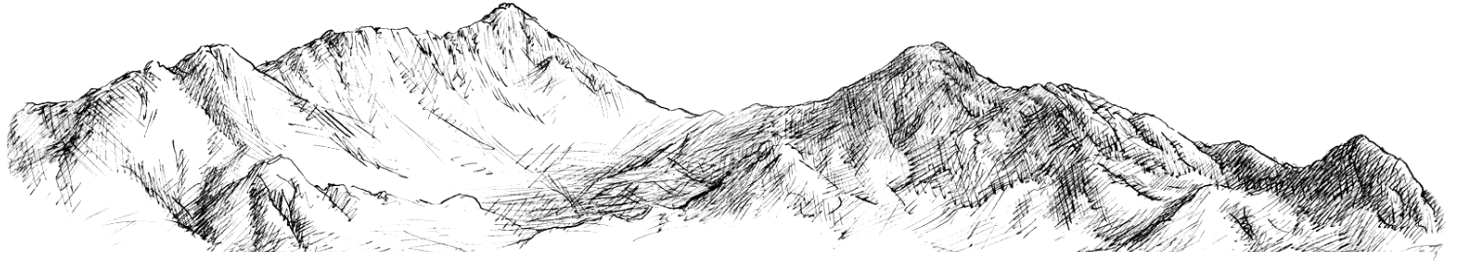


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS Winter 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 4th 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.

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.

EXTRA! EXTRA! READ ALL ABOUT IT... ONLINE! Just go to www.gvfairways.com to get your newsletter and other documents. Sign up with the webmaster to have the newsletter emailed to YOU!



YOU ARE TERRIFIC MEMBERS!

We've had very few break-ins in our subdivisions because residents are calling in suspicious activity! Good job, folks!

HEAR YE! HEAR YE! THE ELECTION IS ALMOST UPON US!

No, not *that* election! We're talking about the really important **FPOA Board of Directors election.** So instead of sitting on the sidelines and grumbling about what the HOA doesn't do or what the Directors should do, be part of the solution. Volunteer to run for a seat on the Board.



If you would like to run for a seat on the Board, here are the 2 steps you need to take:

- Call **Carol Kay at 625-9014** and tell her you want to run. She can answer all your questions about what Board Members do and what their responsibilities are.
- Next, write a short (3 or 4 sentences) bio about yourself. We are especially interested in how you may have helped your neighbors or what volunteer work you've done in Green Valley. If you have questions, call **Jan Lorimer at 399-2563.** Email your bio to Jan at janlor6897590@yahoo.com. It will go into the ballot. *Note: The editor reserves the right to edit and/or revise bios for the sake of space.*

That's about it. You don't need to spend a lot of money on fancy ads or brochures. Just tell all your Fairways friends that you're running and why and to please vote for you! OR, if you're too shy, ask a friend to nominate you!

So while you mull over these prospects, here are some **VERY IMPORTANT DATES** to put on your calendars:



- **Nominations** will be taken from now until **January 16, 2013**. On that date, at **4:00 p.m.**, nominations will

officially be closed.

- **Ballots** will be mailed to each member household no later than **January 21, 2013**.
- **Ballots** must be returned no later than **February 15, 2013**.

THE ANNUAL MEETING WILL BE HELD ON FEBRUARY 22, 2013 AT 1:00 P.M. AT THE EAST CENTER ON ABREGO. Please plan to attend! That's when you will meet the new Directors. You will also learn what was accomplished in 2012, as well as what the goals are for the future.

The featured speaker will be a representative from the **Scam Squad!** We can all learn a great deal about how to protect ourselves.

You will also have an opportunity to make a donation to **Betty Jo Preis for the Fairways Green Project!**

FAIRWAYS MEDIAN PLANTINGS DELAYED

By Betty Jo Preiss

Mother Nature's freezing weather came a little earlier than usual this year which will delay our planting in the medians until next Spring. We were unable to obtain permission from Pima County to plant during the Fall season ... many delays ... and now would not be to our advantage.

Meanwhile, two families have come forward to adopt medians and our small committee is still raking and removing weeds. We usually work at 9 a.m. on Fridays. If you would like to work in a median, please call and ask for a yellow or orange vest to wear (777-6689). I will deliver it to you. We have also purchased some orange cones to try to slow traffic down when working.

Bob Stenz has approached Sahuarita High School to see if any of the students would like to help us in the Spring with a one-day work party to get the plants in the grounds. We, in turn, would give them a certificate of community appreciation to place in their files for possible use in college applications.

Thanks so much to all of you who have contributed to the median fund! It is truly wonderful when people care!

*(Editor's note: On page 7 is a coupon you can clip and fill out to send to **Betty Jo**, either with a monetary donation or an offer of physical help.)*

HOLIDAY FOOD ROUND-UP!

This is the season for giving and there has never been a greater need in this area. The Green Valley-Sahuarita Community Food Bank is currently serving almost 1,000 households each month from the communities of Green Valley, Sahuarita and the surrounding areas.



Did you know that:

- The Community Food Bank distributes food to over 6,000 individuals in need.
- Not all recipients are unemployed. Some are working but their take-home pay doesn't cover all their needs.
- Over one-third of the recipients are children.
- Fourteen percent are seniors.

The Food Bank would like to give their clients a holiday turkey, but this is a difficult year with a tight budget and the requests for food assistance continue to increase. They need 1,000 turkeys to be sure that each household gets one.

CAN YOU PLEASE HELP? Here's how:

- Buy a frozen turkey and deliver it to the food bank.
- Donate a grocery store gift card and designate the contribution to holiday turkeys

- Give cash or a check donation to the Food Bank.

Besides frozen turkeys, they also need:

- Gravy mixes
- Nuts, canned yams, canned or frozen hams
- Stuffing mixes
- Cranberry sauce
- Jello
- Boxed potatoes
- Bisquick
- Pie filling
- Baking products

The following staples are ALWAYS needed:

- Peanut butter
- Cereal
- Canned fruit or juice
- Canned vegetables
- Dry or canned beans
- Canned tomato products
- Macaroni & cheese
- Canned or boxed soup
- Rice or pasta
- Canned meat

Personal care products are always welcome – paper products, toilet tissue, bar soap, shampoo, baby food, and more. You can contact the food bank for more details.



Please, during this season of giving, open up your hearts and give generously to someone less fortunate. Put the Food Bank at the top of your gift giving list. And thank you for your generosity.

The Green Valley-Sahuarita Community Food Bank is located at 250 E. Continental Road, #101, in Green Valley. They are open Monday through Friday from 7:30 a.m. to 2:00 p.m. Phone: 625-5252.

Editor's Note: *Bob Call, one of our HOA members, first alerted me about the needs of the Food Bank. Bob works at the Food Bank and is also on their advisory board. He coordinates the "Gleaning Program" (picking of citrus), which runs from January 1 through April 15. If you have a citrus tree in your yard and you aren't*

eating the fruit, please consider taking the fruit to the Food Bank. And if you need help with the picking and delivery, let the Food Bank know that, too.

CRIME REPORT

As we indicated on page one, many of our members are keeping an eagle eye out in their neighborhoods and calling 911 to report any suspicious activities or people or cars.

The Sheriff's office is responding more quickly as well. As a result, crime is down in our neighborhoods, but there appears to be a rise in criminal activity on the west side of I-19. So please stay vigilant. A nosy neighbor is a good neighbor!



One of our residents sent us an article about key legal terms: burglary vs. robbery. We are excerpting part of it below. Although you may say, "I've been robbed," by definition you may actually have been "burgled." Read about the different terms to learn more.

Robbery

Robbery is the taking or attempting to take something of value from another person by use of force, threats or intimidation. It is committed in the presence of the victim. Robbery is commonly known as a "holdup" or a "stickup."

Burglary

Burglary is the unlawful entry of a 'structure' to commit a felony or theft. Burglary is commonly known as a "break-in," or "breaking and entering." A 'structure' is usually in reference to physical buildings but not cars. Car break-ins or thefts are considered larcenies.

Investigations

Robbery and burglary are investigated in slightly different ways.

The main part of an investigation into robbery is about the identification of the person who committed the robbery. The police will ask the victim questions about the robber. Can you describe the robber's clothing, age, height,

weight, hair color and other distinguishing factors? You may be also asked to repeat anything the perpetrator said, what kind of car he/she was driving, and in which direction was he/she headed.

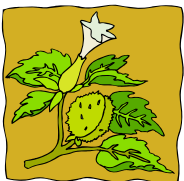
The main part of the investigation into burglary pays close attention to the breaking and entering areas, such as the entry and exit points. The police may dust for fingerprints, take pictures and ask you questions about the burglary.

Although this is a very difficult time for the victim of either robbery or burglary, giving as much correct information as possible to the police is very helpful.

HANDY HAPPY HOMEOWNER HINTS

Editor's Note: *Okay, another new column is being born, even as we speak! I am getting the best and neatest homeowner hints from some of YOU! So please, keep 'em coming! You can call me (Jan Lorimer) at 399-2563. Or e-mail me at janlor6897590@yahoo.com. OR you can send a postcard or love letter to me at PO Box 1412, Green Valley, AZ, 85622. And I will keep you anonymous if you wish.*

One word of caution: I don't test every hint that's sent to me, although I am about to try the homemade weed killer which is this month's handy hint.



Homemade Weed Killer

According to the person who gave me this "recipe," this stuff will kill *everything!* So be forewarned: **DO NOT USE THIS WHERE YOU MAY WANT PLANTS TO SOMEDAY GROW.**

Take one gallon of cheap cider vinegar. Remove 2 cups of the vinegar and set aside. To the remainder of the gallon, add 2 cups of salt. Mix well and spray on weeds or any plants you want to kill. But remember! Do not use this in any area where you want plants to grow.

Another member says this mixture is also lethal on ants!

I suppose you could sprinkle any leftovers on fish and chips...or, maybe not! Way too salty!

As for the extra 2 cups of vinegar, here are some other tips:

- Get rid of fruit flies in your house by setting out a bowl of water, sugar, dish soap and cider vinegar. The insects will gather in the bowl and won't be able to escape.
- Wash your windows with a solution of one-half vinegar and one-half water. Dry them with a soft rag or old newspaper and enjoy the shine!



- Remove soap scum and mildew on shower doors with a sponge soaked in vinegar.
- And as we all know, vinegar is great in salad dressing. (Is there no end to the wonders of vinegar?)

FYI STUFF

Did you know that:

- Dues are going up at **GVC**, which means FPOA will pay \$2.50 more per household per year. BUT we are NOT going to raise our members' dues to compensate. So rest assured you will NOT have your dues raised. Dues will remain at \$30.00 per year which is high enough.
- The attorney for our HOA is looking into an alleged contract violation on the part of **Waste Management**. WM raised fees without notifying members, something it claimed it would not do in our recently signed contract, without justifying the increase, and charging a 'set-up' fee which is not in the contract.
- Attendance is up at our monthly Board Meetings. If you would like to attend, see page 1 for dates, times, place, etc. Remember, all HOA members are welcome to attend.

NEW POLICY MANUAL IN THE WORKS

Carol Kay, Jan Lorimer, and Len Defendorf are working on a Policy Manual (PM) for our HOA. The manual will contain copies of all important documents including, but not limited to, the current CC&Rs, By-Laws, and Articles of Incorporation. (When the By-Laws and Articles are updated, the newest copies will go into the PM).

The manual will also include information about our insurance policies, our financial data, where our bank accounts are located, guidelines for the newsletter, and much, much more.

In the event that every Board Member is suddenly and simultaneously abducted by aliens (a sobering thought!), a new Board could step right in and carry on business as usual.



The manual is actually a work in progress. As new information arises, as changes occur, the manual will be updated. The Policy Manual is available for any member to read. Carol, our current secretary, brings it to every Board Meeting as well as the Annual Meeting. Or, you can phone Carol at **625-9014** to set up an appointment to meet with her to see the manual.

PLAY NICE!

GVR is requesting all members to "play nice" after a recent rash of angry confrontations. It may be good advice for all of us. Remember: Treat other people in the same manner as you would wish to be treated.

ATTENTION, ALL DOG WALKERS!

Please carry a plastic bag when you walk your dog and **USE IT!** Please pick up your dog's feces and take them home where you can properly dispose of them! Thank you!

YES, VIRGINIA, THERE IS A PLAN TO REPAVE THE REST OF ABREGO ... WE THINK!

The County claimed in September that Abrego, from Esperanza to Continental, would be repaved before the end of October. Now we are being told that the work may start in December! Hohoho!

NEIGHBORLY ACTS OF KINDNESS

During bad weed season, some of our good neighbors earned their virtual halos!

- **Bud Stanley** and **Bob Kay** pulled weeds for a neighbor.
- **Marty Sinatra** did the same thing for his neighbor.
- **Sharon Carroll** "adopted" a house after reading a news item about "adopting." She cleared the weeds in the yard and removed palm fronds hanging over the sidewalk.
- One of our Board members and her husband observed this, and started pulling stray weeds, too.
- Another member noticed a woman from Country Club Estates who walks in the Fairways, and as she walks she pulls weeds here and there.

Come on, walkers! Join the weed pullers. Bending over is also great exercise.



A LETTER FROM LEN

By Len Defendorf, President

"It's a beautiful day in the neighborhood," as Mr. Rogers often said, and indeed it is today as I write this. To be perfectly honest, every day is beautiful here in Southern Arizona; some are just more beautiful than others.

So it is here in Green Valley and in the Green Valley Fairways Property Owners Association. We often forget how fortunate we are to live here but all you have to do is call your friends or family back in Minnesota, Wisconsin, or New York in mid- January and they will tell you!

To those of you who do winter here from parts North, just a friendly reminder: when you return “home” – wherever that may be “up North” – don’t forget to make arrangements with a friendly “year ‘rounder” neighbor or yardman to keep your yard tidy and weed and debris free. Yes, I know, you can’t see it from Michigan, but it will give your neighbors something to complain about and doesn’t do anything to enhance property values which have already taken a hit because of the economy. If everyone does their part, the “Fairways” will continue to be the tidiest part of Green Valley.

My term of office as director on your board and for the last few years as President expires this year. It has been a pleasure and an honor to serve you. A special thanks to all of the members of the board, past and present, who have given of their time and knowledge to make it all work, and to all the homeowners who have volunteered for committees or to do some special task. Thanks! We couldn’t have done it without you.

CC&R CORNER

In this issue we’ll tackle the subject of architectural approval. What it is all about, how you get approval for your plans, where you get the forms, and more!

In order to do any of the following, you must get approval from the Architectural Review Committee (ARC):

- Build something on your property
- Rebuild something on your property
- Remodel
- Paint
- Repaint (even using the same colors)
- Erect a wall



- Raise an existing wall
- Build a fence
- Install an awning or a sunshade
- Install solar panels

What Is the ARC?

The ARC is made up of Board Members, although from time to time we get volunteers from the membership at large. There are usually three people on the committee and the Board is very fortunate that many of the volunteers have a background in building construction or inspection.

Why Do We Need an ARC?

The whole point of having an ARC is to make sure you and your neighbors keep your property looking attractive. This helps to maintain our property values. After all, would you want to live in a place where people could have old cars up on blocks in their front yards? Where paint was peeling off walls? Where trash was thrown about in the yard? Where weeds were allowed to proliferate? Of course not! So that’s why we ask everyone to cooperate and get architectural approval before they begin a project that will impact the exterior of their house or their yard and thus impact their neighborhood.

Okay, What Do I Need For Approval

You will need two (2) sets of plans and specifications, along with the location of where the structure, if applicable, will be placed. That does not mean you need to hire an architect to get your house repainted or to add a storage shed in your back yard. You can draw a picture of what you have in mind, or, in the case of painting your house, you can write a letter, stating your intentions and staple paint chips to the letter.

Next, go the FPOA website (www.gvfairways.com). On the home page, click on the tab marked Newsletter and Documents. When you get to that page, scroll down to the bottom to the list of documents and click on Architectural Approval. The form you’ll need will

pop right up! Print out two copies, read the directions, fill out the forms, and call the committee person in your subdivision. You'll find the names and phone numbers on the form.

What If I Don't Have A Computer?

Look on the back of this newsletter for a list of board members. Call any of them and explain your problem. They will all be happy to help! They can print out the forms for you. They may be able to answer a lot of your questions, too.

Then What?

You can mail the forms to the FPOA post office box (the address is on the back of this newsletter and on the form). The ARC will either approve or disapprove of these plans within 30 days, and one set of the approved plans will be returned to you.

Also, and importantly, the ARC can often spot problems you may not have known you had with your structure and help you correct them. The volunteer is there to try to help you!

Why Do I Need Approval To Repaint My House If I Plan To Use The Same Colors?

Remember that second set of plans you submitted? Those are kept on file. If, in the future, someone wishes to know what color a house was painted or what structure was built on the property, hopefully there is information on file. We say 'hopefully' because in the forty-plus years the HOA has been operating, records have been lost and sometimes people do make changes to their properties without first getting approval. Sometimes we just don't know that. After all, there are 759 homes to keep track of!

Don't forget that you are responsible for verifying that your structure is in compliance with Pima County building codes.

Anything Else?

Well, another touchy issue is plantings. You can't plant anything that could block another owner's view, so before you plant anything, get

permission from the ARC. And also remember that you can only plant trees that have been approved by Pima County. How do you find out what trees are okay to plant? Call Pima County.

No one is trying to take away your individual freedom. But we all need to get along and that can require making some compromises and following a few rules. Better still, why not volunteer to help the ARC!!!!

SUE JONES' REPORT ON THE STATE OF FAIRWAYS REAL ESTATE



Since January 1 of this year up to November 21, 33 homes have been sold, ranging in price from \$52,700 to \$191,115.

Currently there are two homes under contract and one showing Active Contingent (that means the inspections are not complete or another home has to sell first).

There are now only 21 homes on the market in our area ranging in price from \$74,900 to \$163,000.

This information was taken from the Green Valley/Sahuarita MLS & Tucson MLS (Multiple Listing Service). All information is deemed reliable but not guaranteed.

Sue adds: "Good luck to all of us with homes on the market. It seems that things have picked up while prices are down a bit, but they are moving, so hang in there."

Respectfully submitted by **Sue Jones**, Managing Broker for Centra Realty.

Sue can be reached at 603-5451 or sjonesy@cox.net.



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Ocotillo Enterprises

Free Estimates References
 Sue Colley
 520.275.3521

Centra Realty
 81A W. Esperanza Blvd.
 Green Valley, AZ 85614
 520-399-3901




Sue Jones
 Managing Broker

sjonesy@cox.net
 Phone: 520-603-5451
 Fax: 520-648-6521
 www.suejonesgreenvalley.com



**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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 625-4716

Email: catsmeow11@q.com

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 Robert Jay Housley

520-909-6434

SouthernArizonaRenovations.com
 Licence and Bonded ROC# 208877




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.

FAIRWAYS GREEN PROJECT

I would like to help out the Fairways Median Green Project.

_____ **Time:** I can donate _____ hours a week/month (circle one).

_____ **Money:** I am enclosing a check or money order in the amount of \$_____.

_____ **Adopt a Median:** I would like to adopt a median to visit and care for once a week.

Name: _____

Address: _____

Phone: _____

MEDIAN PROJECT NAME CHANGE

The median project—under the excellent leadership of **Betty Jo Preis**—has changed its name to **FAIRWAYS GREEN**, to differentiate our project from the Median Green Project. Many people have generously donated, but the beautification project requires still much, much more. They need donations of time and money. To make it easier for you to donate, we are including a coupon above for you to fill out, clip out, and mail to:

**GVFPOA
PO Box 28,
Green Valley, AZ 85622,
ATTN: FAIRWAYS GREEN!**

THE PLUMBER'S HELPER



It's that time of year again, the time when we should all be certain that exposed pipes are insulated. Please walk around the outside of your house and check to see if pipes are wrapped with insulation and taped. If the weatherman reports that the temperatures are about to drop down into freezing territory, be sure you turn on a faucet in your house before you go to bed. The faucet should barely drip. The water you lose will be minimal, but it could help to keep your pipes from freezing.

Does it take several minutes of running water in the tub or shower before the water heats up? You may want to investigate having a recirculation pump installed on your water heater. A check valve is placed at the farthest point, and the whole apparatus is on a timer. Set it to come on when you use a lot of hot water – in the morning and in the evening. A plumber can give you all the details and install one for you if you wish. Also, **Len Defendorf** has installed recirculation pumps and has offered to help.

Green Valley FPOA
 PO Box 28
 Green Valley, AZ 85622

FORWARDING SERVICE REQUESTED

**FPOA BOARD OF DIRECTORS
 PO Box 28
 Green Valley, AZ 85622**

Carol Kay: 318 Los Rincones - 625-9014
labpeep@aol.com

Sue Jones: 1251 w. Camino Velasquez - 603-5451
sjonesy@cox.net

Ralph Potteiger: 149 N. Abrego - 730-1020
ralphpotteiger@gmail.com

Don McSurdy: 432 Los Rincones - 625-4617
dmcsurdy1@cox.net

Len Defendorf: 167 E. Los Arcos – 303-0475
ldefend@cox.net

Susan Ford: 370 E. Las Milpas - 207-4045
golfkittylady@gmail.com

Betty Jo Preis: 352 E. El Viento - 777-6689
preis1210@aol.com

Bob Stenz: 341 E. Las Granadas – 730-6581
pkstenz59@gmail.com

Jim Long: 147 El Valle – 399-4962
tucsonjl@aol.com

The following members are not Board Members:

Fred Wolfe: 220 N. Abrego Dr. – 648-2275
fwolfe@cox.net (Fred is on the ARC for Fairways 1)

Jim Ellis: (Deed Adherence Officer) - 625-3199

Joyce Mohr: (Bookkeeper) - 399-2949

Jan Lorimer: (Newsletter Editor) – 399-2563
janlor6897590@yahoo.com