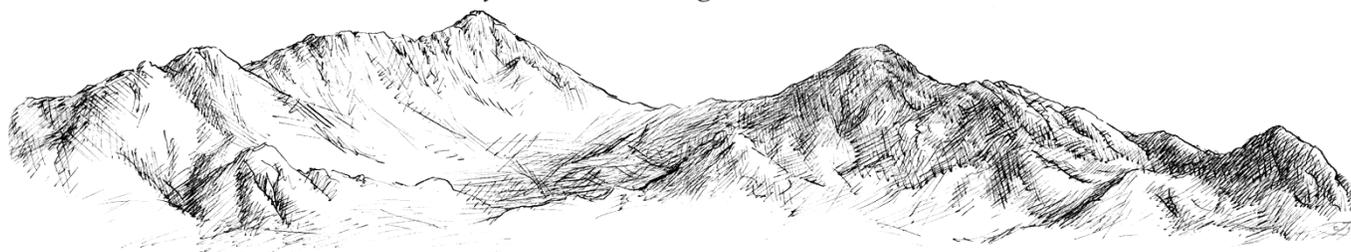


Spring/Summer 2018

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



Important Safety Message from Southwest Gas

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Did you know you are required to maintain the piping between the gas meter and your house. It is up to you to check for leaks and damages to keep your family safe.

Southwest Gas can help! Let them move the gas meter closer to your home with their Customer-Owned Yard Line (COYL) Relocation Program.

Why would I want to move the gas meter? You may not know it, but the natural gas line running between the meter and your home (COYL) is your responsibility. This means it is up to you to have the line inspected for leaks and pay for repairs if an unsafe condition is found. Having the meter moved gives that responsibility to Southwest Gas.

How can the COYL Relocation Program Help?

- Free meter relocation closer to your house saves money, eliminates future maintenance and responsibility for COYL.
- Allows Southwest Gas to do what they do best-enhance the safety and reliability of your natural gas system.

What is involved in a meter relocation?

The meter relocation includes the replacement of the primary COYL. An additional repairs on the secondary COYLs (gas lines that serve appliances such as bbqs and pool heaters) will remain the property owner's responsibility.

Gas service may be unavailable for a short time during the relocation process. While it is never convenient to have your gas service shut off, it is necessary to facilitate the relocation. Southwest Gas does their best to make this easy and convenient for their customers and will work with your to schedule a preferred time and day.

Not ready to commit to relocating the meter? They will make arrangements to inspect your line. If no gas leak is found, they will let you know immediately. If you are not at home during the inspection, they will leave a notice on your door.

If a leak is identified, the meter will be shut off for your safety. You will be notified in person or with a notice on your door. A Southwest Gas representative will then be dispatched for further confirmation. This requires access to your property and in some cases, access into your home. If a leak is confirmed, you will be provided with appropriate options for your situation.

Call 800-654-2765 to set up an appointment. Note: This program has been approved by the Arizona Corporation Commission and is available to Arizona customers only.

- A natural Gas leak may be present if you:

- **SMELL** a distinct sulfur-like odor, similar to rotten eggs, even if it is faint or momentary.
- **HEAR** a hissing or roaring sound coming from the ground, above ground piping or gas appliance.
- **SEE** dirt or water blowing into the air, unexplained dead or dying grass or vegetation, or standing water continuously bubbling.

If you suspect a gas leak, leave the area immediately and from a safe place call 911 and Southwest



Lights On/Off Committee

A newly formed committee of homeowner volunteers has conducted their first evening inspection to ensure that residents have their exterior lights on. These can be either yard lamps, lights on the house or even solar landscape lights as long as there is enough light to reach the sidewalk. Having exterior lights on from dusk to dawn helps to protect your property from potential intruders as well as a safety issue for those residents who like to walk while it is cool and helps them to avoid hazards. Remember you are responsible for the sidewalks in front of your home.

For those who have received letters indicating that your exterior lamp post is not working, please do not take offense, as these letters are designed to be informative only as you may not realize that your exterior lights are not working. It can be as simple as replacing a light bulb or turning on a switch.

things to think about

Neighborhood Watch increases personal safety and prevents crime. Please contact Zoe Brennagh with the Green Valley Sheriff's Auxiliary Volunteers to find out how you can be involved at (520) 351-6744.

Enjoy your pet walks but please control your pets, make sure they are on a leash and clean up after them.

All exterior changes to your home and lot require ARC Committee approval.

It is that time again to have your palm trees trimmed. All brown and dead palm fronds need to be removed as they will fall when it is windy and may end up on your neighbor's property. Also remember that once your wildflowers have stopped blooming it is time to remove them.

Clarifying the Manager's Role

Our Association employs a highly qualified professional community manager and we think residents should know what the manager has-and has not- been hired to do. The manager has two primary responsibilities: to carry out policies set by the Board and to manage the Association's daily operations.

Some residents expect the manager to perform certain tasks that just aren't part of the job. When the manager does not meet those expectations, residents naturally are unhappy. Since we want you to be happy we're offering a few clarifications to help you understand what the manager does.

- The manager is trained to deal with conflict, but they will not get involved in quarrels you might be having with your neighbor. However, if Association rules are being violated the manager is the right person to call.
- While the manager works closely with the Board, they are an advisor-not a member of the Board. Also, the manager is not your advocate with or conduit to the Board. If you have a concern, send a letter or email directly to the Board.
- The manager is always happy to answer questions, but they are not the information officer. For routine inquiries, like the date of the next meeting, please check the Association's website or look for the meeting sandwich boards.

- The manager does not set policy. If you disagree with a policy or rule, you will get better results sending a letter or email to the Board.
- The manager has a broad range of expertise but they are not a consultant to the residents.



Your Curb Appeal Checklist

The curb appeal of our community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the Association thanks you for your efforts and good example. We encourage all residents to pay particular attention for the following maintenance items:

- **Exterior Paint**-paint is a quick and easy way to keep your property looking fresh, new and clean.
- **Landscaping**-landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches; keep shrubs properly pruned and flowers well tended.
- **Roofs**-please insure your roofs are properly maintained and cleaned.
- **Driveways**-please repair cracks, pitted or flaking surfaces and other concrete problems. Do not use driveways or carports for storage.

Board Responsibility, Governing Documents & Guidelines

Our community is more than just a neighborhood. In many ways, it is a lot like a business. Collectively our regular annual assessments need to be budgeted carefully and spent wisely. Our neighbors, who have volunteered and been elected to serve on the Association's Board, are responsible for making critical decisions-on our behalf- about managing the community and our money.

The Board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our professional manager, the Board ultimately is responsible for overseeing Association operations. Be sure to communicate with the Board regularly, observe Board meetings, and attend annual meetings to elect responsible Board members and to participate in the conversation about significant community issues.

We are always talking about the Association's governing documents but what are they?

State Law: Almost every state has statutes governing homeowner/property owner associations. In addition most associations are subject to the state corporations' codes.

Declaration and The Covenants and Restrictions: Planned communities are created by declarations. These contain the restrictions that regulate resident's behavior, they define owner's rights and obligations and establish the Association's responsibilities.

Articles of Incorporation: Most Associations incorporate and have Articles of Incorporation that define their purposes and powers.

Bylaws: Bylaws address Association operations such as procedures for meetings and elections and specifying the general duties of the Board.

Resolutions-Rules & Regulations: Board members adopt rules and regulations and sometimes members have to approve them. Rules and regulations are recorded as Board resolutions. They must be consistent with the Declaration, the Bylaws and state law.

Association governing documents are almost always trumped by state law. But, when an Association's documents conflict among themselves, the Declaration carries the greatest weight, followed by the Bylaws and then the Rules and Regulations.

Design Guidelines

Like many community associations, we have a set of written design review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression, actually they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire Association-that is property values.

Why do we need guidelines to maintain architectural standards? Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria. One last purpose of the guidelines is to clarify the Association's authority in this area. Some state statutes and our governing documents give the Association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they do not agree.

S.A.V NEIGHBORHOOD WATCH VACATION/SECURITY CHECKLIST

The following checklist provides some ideas for how you can make your home less of a target

LOCKS:

- Keep doors and windows locked at all times, whether you are home or away
- Use deadbolt locks on exterior doors and ensure that exterior doors are solid wood or metal
- Use window locks, wooden dowels, or security bars on all windows and sliders
- Keep garage door shut and locked at all times
- If leaving a car in the garage, take the key with you, and consider removing the battery
- Consider padlocks on backyard gates.

LIGHTS

- Outside lighting and/or motion sensor lighting
- Use electric timers on interior lights

LANDSCAPING

- Arrange for yard care. Eliminate weeds, debris and keep trees and shrubs trimmed away from doors and windows- consider asking the local food bank to pick your fruit (if you have fruit trees) for those in need
- “Plant for Prevention” by planting cactus or thorny bushes near windows
- Put all shovels, rakes, etc. from the yard into the garage
- 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 properly maintained in your absence.

ADDITIONAL SECURITY

- Close all drapes and blinds
- Suspend all deliveries and forward mail if leaving for an extended time
- Consider installing a home alarm system
- Have a written record of your possessions and photos if possible
- Turn the water off to your home
- Make sure your address is visible from the street (both front and back)
- Do not advertise that you are away from home as answering machine message, Facebook, etc.

SUPPORT SYSTEMS

- An active Neighborhood Watch Program
- Hire a “house sitter”
- Contact the Sheriff’s Auxiliary Volunteers and request their free home security checks at 520-351-6744 or stop at SAV, 601 N. La Canada between the hours of 8 Am to 4 Pm. Have dates available you are leaving and your estimated return. Have name, address and telephone number of a local person who has a key to your home.

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, Director of Management Services/Community Manager

helenb@stratfordmanagement.org ext. 1019

Joy Brown, Community Assistant

jbrown@stratfordmanagement.org ext. 1028

Will Jecker, Accounting Help Desk

wjecker@stratfordmanagement.org ext. 1025

Phone: 520-822-8064 **Fax:** 520-795-6501

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.