

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

March 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 fourth 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.

2011. For example, in 2011 Len negotiated a new contract with Waste Management, which means all homes will be charged the same rate of \$66 every four months. They also outlined future plans for the GV Fairways, such as setting up a Good Neighbor Fund to help clean the yards of people who are unable to work outside due to health or who cannot afford to hire anyone to help them. (Read more about the Board's accomplishments on page 4.)

The results of the recent election were announced. Both **Susan Ford** and **Sue Jones** were reelected to their seats on the Board, and **Bob Stenz** was elected to fill the empty seat of outgoing Board Member **Jan Lorimer**.

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.

Both CC&R amendments passed, which means that the CC&Rs have been registered with the County. New copies of the CC&Rs will be printed and mailed to all members. The bid to rejoin GVC passed. Carol announced that a new law has passed that protects people who report CC&R violations. The whistleblowers do not have to be named unless the issue goes to court.

Green Thumbs at Work



Bettye Jo Preis displayed potential plantings, as well as diagrams showing the different medians in our immediate area. She also made a report on the progress of her Median Green Committee.

46TH ANNUAL MEETING HELD

This year's annual meeting was called to order by President **Len Defendorf** at about 1:00 p.m. on Friday, February 24 at the East Center on Abrego. 55 HOA members were in attendance.

President Defendorf and Secretary **Carol Kay** outlined the accomplishments of the Board in

She stated that the cost for gravel for one median alone could run as high as \$1200. If each resident in the GV Fairways would donate just \$10.00 we would have enough money to

plant two medians in our area. She is accepting donations to help fund the work. Please send donations to **P.O. Box 28, Green Valley, 85622**. Be sure to write **Median Green Donation** on the memo line of your check.

Betty Jo is also looking for volunteers. Work has begun on the median near Verde Vista. The volunteers meet every Friday from 9:00 to 10:00 at that median.

The GV Fire District will fill a tank with water for one year. Betty Jo added that we will need \$5000 for all the work plus we will need volunteers to water the areas and keep them clean.

Please call **Betty Jo** at **777-6689** if you can help. Here's a chance to exercise your green thumb!

Trash Talk



Len Defendorf asked all of us to watch for 'rogue' trash collection companies. We pay low rates for what we get because of our contract with Waste Management. However, "rogue" collectors could jeopardize that contract. If you see a truck from another company driving through the Fairways, see if you can read a name and phone number on the truck. Then report it to a Board Member.

Len brought up the subject of companies or individuals that toss flyers into people's yards. He mentioned that this is not only littering, it may prove dangerous to an absent homeowner. If flyers, newspapers, phone books or other such items pile up on driveways, it can be a clear announcement to would-be burglars that the house is empty! We also mentioned this in the last issue of the newsletter.

As a result, several homeowners wrote the Association to say that the companies doing this must be from out of town. However, at least one local self-employed person was also guilty of tossing flyers into yards as a way of advertising his business.

Fortunately, this practice seems to have stopped. But if someone throws flyers into your yard, please call a Board Member to alert the Board.

Lights Out, Lights On

Chuck Hill, our indefatigable webmaster, made a report on the progress of the new Lights Out committee. Volunteers in each subdivision have surveyed each of the Fairways and compiled a list of homes with dark pole lamps. Maps of the three subdivisions indicating which homes are "dark" were on display at the meeting. Letters were also sent to each homeowner who was found to have a non-operating pole lamp.



If you receive a letter and are having problems getting your pole lamp to work, please call one of the volunteers listed in your letter for help. They are delighted to do what they can to assist people who need help.

The initial survey showed that about 25% of all pole lamps were not being turned on at night for one reason or another. A new survey will be conducted in May to see if the letters and the proffered help have made a significant difference in lighting the Fairways at night.



And one last tip! Chuck says those new curly light bulbs are much more efficient and cost effective than the old bulbs.

Update: Chuck Hill has reported that the committee is making progress. The representatives on the committee are receiving phone calls from people who need help to figure out what's wrong with their pole lights and the reps are helping them.

In fact, Ace Hardware reported that it was out of parts to repair pole lamps but had ordered more. They wondered why there was such a run on pole lamp parts!

Whee! They Are Free!

Bob Stenz reported that because of the new trash and recycle containers being used, the neighborhoods are 99% cleaner. AND BEST OF ALL THOSE CONTAINERS ARE FREE. Anyone can get one. All you have to do is call **Waste Management at 866-755-1437**. You can choose to have a 40-gallon container or a 60-gallon container. Both types and both sizes are on wheels, making it much easier for people to get their containers to the curb.

FIRE CORPS



After the business meeting was held, our featured speaker was a volunteer from Fire Corps, an organization formed to assist the Fire Department with non-emergency types of calls, 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. They recently installed the 1000th lock box and changed the 5000th smoke detector battery.

They, too, need volunteers. The Fire Corps is a great way to serve your community and they are always looking for new members. Fairways property owners **Chuck Hill (829-7693)** and **Carol Kay (625-9014)** are currently members and can help with any questions you may have. Or feel free to contact Fire Corps officers **Brandon Armstrong at 207-9563** or **Harry Smith at 232-3738**.

Audience Participation

At the conclusion of Fire Corps' presentation, the meeting was opened up for people in the audience to ask questions or make comments. Comments, complaints and questions ranged from what to do about non-functioning vehicles abandoned in the neighborhoods to a phone box knocked over in one area to children living illegally in the our age-restricted neighborhood, and more. Some residents are pleased with the way our neighborhoods look; other residents see the neighborhoods deteriorating.

Perhaps the best comment was that the newsletter is great! (Thank you, thank you!)

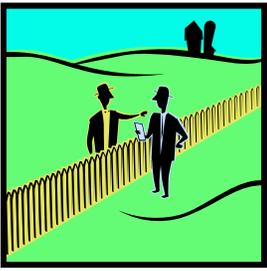
Questions were asked about solar panels and roof resealing, our website, weed letters, and more.

One resident asked for the resignation of the President because after he was elected to the Board, the President went from being a home owner to being a tenant.

The Board had already sought the opinion of our attorney. In her reply, she stated that: "...neither Arizona law nor the governing documents of Green Valley Fairways Homeowners Association (the 'HOA') prohibits a non-member from serving as an officer of the corporation..." and she referenced the Arizona Non-Profit Corporation Act, section 10-3802. Therefore, according to our attorney, Director Len Defendorf may fill out his term, and he currently has one year left to serve.

The attorney points out that our Articles of Incorporation, our Bylaws and our CC&Rs do not state any qualifications for people who are already directors.

EXTRA! EXTRA! READ ALL ABOUT IT... ONLINE! Just go to www.qvfairways.com to get your newsletter and other documents. It's quick and easy and free! And in color! Sign up now with our Webmaster!



NOSEY NEIGHBORS PROTECT EACH OTHER

Member **Norm Jennings** is such a good neighbor, he decided to take an extra step to help his neighbors stay safe! He took some tips from

the newsletter and added a few of his own to send a caution letter to his neighbors. Here's what he wrote:

"These break-ins and robberies have shown that we may have been too trusting and may need to change our thinking a little bit. Here are some ideas that were in our Fairways Newsletter with maybe one or two added.

- Keep windows and doors locked at all times.
- Don't leave valuables in plain sight.
- A dog may be a deterrent. Have one only if you are committed to the care of the animal.
- Know what is going on in your neighborhood. Be nosey!!!!
- Get to know your neighbors and watch out for them and have them watch out for you.
- Know when strangers are in the area.
- Put some automatic flood lights outside of your house to light up a patio or walkway. Cameras are available also.
- When you feel threatened or see something that you know is wrong, call 911.
- Let us start out the year by being safe and watchful."

Thanks, Norm, for the extra step you took to call your neighbors' attention to a never-ending problem: crime in our neighborhoods!

Crime reports are peaking in subdivisions west of the Freeway. We in the GVFPOA have been lucky lately mainly because people are reporting to the police any suspicious persons, vehicles, and activities.

Keep up the vigilance, everyone!

GOODBYE FOR NOW!

Our winter visitors are getting ready to return to their northern homes, so we bid you farewell for now. Meantime, before you bid adieu to Green Valley, please take a moment to:



- Spray for bugs, both before you leave and when you return in the fall. It's best to spray in early April, according to one local company that sprays for pests. Your efforts will keep those crafty critters at bay.
- Spray for weeds. A pre-emergent, such as *Amaze*, keeps weed seeds from sprouting. Or, if you prefer not to do the spraying yourself, call a local landscaper or gardener to do it for you.
- Be sure you have a gardener or landscaper lined up who will come in to clean out weeds while you are gone.
- At the same time, please ask a neighbor to keep an eye on your house.
- Along with stopping mail and newspaper deliveries, contact the Sheriff's Auxiliary Volunteers (SAV) to check your house periodically to make sure doors and windows are locked and there are no signs of a break-in.

Please have a safe journey to your hot-weather home, have a wonderful summer, and we will greet you with open arms when you return.



ARE YOU CONFUSED ABOUT...

Some of us are confused about three different organizations in Green Valley that may sound alike but do very different things. Hopefully, the following information will clear that up:

GVFPOA stands for Green Valley Fairways Property Owners Association. This is our homeowners' association (HOA), which includes the three Fairways subdivisions. Our HOA is the largest one in Green Valley with a membership of

759 homes. Each year members (homeowners) are assessed \$30.00 in annual dues.

GVR stands for Green Valley Recreation. This is the recreation organization of Green Valley to which many people all over Green Valley belong. GVR has nothing to do with GVFPOA. They are two separate entities. GVR assesses an annual fee of about \$400.00 per member home. Every year people get confused when they receive their bill of \$30.00 from GVFPOA, claiming they already paid their dues, when what they really paid was their GVR assessment.

GVC stands for Green Valley Council. It used to be known as GVCCC, but it shortened its name to GVC. According to its website, "...the GVC through its member Homeowners Associations represents over two-thirds of all Green Valley residents and is as close to a local government as exists in this unincorporated retirement community." Homeowners in GVFPOA voted recently to rejoin GVC. Annual dues for GVC are \$5.50 per member which will be taken from the annual dues we collect from our homeowners. In other words, none of us will be assessed additional dues for GVC.

WHAT DOES OUR HOA BOARD REALLY DO?

You hear it all the time, someone complaining about the GVFPOA Board of Directors. "They take our money, but what do they do for us?"

You might be interested in reading a partial list of Board accomplishments for 2011. And 2012 promises to be even bigger and better!

- Adopted Median Green as a GV Fairways project with an initial donation of \$50.00. Later the Board voted to add any advertising money to the Fund and to continue to ask for more donations. If you want to volunteer to help or you want to donate money to this worthy cause, please call **Betty Jo Preis** at **777-6689**.
- Found a new attorney who helped with our CC&Rs. She added a list of terms with definitions to the document and also agreed to keep the language understandable.

- Thanks to **Len Defendorf**, the Board was able to negotiate a new, fairer contract with Waste Management.
- Worked on a way that homeowners can amend the CC&Rs.
- Set up a fine committee to clarify what to do about violations.
- Set up a Good Neighbor Fund of \$1000 to help clean the yards of people unable to do it themselves.
- Continued to spotlight the Neighborly Acts of Kindness in the newsletter. Many neighbors help each other in our subdivisions! If you know one of these neighborhood angels, email **Jan Lorimer** (janlor6897590@yahoo.com) who does the newsletter so that the angel will receive a virtual halo in the next edition. (In the subject line, write "GVFPOA" so Jan knows it's not spam.)



- Attended various seminars on leadership and finances, reporting what they learned to help our Board improve what they already do so well.
- Continued to search for volunteers for the Neighborhood Watch committees. If you can volunteer, call **Carol Kay** at **625-9014**.
- Voted to create a policy manual, a place to put Board votes and information, such as a sample ballot, architectural rules, bank account location, insurance information, videotaping rules, etc.
- Thanks to **Chuck Hill**, a committee was organized to locate unlit street lights.
- Thanks to **Chuck Johnson**, information about the gas line on Abrego was placed on our website. Chuck is also on a committee to put pressure on the State and County to get Abrego repaved.

So the next time someone complains about a do-nothing Board, remind them of this list. For a do-nothing Board, they stay awfully busy!

AND ABOUT THAT MESS ON ABREGO....



Board Member **Chuck Johnson** posted an information article on the website about the time the mess first began. Here is an update.

Due to increased demand for natural gas in our area, Southwest Gas found it necessary to install a new gas main from the 500 block of South Abrego to the 200 block of North Abrego. From Abrego it turns eastward on East La Flecha to the Haven Golf Course and proceeds eastward where it crosses under the Santa Cruz river and will connect to a major gas main on the east side. This project will provide improved reliability for natural gas supply in our area.

The main was placed under the southbound lane of Abrego near the west curb. During construction, all Abrego traffic was confined to the east side of the median and all access to homes was maintained. The gas main was bored under Esperanza to avoid traffic problems.

After the work was completed in March, the southbound "golf cart/bicycle" and "parking" lane was repaved. However, as we all know, the paving on Abrego is still in very poor condition, so although the shoulder lane has been improved, the use of heavy equipment during construction and the increased traffic on the northbound lane did not help the existing paving.

Editor's Note:

*If **Chuck Hill**, our webmaster, already has your email address, you read an article on this subject weeks ago when it was first posted on the web.*

If you want to get alerts from Chuck about new postings which will keep you updated about things happening in the Fairways, please go to www.gvfairways.com.

Scroll down to the bottom of the home page and look for the following box in the lower right-hand corner:

Are you a property owner in the Green Valley Fairways and are not on the email distribution list? If so please send email to webmaster@gvfairways.com with your Green Valley mailing address and your name and you will be added. Please indicate if you prefer to receive the periodic newsletter only via email and not USPS mail.

*Please note that you do not **have to** receive the newsletter via email if you don't want to. However, if you do get the newsletter on line, it does save the association money.*

As for the Abrego mess, by now you have already suffered through most of the snarled traffic during the height of the construction around Abrego and Esperanza. It is sincerely hoped that Abrego will be repaved when this is all over.

VOLUNTEERS NEEDED

Did you know that you can serve on a GVFPOA Committee? The Board is looking for volunteers for the following committees:

- ✓ Policy/Publicity/Records Committee
- ✓ Architectural/Maintenance Committee
- ✓ Median Green Committee
- ✓ Nominating Committee

Other committees being considered include:

- ✓ By-Laws Committee
- ✓ Rules Committee
- ✓ Mission Statement Committee

If you would be interested in serving on any of these committees, please call **Carol Kay** at **625-9014** for more information.

Also, if you would like to serve on a GVC Committee as a representative of the GVFPOA, please call **Chuck Johnson** at **648-1649** and he'll be happy to give you more information. However, at this time GVC has the following committees for which you might want to volunteer to work as a liaison between GVC and GVFPOA:

- ✓ Environmental Committee
- ✓ Health and Human Services Committee
- ✓ Planning and Architectural Committee

- ✓ Traffic and Arroyos Committee
- ✓ Community Services Committee

BE UNBREAKABLE!

You are breaking the law if:

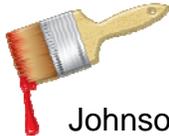
- You don't pick up your dog's mess in other people's yards, from sidewalks, in alleys and arroyos.
- You let your dog off your property without a leash.
- You let trash blow around out of your trash container.
- You park your trailer, camper or RV on the street so that it blocks traffic.

You are **not** complying with the CC&Rs if:

- You park your trailer, camper or RV in your driveway for more than 72 hours. You cannot store a trailer, camper or RV on your property.
- You let weeds continue to grow in your yard after monsoon season.
- You don't keep your pole lamp lit at night.

A COLORFUL SUBJECT

The Architectural Committee is trying to get the Board to adopt standard paint colors. Chuck Johnson brought a sample paint chart to a couple of the Board meetings, but no final decision has yet been reached.



Some Board members feel it may be too restrictive to force homeowners to paint their homes to a set of specific colors, that this stifles creativity.

Other Board members fear that one person's creativity may be another person's visual nightmare. What, for example, is the correct shade of yellow to use on a house?

The Architectural Committee complains that it is being asked to make decisions about what is largely personal preference. Who, for example, should decide whether sage green or desert tu

quoise is a better trim on a pale yellow house? The Committee has agreed to acquire other paint charts and bring them to a future Board meeting.

Once upon a time, all the homes in the GV Fairways were painted white with brown trim. Most of us agree that homes painted with brighter, prettier colors add to the Fairways' character. What do you think?

The Board is asking residents to volunteer to be on this Committee. If you are interested, please call **Chuck Johnson** at **648-1649**.

PLEASE ADDRESS THESE ISSUES!

In the event that your loved one passes away, **YOU** may 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.

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.



Joyce mails out fines letters, dues statements, and other miscellaneous letters. She gets very frustrated when you don't give her all your correct information.

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.

CC&R CORNER

Now that the CC&Rs have been amended, we'll focus on one or two in each issue. In this issue we will tackle the Architectural CC&R.

There is so much information in this CC&R that it is almost impossible to remember. Let's see if we can simplify things.

First, homeowners can't plant any plants that obstruct a driver's view at the corner of a street. This is clearly a safety issue. And if you already have trees or shrubs or hedges that obstruct vehicle sightlines, you must correct the problem by either trimming them back or, if necessary, remove them altogether.



Also, you can't let trees or shrubs obstruct sidewalk use. Again, this is a safety issue. So you might want to take a look at what's growing in your front yard, especially if you own a corner lot.

If you want to plant a tree or tall shrub that could block a neighbor's view of the mountains or the golf course, you will first have to get written approval from the Architectural Committee.

Also, you will need to check with Pima County to learn which trees or bushes are approved and which ones are disapproved. Remember, some plants can cause allergic reactions at certain times of the year. (Ah-choo!)

We shouldn't need to remind everyone (but it does bear repeating) that you need to keep your property free of weeds and trash or other debris. Littering is part of a County Ordinance.

It's not only your lot that needs to be kept free of weeds and trash; it's also your half of the easements on the sides and at the back, and the narrow strip between the sidewalk and the street. That small strip is also your responsibility even though it is owned by the County.

What happens if a homeowner refuses to remove weeds? It has happened and when it does, the Association can hire someone to clear the lot and the easement. Then the owner is obligated to pay back the expense.

Remember, also, that if you want to paint your house (even the same colors) or change windows, doors, or make other exterior changes, you should contact the Architectural Committee.

Sometimes the people on the committee give you good tips and advice you hadn't considered. If they discover that something you want to do may be detrimental to your home, they can pass along this information to save you time, money, or the headache of finding out later that you should have done something differently.

Some exterior changes may require a County permit. It is your responsibility to obtain a permit if it is necessary.

SUE JONES' REPORT ON THE STATE OF FAIRWAYS REAL ESTATE

Currently, we have 16 homes on the market, ranging in price from \$75,900 to \$165,000. Six homes are under contract; most will be closed by mid-April.

Since January 1, seven homes have sold and closed, ranging in price from \$75,680 to \$169,000, with a median price of \$110,000.



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

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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.

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

(The Board of Directors, GVFPOA)

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FORWARDING SERVICE REQUESTED

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