

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



Why do we need an Architectural Review Program?

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Whether first time homeowner or long time residents, we all have a hefty investment in where we live. So it is important to preserve the value of our residences by keeping our properties well maintained.

When our homes' exteriors are in good shape and the landscaping well maintained, the community is attractive to prospective buyers and renters and property values are preserved.

Our Association's Architectural Review Committee is a big part of sustaining the community's appearance and

property values. While our design guidelines have some limitations, they allow enough flexibility for individual expression.

Please contact a member of the Association's Architectural Review Committee if you are considering a project for your home that involves painting the exterior or trim, redesigning or installing landscaping, constructing a wall or fence or adding a secondary structure (such as a storage shed or enclosing a car port) just to name a few.

The Architectural Review Committee will provide you

with the Association's guidelines, application instructions and review procedures. The Committee will work with you to make your residence move livable while preserving the community's value.



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- While it is a big job, Board members are happy to serve the residents and make the community a great place to call home.

What your Association Board Does for You

One of the most important things the Board does is to create and enforce the Association's rules. While some residents may not like being told what they can and can't do, ultimately the Board is looking out for the greater good. By enforcing the rules, the Board is doing its

best to keep property values up and conflicts down. Of course, the Board wants to make sure the rules are beneficial for the majority- and hopefully all-residents. You are welcome to raise concerns about the rules at open Board meetings.

The Board acts on behalf of the Association by hiring managers, attorneys and other professionals who help better the Association. Board members also help conceive and lead many of the projects that will improve the HOA.



Neighbor Helping Neighbor

The Committee has completed their work on compiling various resources that are available to the residents within the community.

Included in this newsletter is a separate pull out document that provides information and contact numbers for various organizations that you may find useful.

How to Trim a Palm Tree



Well maintained palm tree



Palm tree needing trimming

Low maintenance and fuss free, palm trees have become a landscape staple that actually does better the less they are pruned. While palms are known for their branchless stems and fan-like arrangement of green compound leaves, the more than 2,000 species of palms actually exhibit enormous diversity in terms of both appearance and habitat. While you don't need to do it often, it is important to know when and how you should trim your palm trees to keep them healthy and looking their best.

Though experts recommend avoiding pruning as much as possible, there are some circumstances that call for a trim. Start by determining if you really need to prune. And remember the less pruning you can do, the better.

Prune to:

- Remove dead or dying fronds

- Remove potential fire hazards, especially near buildings or homes.

- Increase visibility and safety near driveways or sidewalks.

- Prevent damage to homes during high winds.

- Remove fruit, seeds and flowers.

- Never prune for purely cosmetic reasons or else you risk damaging the palm tree.

Unless they are a hazard to people or property, palms only need to be trimmed when fronds (leaves) die or are broken or when the tree begins to flower or bear fruit.

Look for dead or dying fronds on the tree. Dying fronds appear brownish, yellow or white and are often wilted or hanging down.

Look for broken fronds which should be removed before they are torn off and cause damage to the tree.

Look for palm flowers and fruit stalks which use up energy and slow growth of the tree.

If there are no dead or dying fronds, broken fronds, flowers or fruit stalks, your palm tree does not need to be trimmed.

Removing healthy fronds robs the tree of important nutrients and can result in slow growth, the spread of disease and the death of the palm.

Begin at the bottom of the foliage and look for dead, dying or broken fronds.

Never cut off the top or crown of the palm. The crown will not grow back and the tree will die.

You do not need to prune self-cleaning palms such as King, Kentia or Jubaea palms as their leaves fall off naturally as they die, making trimming unnecessary. It is only necessary to trim a self-cleaning palm because of potential safety hazards.

Pests, Pests, Pests

Every day, pest professionals are out in the field helping homeowners protect their property and family from potential disease and destruction caused by various pests, including rodents, mosquitoes and termites. Spring marks a particularly busy time as these pests emerge, looking for sources of food, water and shelter. Sometimes the simplest home improvements can be all that is needed to help ward off infestations.

To assist homeowners in pest-proofing their homes the following is recommended:

Eliminate sources of standing water around the house, including birdbaths and in clogged gutters to help reduce the mosquito population.

Seal any cracks on the outside of the home with silicone based caulk, including entry points for utilities and pipes.

Replace weather stripping and repair loose mortar around the foundation and windows.

Keep tree branches and shrubbery well trimmed and away from the house. Overhanging branches can act as highways into the home.

Repair fascia and rotten roof shingles.

Keep mulch at least 15 inches from foundations.

Keep attics and crawl spaces well ventilated and dry.

Store garbage in sealed containers and dispose of it regularly.

Avoid leaving pet food out in dishes for long periods of time.

If you have bird feeders remember that bird seed that falls onto the ground draws pests and rodents not only onto your property but to also onto your neighbor's property. Consider using hull free bird seed that does not leave debris on the ground that provides a food source to other pests.

Consider partnering with a pest control professional to determine the best preventative service plan to suit your home and needs.



COMING SOON

The Architectural Review Committee is currently working on updating and modifying the approved house colors-more to follow.

ANNUAL MEETING 2017

Over the last few years the Board has had guest speakers at your annual meeting. What are you interested in hearing more about? Please contact your community manager, Helen B Brown or a Board member.

REVISED DEED ADHERENCE POLICY

Adopted by Board of Directors May 9, 2016

The Green Valley Fairways POA is dedicated to maintaining safe and harmonious neighborhoods while increasing the value of its members' properties. This is done by being good stewards, fiscally responsible and maintaining appearances up to community standards and by enforcing the CC&R's as set up by this Association.

1. If the Board or its agent determines that a property is detrimental to the general appearance of the neighborhood the property owner shall be notified in writing by the community manager. The letter will include information such as which CC&R has been violated, the date of the violation, and that the owner has 14 days from date of mailing to correct the violation without penalty fines.

A follow up inspection will be performed by the Board or its agent to ascertain if the property is now in compliance on day 15. If the property is in compliance, the file will be closed. If the property is deemed not to be in compliance, an "Invitation to a Hearing" is issued to the property owner. The date of the hearing cannot be less than ten days from the date of the second inspection. The property owner may respond to the Invitation to Hearing Notice by certified mail to the management company if they are physically unable to attend the hearing in person. Another inspection of the property that has remained in non-compliance is conducted on the day of the Hearing by the Board or its agent to ascertain if the non-compliance has been resolved. A date stamped photograph is taken of the property. If the non-compliance has been resolved, the file is closed. If the non-compliance remains, then the owner is assessed a fine of \$100. A Notice of Fine will be sent to the homeowner along with a copy of the date stamped photograph.

2. The fines will continue to accrue on a monthly basis until the Board or its agent determines that the violation has been corrected. The fine schedule is as follows:

Second Notice of Fine \$200

Third Notice of Fine \$300

Non-compliance beyond the third notice of fine will result in the file being forwarded to the Association's Legal Counsel to enforce the Association's Deed Adherence with the owner being responsible for any legal costs.

3. The Board of Directors has the authority to authorize an agent(s) to enter the lot and correct the violation at the expense of the homeowner. These expenses will be secured through legal action and are in addition to any violation fines. Notice will be provided to the homeowner prior to any corrective action being taken by action of the Board.

4. If a property owner is found in violation of the CC&R's, he/she will be held responsible for all legal fees arising from the enforcement of the CC&R violation against him/her.

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

Juan Medina, Administrative Assistant

juan@stratfordmanagement.org ext. 1023

Will Jecker, Accounting Help Desk

wjecker@stratfordmanagement.org ext. 1025

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

Mail: PO Box 40790 Tucson, AZ 85717
(Please Mail assessments here)

Street: 1820 East River Road, #110 Tucson, AZ 85718
(Southwest corner of River and
Campbell in the Cambric Center)

Office Hours

Monday- Friday 8am - 5pm

Our office is closed for lunch from 12 pm to 1 pm

Quick Reminders

- House numbers are to be placed on your back wall.
- If you have a tree removed, either have the stump removed or cut down to ground level.
- You are responsible for maintaining half the easement behind your home.
- Do not allow any trees or shrubs to grow over onto your neighbor's property or sidewalks.
- Front lamp posts are to be on from dusk to dawn.
- Car ports are not to be used for storage of rubbish.
- Every effort shall be made to conceal trash cans from the street and neighboring properties.
- No recreational vehicle, boat, trailer or similar vehicle may be parked or stored anywhere on the property except the following: recreational vehicles belong to the Lot owner, tenant or guest may be parked only on the driveway or the street immediately in front of the Owner's Lot for a period not to exceed 72 continuous hours per incident. A period of at least 48 hours must elapse between incidents. The recreational vehicles must have orange cones around it or reflectors. No drop cords or hoses may be run across the sidewalk from any vehicle.
- No vehicle may be parked on the strip between the street and the sidewalk or in a manner that obstructs the sidewalk.
- Lot Owners are limited to one on-site yard sale per calendar quarter per year. A sale may last no more than two consecutive days. Set up and take down for an additional 12 hours before and after a sale is allowed.