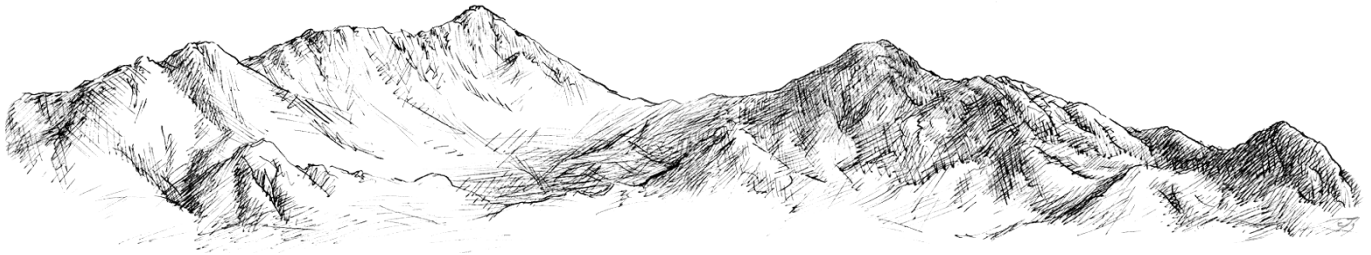


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



What does a management company do?

Inside this issue:

Neighbor Helping Neighbor	2
Monsoon Safety	2
Sidestepping Solicitors	3
Waste Management Fee Increase	3
Neighborhood Watch Tips	4
Stratford Contacts	4

A community manager's job is to manage the operations of a not-for-profit corporation which may or may not own or be responsible for real property. In fact, many community associations today may have little or no physical areas to care for.

We are the ones who:

- Deal directly with the members of the association and residents within the community.

- Are called upon to enforce restrictive covenants for the members of the association.
- Prepare for, coordinate and attend meetings of the membership, the Board and committees and come prepared to answer questions of the participants.
- Are available for members' calls, to get answers to any questions that affect their

association and neighborhood.

- Review the financial performance of the corporation and give sound advice about reducing expenses and improving income.



- If you receive a deed adherence letter, take a deep breath.
- Remember when we write "Friendly Reminder" at the top of the letter, we do mean friendly!

About those letters

Deed adherence letters have been called by many names during our tenure as an association management company. Understandably, people feel very defensive when they receive violation letters -after all, these comment on

some form of deficiency with an owner's property which can be perceived as a personal attack. However, keep in mind that we are not singling you out. By no means are we attacking homeowners, we are simply

enforcing the governing documents by which all owners agreed to abide, when they purchased their homes in a community with deed restrictions.



Neighbor Helping Neighbor Committee-Bob Stenz

Now that the work load for the Board of Directors has subsided with our hiring of Stratford Management, the Board has decided to organize some new committees.

One of the new committees is the Neighbor Helping Neighbor Committee. It is made up of three board members and

3 homeowners.

We have had two meetings to date and are just beginning to get things organized. We hope to develop and be able to offer information and/or limited services to meet the needs of homeowners who for one reason or another are not able to maintain their yard.

If you are, or know of someone who is in need of help, our contact person is Helen B Brown at Stratford Management and she will contact the Committee to see if you, or they, qualify.

Monsoon Safety

Summer rains will soon bring relief from Arizona's torrid temperatures. Whether they come in crashing thunderstorms or gentle downpours, these rains will also bring some of the most hazardous driving conditions of the year.

During our hot June weather, oil from vehicle engines and tires, along with oil from the asphalt itself rise to the surface and mingle together on our roadways. When water hits these collected oils, roads become very slick, especially in the first few minutes of a shower before the mixture of oils and water has the chance to run off the pavement. Drivers should be aware of conditions and slow down. Skidding is likely if you must brake suddenly, so it is advisable to allow extra stopping distance in front

of you.

Summer rains frequently flood dry washes and can make your usual routes impassable. The best advice is to never try to drive across any running water, even an amount that looks shallow. Plan ahead for alternate routes that will avoid flooded roadways.

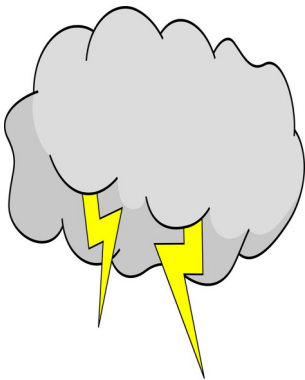
Emergency personnel may have barricades at some, but not all dangerous areas. Motorists who move or attempt to drive around barriers to drive through running washes put themselves and their passengers in danger.

Dust storms also come up suddenly in the summer and can restrict your visibility to a few feet. Severe dust storms can appear as solid, moving walls of dust, reducing visibility

suddenly and totally. Driving in such a storm is extremely dangerous.

If you are caught in a dust storm:

- Turn on your radio to catch severe weather bulletins.
- Reduce your speed and turn on your driving lights.
- Pull off the roadway as far as possible if you cannot see 300 feet in front of you, even as far as the right-of-way fence and then **TURN OFF YOUR LIGHTS**. If you leave your lights on, other motorists may head toward you, thinking that you are driving on the highway and crash into you.



Sidestepping Solicitors

Annoyed by the persistence of solicitors' unwelcomed knocks on the door? It seems like no matter what they do, they always manage to show up on your front porch. They come with fliers, door hangers, a rehearsed speech and the distinct ability to ignore the polite decline of the products they are peddling.

Homeowner Associations are particularly easy and frequent targets. Part of the appeal is

that population density make them an easy environment for them to canvas. Because of this, finding a way to keep solicitors away can be invaluable.

The simplest way to deter solicitors is by posting a "No Solicitors" sign in your yard, on your door or in your front window. If you get knocks on your door anyway, you also can ask solicitors for their license, permit or company identification; many do not have it and

will leave. If the solicitor doesn't leave or keeps coming back, tell them the community has nuisance restrictions and there are legal ramifications for violating them.

If you believe a solicitor is acting suspiciously or you feel threatened, call the Pima County Sheriff immediately.

So stay safe, keep your sanity and do your part in discouraging solicitors from trolling the community.



Waste Management Increase in Fees

Below is a copy of a letter that was received from Waste Management regarding an increase in your fees.

April 27, 2015

We appreciate and thank you for providing us the opportunity to partner with you and your Home Owners Association. We take pride in doing everything possible to ensure that our customers receive the best overall experience, which includes award-winning customer service, safety, and reliability.

In addition, we are con-

stantly investing in sustainable solutions, so we can bring you innovative ways to increase recycling throughout the entire community.

As we all know, prices continue to rise and the cost of doing business increases yearly. As you can imagine, we are diligent about keeping our costs down, and running the most efficient operations possible, but in some instances it is necessary to pass along a small portion of our increased cost onto our customers.

Based on your contract, we will be increasing your

overall rate from \$18.57 to \$19.41 per home starting June 1, 2015. We ask that you work with your community to make them aware of this change if they are individually billed or if their annual dues will be impacted by this change.

Once again, thank you for your business. We appreciate and value you as a customer.

Sincerely,

Jill Burris

Public Sector Solutions

Four Corners Market Area



Neighborhood Watch Tips April 2015

Neighborhood Watch Assistant- David Stewart

When leaving your winter home for an extended time you need to:

Empty fountains and ponds

Put bleach in toilet bowls

If leaving a car in the garage take the key with you so if someone breaks in they cannot drive off in your car

Put a couple of lights on timers so they come on at different times during the night

Put a dowel in the slider track and secure all windows

Put shovels, rakes, etc. from back yard in your garage so you are not an easy target

Put out all your security signs in your front yard as well as your back yard

Trim all your front yard landscaping to make a burglar trolling think you are at home

Window signs are very effective, because most burglars will look for an easier target

Trim back yard entry so SAV Patrol has safe access

Turn off water to your home

If you have someone coming in for a week or two please call SAV and let us know

Your Stratford Contacts

At Stratford Management, your community is represented by a team of professionals who are committed to ensuring that Green Valley Fairways is properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us!

Helen B Brown, Senior Community Manager

helenb@stratfordmanagement.org ext. 1019

Edwin Ortiz, Administrative Assistant

edwin@stratfordmanagement.org ext. 1021

Will Jecker, Accounting Help Desk

wjecker@stratfordmanagement.org ext. 1025

Phone: 520-822-8064 **Fax:** **Fax:** 520-822-8084

Mail: PO Box 40790 (85717)

(Please Mail assessments here)

Street: 1820 East River Road, #110 (85718)

(Southwest corner of River and
Campbell in the Cambric Center)

Office Hours

Monday- Friday 8am - 5pm

Our office is closed for lunch from:

12pm - 1pm.

2015 Board of Directors

President:	Michel Roth	president@gvfairways.com
V. President:	Duane Lewis	vicepresident@gvfairways.com
Secretary:	Helen Mullaly	secretary@gvfairways.com
Treasurer:	Patty Stenz	treasurer@gvfairways.com
Director at Large:	Bob Stenz	atlarge1@gvfairways.com
Director at Large:	Carol Kay	atlarge2@gvfairways.com
Director at Large:	Ronda Lewis	arlarge3@gvfairways.com
Director at Large:	Ruth Tamminga	atlarge4@gvfairways.com
Director at Large:	Nancy McKean	atlarge5@gvfairways.com

Architectural Committee

Chairperson:	Ronda Lewis	arch@gvfairways.com
Fairways 1 Representative	Ruth Tamminga	fw1representative@gvfairways.com
Fairways 2 Representative	Connie Walker	fw2representative@gvfairways.com
Fairways 3 Representative	Linda Papworth	fw3representative@gvfairways.com

Quick Reminders

The Social Committee is planning a 50th Anniversary Celebration for the Fairways on December 16, 2015. More information to come. Please mark your calendars.

- Clean up after your dog! Make it a habit to carry a plastic bag with you when you go out the door.
- Keep your dog on a leash while you both are out walking.
- Keep your front and side yards free of weeds and also your half of the utility road behind your property. Also trim back those overhanging trees and bushes that partially block the utility roads as well as encroaching on your neighbor's property and sidewalks.
- Please receive approval from the Architectural Committee before you start any project, this includes landscaping upgrades.
- If you do not have a closed recycle container, make sure you secure the papers in your recycle bin so they do not blow all over the street.
- The schedule for the September 2015 through May 2016 Board Meetings are:
 - 2015: September 14th; October 19th; November 9th and December 21st
 - 2016: January 11th; February 15th; March 14th, April 18th and May 9th.
 - 2016 Annual Meeting is February 12th at the East Social Center.
 - Executive Session 1-1:30 PM; Open Meeting 1:30-2:30 PM