

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS **Winter 2014**

GVFPOA NOW BEING MANAGED BY STRATFORD MANAGEMENT

At the November Board Meeting, the Board of Directors voted to turn over the management of the Green Valley Fairways Property Owners Association to Stratford Management, a HOA management company located in Tucson. The turnover took place on December 1.

The idea of hiring a property management company is not a new one. Over the years the subject has been raised, but in each case the cost was prohibitive. Now, however, the Board is able to afford this change because Stratford Management will charge a base fee of \$1075 a month for their services for the first year.

There will be extra charges for any tasks that exceed the terms of the contract. If, for example, a meeting runs more than 2 hours, an extra fee of \$85 per hour will be charged for each hour thereafter. And certain materials, such as printing and postage, will be charged as extra.

What services will Stratford Management provide? The Board has decided to continue to handle all Architectural issues on its own, so Stratford Management will not be doing the job of the Architectural Committee. But it will provide all other services.

How will this impact the homeowners? We will be given a phone number to call in the event of a problem or an emergency. You can call that number 24 hours a day, seven days a week.

Stratford Management will visit each subdivision once a month to check our properties. If they find that CC&Rs are being violated, the violator will receive a letter telling him or her to correct the problem. If the problem is not corrected, the violator will be fined.

There will still be a Board of Directors comprised of at least 5 people (it must be an odd number to prevent ties in voting) and the Board will continue to meet at the same time and place as it does now. There will continue to be elections for Board positions.

Election Coming Up

It's time again to ask members to come forward and volunteer to run for a position on the Board. These are At-Large positions. After the election, the Board members will vote among themselves to select who will hold the offices of President, Vice-President, Secretary and Treasurer. Everyone else will be designated a Director-At-Large.

Nominations for the Board close on January 20th. Ballots are mailed on January 27th. Ballots need to be returned no later than February 21st. If you want to run for the Board and/or you want more information about serving, please call **Carol Kay** at **625-9014**.

The Annual meeting will be held on February 27th at the East Center from 1:00 to 3:00.

Are Dues Going Up?

Dues are going up in 2015 by \$6.00 in large part to pay the legal costs the Association is now incurring. We are in the process of taking several members to court for failing to correct violations.

Also, the attorney is updating our Articles of Incorporation, the By-Laws, and the CC&Rs. Even though it seems like only yesterday that we updated our CC&Rs, several amendments have been voted on (and passed) to change this document. Also there are new Arizona Statutes and Pima County Ordinances that need to be included.

BITS & PIECES

- Please remember that you need to put your house number on the back of your property. This makes it easier for emergency or utility vehicles to find your house in the event that they need to access your property from the back.
- Remember to check your pole lamps to make sure they are still glowing brightly, especially at this time of year. Many people prefer to walk before the sun is up, and now that it gets dark earlier in the evening and stays dark later in the morning, it is very important as a safety measure to have those pole lamps lit.
- A Board Member who monitors crime reports from the sheriff's office says that crime appears to be down in the Fairways subdivisions. There have been a couple of recent break-ins, although, frighteningly, one was not even a break in, just a walk-in. The thief walked into a house through an unlocked door to take what he wanted. Be sure you always lock your doors, even when you are at home.

The other break-in occurred because the out-of-town owners had no one checking their house – not a neighbor, not a friend, not even SAV. Please ask friends and neighbors and SAV to help keep an eye on your home when you are gone. Everyone needs to be vigilant.

The reason the number of crimes appears to be diminishing may be because more and more people in the Fairways have become proactive about reporting suspicious activity such as strangers driving slowly through the neighborhood, especially people in trucks or vans who may want you to think they are looking for a customer but who are actually looking for empty homes to break into. Again, be vigilant!

- The Board is happy to welcome a new Board Member. **Ruth Tamminga** (atlarge1@gvfairways.com) will serve out the position that was held by **Earl Pennington**. Welcome aboard, Ruth.

IMPORTANT PROPERTY OWNERS' RESPONSIBILITIES

By **Susan Ford**

I. Property Appearance

The current Deed Adherence Committee's goal is to survey the three Fairways front and back on a monthly basis. This will allow problems to be found and corrected promptly throughout the year.

After conducting the surveys, form letters are sent to the owner of record at the cited addresses indicating a specific problem needing correction. The letter also gives a time frame for correcting the issue before any fines are levied.

It is important for part-time (seasonal) residents to remember that they bear a year-round responsibility for the appearance of their home, yard and alley way. Waiting until “the rains stop” to perform weed abatement is discourteous to your neighbors who live in the Fairways year-round. Furthermore, allowing weeds to grow and form seeds, ultimately leads to greater difficulty in weed removal because the wind-borne seeds spread rapidly. Pre-emergent weed control products such as “Amaze” usually are spread 1 – 2 times per year. This product is granular and needs to be watered in. It prevents weeds from germinating, effectively reducing weed problems.

II. Rental of Your Property

Homeowners who rent their properties have several important duties as regards deed adherence.

- Provide a copy of the CC&Rs to renters. Urge them to read and obey.
- Check to be sure your prospective renters meet the age requirements.
- Remember that you may not rent individual rooms within a house. You may only rent the house as a whole unit.
- Remember that children under the age of 18 may not stay in the Fairways beyond 30 days.
- Should your property be found in violation of the CC&Rs while renters reside in the home, any corrections/fines will be ultimately your responsibility.

DO YOU NEED SOMEONE TO SPRAY YOUR YARD?

The Board of Directors was approached by Weedbusters, a company in Tucson that sprays yards to get rid of and prevent the growth of weeds. The Board is providing information about the company and the services it provides, along with a clip-out coupon, for any of you who are interested in hiring this company to spray your yards. However, you are not required to go with this company. If you prefer, you can contact other companies that offer weed spraying services for their estimates or talk to your landscaper to see if he offers this service and what he charges.

Here’s what Weedbusters has to say about itself:

“**Weedbusters** is a licensed and insured LLC. We offer various warranties based on the specific job. With over 30 years of experience, owner/operator Fred Harvey has mastered the art of creating the proper combination of herbicides killing the targeted weeds without harming ornamental vegetation.

“We all know that weeds thrive in Phoenix, Tucson and Southern Arizona. Not only can they be unsightly, but the weeds can deprive your gardens, and other ornamental plants of water and nutrients they require. Weedbusters can prevent the growth of weeds with our Pre-Emergent application. Our Pre-Emergent weed application kills the weed in its germination stage, without harming your desired plants and trees. It is easier and more cost effective to **‘KILL THE WEED WHILE it’s a SEED.’** Existing weeds are killed through application of Post-Emergent herbicides, which are sprayed directly onto the unwanted weeds, thus killing the weed to the root.”

Disclaimer: GVFP OA neither approves nor disapproves of this business.



Pre-Emergent Weed Spraying Notice **Order Form for 2015**

It is time to order your pre-emergent application(s) for weed control at your home in The Green Valley Fairways for 2015. It is recommended that pre-emergent herbicide be applied every 6 months for optimal weed control.

Cost: \$100.00 1 application to front yard only

\$40.00 Backyard (when treated with front yard)

\$10.00 Alley (when treated with front yard)

*If 2 treatments are ordered for 2015, there will be a total discount of \$20.00.

If one application is ordered, we cannot be responsible for weed growth outside of six months following the application.

Order Form and Checks due: **December 31, 2014**

Note: Payments sent **after December 31, 2014** will need to include an extra \$10 late fee.

Make Checks payable to: **Weedbusters, LLC**
P.O. Box 5611
Tucson, AZ 85703-0611

Contact Information: **520-881-3095** www.weedbustersllc.com

Clip on the dotted lines and mail this order form along with your check to the address above.



Please complete the following:

Choose your treatment plan:

- 2 Front yard Applications \$180
- 2 Front yard and Alley Applications \$200
- 2 Front/Backyard/Alley Applications \$280
- 1 Front yard Application \$100
- 1 Front yard and Alley Application \$110
- 1 Front/Backyard/Alley Application \$150

Name _____ Phone # _____

Green Valley Address _____

Fairways I _____ Fairways II _____ Fairways III _____

E-mail address: _____

Billing Address: _____

GREEN VALLEY FIRE DISTRICT TO OFFER SMOKE ALARMS

By **Chuck Hill**

Smoke alarms in homes save lives! The majority of fatal home fires are homes where there are no alarms, they are not functional, or the batteries have been removed.



In past years the Green Valley Fire District has had successful programs of installing up-to-date smoke alarms in the Villas, Pueblo Estates, and most recently in the Green Valley Townhouses and the Del Norte neighborhood to the north. The Fire District is pleased that they received an additional grant to provide for the installation of smoke alarms in the Green Valley Fairways. They will concentrate with the original Green Valley homes in Fairways 1 and hope that the program can extend to the other Fairways units in the future. **Alarms will be provided and installed at no cost to you.**

The model to be installed is a newer version smoke alarm that is equipped with a non-replaceable ten-year lithium battery. These have been tested by the Underwriters Laboratory to assure that the ten year lifetime is valid. The advantage to you: no need to annually replace your batteries at a significant cost savings!

You will hear more about this in the near future. Tentative plans are to implement the program in the February-March time frame.

How do I know all this? We have a home in Fairways II and I am an active member of the Fire District Fire Corps (the auxiliary organization for the District).....and we are always looking for new members. Interested? Contact me (**Chuck Hill**) at 829-7693 or **Bob Cain** at 393-0695.

FROM THE EDITOR'S DESK

By **Janet Lorimer**

This is the last issue of the *Green Valley Fairways News & Views* that I will write and edit. Stratford Management will now write, publish, and mail out our newsletter.

Those of you who know me know that my heart lies in writing fiction. So it is time to retire from the newsletter biz and turn my attention back to what I love writing most of all – short stories and novels, mostly novels. And by the way, if you read on an electronic device, you might want to check out *Deadly Illusions* by Janet Lorimer on Amazon in the Kindle store. Just sayin'.

But back to the newsletter! It's been an interesting ride, putting it together. I want to thank the many of you who called or emailed me to compliment my work. I truly appreciate your kindness. And to those of you who didn't much like some of what I had to say ... well, I can't please everyone. But there were certainly more compliments than complaints and for that I am grateful.

GREEN VALLEY FAIRWAYS PROPERTY OWNERS ASSOCIATION

P.O. Box 28, Green Valley, AZ 85622.

Website: www.gvfairways.com

GVFPOA BOARD OF DIRECTORS, 2014

- **Bob Stenz, President:** president@gvfairways.com (term expires in 2015)
- **Duane Lewis, Vice President:** vicepresident@gvfairways.com (term expires in 2016)
- **Carol Kay, Secretary:** secretary@gvfairways.com (term expires in 2017)
- **Patty Stenz, Treasurer:** treasurer@gvfairways.com (term expires in 2016)
- **Susan Ford, Director-at-Large:** atlarge3@gvfairways.com (term expires in 2015)
- **Bob Cain, Director-at-Large:** atlarge5@gvfairways.com (term expires in 2017)
- **Sue Jones, Director-at-Large:** atlarge2@gvfairways.com 603-5451 (term expires in 2015)
- **Ronda Lewis, Director-at-Large:** atlarge4@gvfairways.com (term expires in 2017)
- **Ruth Tamminga, Director-at-Large:** atlarge1@gvfairways.com (term expire in 2016)

Non-board member volunteers for the Architectural Committee:

- **Linda Papworth**
- **Ann Kohl**

The Architectural Committee:

- **Ronda Lewis, Chairperson:** arch@gvfairways.com
- **Fairways 1 Representative:** **Ann Kohl**, fw1representative@gvfairways.com
- **Fairways 2 Representative:** **Bob Cain**, fw2representative@gvfairways.com
- **Fairways 3 Representative:** **Linda Papworth**, fw3representative@gvfairways.com

WHERE TO GET ARCHITECTURAL FORMS: Go to the website and download them or send an email or snail mail request to the GVFPOA post office box.

MEETING PLACE, DATES, AND TIMES FOR MONTHLY BOARD MEETINGS

- Monthly Board meetings will now be held at **the Green Valley Library, 601 N. La Canada**. Homeowners in the Green Valley Fairways are encouraged to attend the Board meetings.

- Meetings dates and times remain the same -- from **2:30 to 4:00** on the **3rd Monday** of the month.
- **No Board meetings in June, July, and August.** Most Board members are available year around by email.

FAIRWAYS REAL ESTATE REPORT



Currently on the market: 21 homes priced from \$83,500- \$185,000. There are 5 Active Contingent (under contract) homes, price range \$84,000- \$139,900. Closed (Sold) since the first of the year: 30 homes priced from \$72,000- \$150,000.

This information was obtained from the Green Valley and Tucson Multiple Listing Services and is deemed reliable but not guaranteed. Remember to “Shop Local” and have a Happy Holiday Season.

Respectfully Submitted,

Sue Jones, Associate Broker
Copper View Realty

(Disclaimer: GVFP OA neither approves nor disapproves of these businesses.)

HANDY TIPS FROM A PLUMBER

1. If your sink, tub, or shower drains back up on a regular basis, you might want to invest in a gadget called a Zip-It. The Zip-It is a thin piece of plastic with little barbs that you snake down a drain to remove clogs, especially hair clogs. The Zip-It only costs a few dollars. You can find this helpful tool at any hardware store or big box store that handles hardware. It's a very good investment and could save you lots of money.

2. There are many items you should not flush down a toilet. Anything that isn't toilet paper probably should not be flushed, including those supposedly flushable wipes. Kleenex, dental floss, cotton balls, and cigarette butts can wreak havoc on your plumbing. And so can those wipes! Here in Green Valley, homeowners flushing wipes down the toilet help keep plumbers in business.



3. When you call a plumber for an estimate, be sure it is an estimate you're asking for. If you call to ask how much it might cost to replace your water heater or install a new toilet, those calls fall in the estimate category. If you call the plumber to have him figure out a plumbing problem (i.e. "My water heater is making funny noises. What do you think is causing that?") over the phone, that's a diagnosis. Identifying a problem and determining what it will take to fix it can take time, and usually the plumber will want to come to your house to see for himself. So don't be surprised when he tells you up front that he will charge for that.



4. Garbage disposals are sometimes referred to as a plumber's friend because of what people put down them and what it takes to unclog them. These are garbage disposals, people. They are made of pipes and metal. You can't push all the Thanksgiving leftovers down the garbage disposal at one time and expect a miracle. Take it little by little and be sure to run lots and lots of water to flush everything down. Oh, and one more thing! Try to avoid putting down potato peelings, banana skins, anything with layers (like onions), even meat and, depending on what your sewer pipe is made of, egg shells. Here in the Fairways, a lot of pipes are old and pitted and egg shells can get into the pits and eventually clog the pipe. Most of all be sure you know what your garbage disposal is capable of disposing.



5. Plumbers have bills to pay and (sometimes) families to feed. In other words, please don't call the plumber and ask him or her to talk you through the steps to repair or replace something in your home. Be prepared to hire and pay the plumber just as you would hire an electrician or house painter.

6. When you call a plumber to repair something under the kitchen or bathroom sink, please remove all the stuff under the sink before he or she arrives. The plumber wants to get right to work, not spend time removing a ton of plastic bags, those empty coffee cans you're saving, and all your cleaning supplies!



7. And last but not least, don't be shy! If you know that someone in the house accidentally flushed some disposable underwear down the toilet, tell the plumber. You'll save him a lot of time and trouble trying to figure out what is causing the clog. And you can be sure that nothing you say will shock or surprise him. He's seen (and smelled) it all!

**Green Valley FPOA
PO Box 28
Green Valley, AZ 85622**

FORWARDING SERVICE REQUESTED

AND PLEASE DON'T FORGET TO....

- Clean up after your dog when it poops on the sidewalk or someone else's yard or even in the street! 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. Remember, your pet could be fatally injured if it was hit by a car because it was running loose.
- Refrain from tossing cigarette butts in other people's yards or on the sidewalk or into the street.
- Refrain from putting your trash cans and recycle bins out too early on Sunday and Wednesday evenings.
- And speaking of trash, if you don't have a closed recycle container, make sure you secure the papers in your recycle bin so they don't blow all over the street. Also, please shred important financial documents that might lead to your identity being stolen.
- Keep your front and side yards free of weeds, and also your half of the utility road behind your property. And do trim back those overhanging trees and bushes that partially block the utility roads
- If you are going to paint anything on the outside of your house, get permission first from the Architectural Committee, even if you plan to paint it the same color. Also, please get permission from the Arch Committee before you start any construction projects.