisy pet disturb the

neighbors, don't walk your pet without a leash, and clean up after your pet if it defecates in someone else's yard. For that matter, clean it up in your own yard, too, because the odor can be very offensive.

SECURE YOUR TRASH ISSUES: On windy days, trash often blows up and down the streets and into people's yards. (I know, because I've been one of the victims!) Please secure your trash to keep it from blowing out of the container. Use a covered container OR if you have an open recycle container, use rocks or heavier items to weigh down papers and lightweight items.

For your own safety, please find a way to shred any papers that contain personal information about YOU! One homeowner in my neighborhood allowed personal financial information to blow around the street. That's a good way for YOU to become a victim of identity theft! So shred or in some other way destroy information that could compromise your identity.

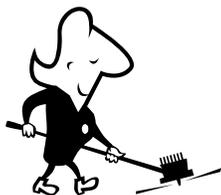


BEE SAFETY ISSUES: Our Deed Adherence Officer reports that all bee hives in Arizona now contain Africanized bees. If you have a problem with bees swarming in or near your home, please call either **Jim Ellis** at **625-3199** or **Joyce Mohr** at **399-2949** for the phone number of the company that removes bees without killing them.

PARKING YOUR RV OR CAMPER ISSUES: You may park your RV or Camper for 72 hours on your property while you unload it or clean it. Then it must be moved! You cannot store an RV or a camper on your property.

If you park on the street, please note that the streets in our subdivisions come under the jurisdiction of the County. If it is deemed that your RV or camper that is parked on the street is causing problems for traffic, the Sheriff's office can be notified.

WEEDS ISSUES: Monsoon season is just around the corner, but before it arrives, some of you will depart for your summer homes. Please make advance arrangements to have weeds removed at the end of monsoon season.



By the end of summer, some of the yards in our subdivisions look truly awful. Not only are these yards an eyesore, they might also alert would-be burglars that no one is home!!

Please consider using a pre-emergent so that weeds will not sprout! This is one of the best ways to insure you don't have a weed problem.

Ask a neighbor or friend to keep an eye on the weed situation in your yard, and to inform you when weeds get out of control. **Jim Ellis**, our Deed Adherence Officer, will certainly thank you.

NAME CHANGE IN YOUR ADDRESS ISSUES: In the event that your loved one passes away, YOU must contact Pima County to have that individual's name removed from the tax records.

GVFPOA sends out ballots or 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.

LITTERING WITH CIGARETTE BUTTS ISSUES: I've received complaints from homeowners who have to pick up cigarette butts from their yards. Walkers or people driving by are tossing cigarette butts.



Please don't use other people's yards as your ashtray.

AND THE GOOD NEWS IS....

The revised and updated CC&Rs have passed! Of the 323 ballots that were cast, 262 of you voted "yes" and 61 voted "no."



Several people discovered typos, so those will be corrected. A corrected version will go to an attorney for one last examination. If everything passes muster, the President and Secretary will sign in the appropriate places before a Notary Public. Once the CC&Rs have been signed and notarized, they will be filed with Pima County.

For those of you who were opposed to changing the CC&Rs, I would like to explain again why this was necessary. The old CC&Rs were not only out of date, they also failed to address new issues and new laws. And they made it impossible to make changes or additions when needed.

One of the best things about the new CC&Rs is that they can be amended whenever the homeowners deem it necessary. We have already received a complaint about the CC&R that deals with the size of sheds. As a result, we are already looking into an amendment process.

Another good thing is that we wrote the CC&Rs in simple-to-understand, clear-cut English. No legal jargon! We cut sentences down so that they didn't run on and on. We wanted everyone to clearly understand what the rules say. No vagueness!

We took out any CC&R that no longer applies, such as the one about communal property. The Fairways used to have some communal property that is now the East Center. Also, the CC&R regarding mailboxes was badly written and inappropriate. We removed it.

We updated the CC&Rs to reflect current issues, such as "going green." We added information on water harvesting equipment and solar panels. We researched these issues and discussed them at Board Meetings, trying in every case to come to a consensus that would please and satisfy the majority of homeowners.

We specified whenever possible which CC&Rs are the results of Federal or State laws or County Ordinances. Laws change, and as they change, you need to be informed.

We realize that not all of you were happy with our decision to amend and update the CC&Rs. We also realize that trying to please all 759 of you is virtually impossible. We are saddened that so few – less than half of you – chose to vote. We are grateful to those of you who did.

One last note: Our By-Laws are so badly out of date that we legally should not be following them. They need to be updated as well. Would some brave soul like to step up to the plate?

ANNUAL MEETING

The 45th Annual Meeting was called to order on February 25th with about 70 people in attendance.



After the initial business was conducted, the audience was invited to make statements or ask questions about any issues affecting homeowners in our subdivisions, as well as about the CC&Rs in particular. The discussions that followed were very lively, and many people felt it was one of the best meetings they'd attended.

It has been suggested that every other year we hold a meeting without a particular speaker so that homeowners can ask questions or even let off steam (politely) about issues that concern them. The Board will consider this.

One of the issues that arose concerns the medians on Abrego. The median strips are County-owned, but the County does not have a lot of extra money these days to spend on medians. **Betty Jo Preis** will be contacting Median Green to learn more about how volunteers can work to beautify our medians on Abrego.

2011 ELECTION RESULTS

The three Board Members – **Carol Kay**, **Ralph Potteiger**, and **Don McSurdy** – were all reelected to the Board. **Betty Jo Preis** has also been given a seat on the Board. She replaces **Bill Knowles** who resigned in January.

GVCCC NOW KNOWN AS GVC

GVCCC is now referred to as GVC.

Regarding the issue of whether or not GVFOA should rejoin GVC, the members voted against this action. The matter failed by 4 votes.

SIGNING A COMPLAINT

A number of homeowners are concerned about having to sign their names to any complaint they might make. Some worry about the alleged violator finding out.

However, **this is Arizona law**. If you make a complaint, the person being complained about has the legal right to know who his/her accuser is. So if you call **Jim Ellis** to make a complaint about someone else, Jim must tell the accused who made the complaint if he is asked.

PLEASE RECYCLE

Here are some important things you need to know about recycling:

- Waste Management will give you a free recycle bin. All you have to do is call them.
- The Lions' recycling center near the library raises money from recycled items. Check with them if you aren't sure what they take. They use the money they raise to pay for all the good deeds they do!
- The Lions' Club also sells boxes for almost nothing! These are second-hand boxes and all broken down so they are easier for you to carry.
- Recycle your phone books by taking them to the Lions' recycle center near the library. Please remove the covers first.

Below is a list of acceptable recyclables:

- Newspapers
- Brown paper bags
- Corrugated card board and boxes (Remove plastic wrappers and flatten to no larger than 3 feet by 3 inches.)
- Paperboard and chipboard (Cereal boxes, shoe boxes, etc. Remove any plastic liners.)
- Milk cartons and drink boxes
- Molded fiberboard
- Magazines and catalogs
- Phone books
- Printing and writing paper
- Aluminum cans
- Mail (Envelope windows and labels are okay. Remove all other non-paper items.)
- Other paper (Pamphlets, brochures, file folders, card stock, etc.)

- Plastics 1 and 2. (Note: Look on the bottom of plastic containers for the recycle symbol of three arrows making a kind of triangle. Within that symbol will be a number. Look for a 1 or a 2. They can be hard to read, however, but an example is the plastic containers that berries come in or plastic water bottles.)
- Steel/tin cans (Non-hazardous aerosol cans are okay. No other steel is accepted.)
- Glass (Food jars, bottles) NO DISHES OR WINDOW GLASS.



Pima County Government Center (across from the Library parking lot).

Hours of operation are Monday to Saturday 8:30 a.m. to 11:30 a.m.

Recycling will help to preserve our environment and support the Lions in their good works! Please encourage your neighbors to participate.

Thank you, Fairways 3, for stepping up to the plate with enough volunteers to deliver your own phone books. Special thanks to **Wayne and Shirley Rodgers** for chairing this committee.

BEWARE OF SCAMS

Protect yourself! Don't give out your Social Security number, your driver's license number or your bank account or credit card numbers.

Here are some tips that someone is trying to rip you off!

- The caller is more excited than you are.
- The caller demands an immediate answer but refuses to send you anything in writing.
- You must pay fees or buy a product before you can collect your prize or get credit.
- You must give your credit card or bank account numbers, or copies of personal documents – but you get nothing in writing.
- You must send payment by wire service or courier.
- The price for a product is much lower than the price for the same product on the open market.
- You are offered a large payment or reward in exchange for allowing the use of your bank account – often for depositing checks or transferring money.
- You receive an unexpectedly large check.
- Your business is invoiced for supplies or directory listings you didn't order.



DO NOT RECYCLE THE FOLLOWING ITEMS:

- Plastic bags or plastic film packaging
- Any tubes, pails or buckets
- Food waste
- Food service items, such as cups or plates
- Napkins or paper towels
- Aluminum foil or pie plates
- Tissue or gift wrap
- Pet food bags
- Newspapers in plastic bags or wrapped in twine
- Yard trimmings or dirt
- Blankets, towels or pillows
- Kitchen utensils
- Appliances
- Furniture, draperies
- Toys or pinatas
- Styrofoam or packing peanuts
- Auto parts
- Electronics
- Light bulbs, window glass or ceramics
- Clothing or shoes
- Diapers
- Tarps or hoses
- Construction materials (lumber, drywall, etc.)
- Books, photographic paper, tapes, CD's
- Medical supplies, such as syringes, lancets or other sharp objects.

Yes, the Green Valley Community Directory may be recycled. Simply tear off the covers and drop off old directories at the Lewis-Brown Lions Recycle Center, 601 S. La Canada Dr., located near the



FRAUD!
RECOGNIZE IT!
REPORT IT!
STOP IT!

Identity theft is the fastest-growing type of fraud. Crooks can do bad things using your good name.

Protect your precious person information. Ask all marketing, research, or charity callers for:

- Detailed, written information that you can check out yourself.
- Time to think about the offer. Scam artists pressure you for an answer, saying the offer will expire or go to the next person if you don't act now.
- Valid references and a way to contact them.
- A call-back number. This is not fool-proof. Seasoned crooks are happy to give you a cell phone or unlisted number where a colleague is standing by to finish taking your number.

PIMA COUNTY SHERIFF'S AUXILIARY VOLUNTEERS' VACATION CHECKLIST

Residents leaving for vacation or for the summer may be leaving a welcome sign out for burglars or other potential problems. Please take the time to do the following:

1. Call SAV (Sheriff's Auxiliary Volunteers) and request house checks. There is no charge for this service. About once a week all your doors and windows will be checked. They also look for running water, bee activity, etc. Make sure your house number is on the back of the house/gate.
2. Make sure all doors and windows are locked. Use track locks and pin sliding windows. If possible, use security bars or wooden dowels on sliding doors. Lock security screen doors.
3. Close all drapes and blinds.
4. Suspend all deliveries and forward mail if leaving for the summer.
5. Arrange for a key holder, two if possible. (Note: A key holder is a friend or neighbor, someone you trust, who will hang on to your house key.) Make sure the key holder has your contact information.
6. Arrange for yard care. Eliminate weeds, debris, and keep trees and shrubs trimmed.
7. Turn buckets or containers upside down so they won't collect water and create a breeding ground for mosquitoes. Make sure ponds or pools are empty or properly maintained.
8. Have a neighbor keep watch for strange



occurrences. Neighborhood watch programs are very effective.

9. Warning decals are available to put on front and rear windows.
10. It is safest not to discontinue your phone service.
11. If possible, use electric timers with multiple settings to turn lights and also a radio on at different times.

Other Things You Can Do!

12. Outside motion sensor lighting can also be a deterrent to criminals.
13. All valuables should be marked with your driver's license number and state.
14. Have a written record of your possessions.
15. An alarm system is added security.
16. Rolling shutters are expensive, but offer great protection.
17. Window film reduces glass breakage and visibility from outside.

MAKE SURE TO CALL SAV AT 520-351-6744 ONE WEEK BEFORE YOU LEAVE!



HELP US BY GIVING US A CORRECT FORWARDING ADDRESS, AS WELL AS CHANGE OF ADDRESS

PLEASE be sure to give **Joyce Mohr** a correct forwarding address. Without it, you don't get important information and we waste a lot of money on postage.

COLUMN TO HELP US FIND HELP!

by **Jan Lorimer, Editor**

WE DO NOT ENDORSE THESE PEOPLE OR THEIR BUSINESSES. WE NEITHER SANCTION THEM NOR DO WE DISAPPROVE OF THEM.

If you have had a great experience with a local businessperson and you want to share that information with us, you can email me at janlor6897590@yahoo.com or call me at 399-2563.

- **Dave Thompson (House Painter):** 225-9074
- **Jose Lopez (Licensed landscaper):** 398-9713 or 440-2180
- **Curtis Masterson (Unlicensed, painter):** 241-7441

DUES REMINDER

Dues Statements go out in March. Annual dues for our homeowners' association are \$30.00 per home. Payment is due by April 30.

If you don't pay your dues, you will receive a second statement in May to remind you. Added on to your \$30.00 will be a \$3.00 late fee.

Failure to pay your dues means you won't get to vote in any of our elections.

We will continue to send out a dues statement each year thereafter, showing all the money you owe PLUS more late fees. Ultimately we will turn these delinquent accounts over to our attorney who will then proceed to take legal action.

So please! Pay your dues. Everyone else has to and 90% of our homeowners do pay their dues. And thank you to all of you who handle this in a mature, responsible, and timely manner.

SUE JONES' REPORT ON THE STATE OF FAIRWAYS REAL ESTATE

As we near the end of the "Winter Visitor" season the Real Estate Market heats up. Currently we have 19 homes on the market with a price range of \$83,000 to \$249,000. Nine homes have sold, ranging in price from \$75,000 to \$185,000. We also have 3 homes that are scheduled to close by the end of April.

(Information obtained from Green Valley/Sahuarita Association of Realtors)

NICE WORDS

Ed. Note: We received a few notes from voters both for and against changing the CC&Rs.

The following letter was so kind and says it all!

"Thank you so very much for undertaking the essentially thankless task of revising our CC&Rs....Our CC&Rs now are absolutely clear and easy to read. There is no ambiguity or room for speculation."

And that is exactly what we were aiming for!!!

A HUGE AND GRATEFUL THANK-YOU TO A SPECIAL VOLUNTEER!

By Len Defendorf, President

This would not be a complete newsletter without giving many thanks to one V.I.P.

Without this one person we, the Green Valley Fairways Property Owners Association, would not be the envy of most of the other POAs in Green Valley.

Without this one person we would not have a great web site containing everything that you wanted to know about GVFPOA but were afraid to ask.

And, without this one person, you would not be kept up to speed on just about everything happening in our beautiful Fairways and links to other sites to find out what is happening there as well.

I think you all know who this person is, and if not, well, you do now!

Thanks, **Chuck Hill**, our webmaster! We just wanted to let you know how much you are appreciated!

RECYCLE UPDATE!!!

Call **Waste Management** to receive, **FREE OF CHARGE**, a 35- gallon recycle container with a cover and on wheels!!!



They have bigger containers, if you need one. When you call, ask what the larger sizes are if you think that would be better for you!

NEIGHBORLY ACTS OF KINDNESS

And a **virtual halo** goes to:



Jim Wray, who has been helping his neighbors by cutting palm fronds that grow out over the sidewalks.

Bob Kay, who has been cleaning other people's yards.

Bud Stanley, who helped Bob Kay clean a yard in their neighborhood.

AND NOW, ANOTHER NEW SERVICE!

Are you a businessperson living in the Green Valley Fairways? Want to advertise your business? Well, now you can. For **\$40.00 a year**, your business card will be printed in two issues of the newsletter PLUS will be displayed at our Website (gvfairways.com).

To advertise in the newsletter, come to one of our Board meetings with check or cash and a copy of your business card. We'll get the card to Chuck Hill who will post it on the web and will also email an e-copy to your faithful editor.



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References
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Sue & Stu

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