

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

October 2009

ODE TO JIM ELLIS, OUR DEED ADHERENCE OFFICER

By
Jan Lorimer, Editor

*Summer weeds
Die in my yard,
I know Jim Ellis
Will come down hard.*

*To my address
He'll send a letter,
Warning me
To make my yard look better.*



Okay, so I'm not a poet (and don't I know it!). But the message is still the same. It's October! Weeds are dying all over the place.

We all want our yards, and our neighbors' yards, to look nice. If you have unsightly weeds in your yards and your alleys, please do something about them. Jim is trying to help us all keep the Green Valley Fairways looking neat and clean!

Remember, you are responsible for half the alley behind your property! You are also responsible for side yards that may not be fenced in. And for the front yard, of course! Your entire lot plus your half of any easements needs to be kept weed free!

Weed checks were done before the end of September and weed letters have been mailed. So please help us out. Let's keep the Green Valley Fairways looking attractive! And thank you for complying.

VEHICLES ON YOUR LOT

It's also that time of year when people arrive in the Fairways, many with RVs.

They want to park their RVs or campers or trailers or boats or utility vehicles or flying saucers – **aha! Now I have your attention.**

Let's start over. According to our CC&Rs, you **cannot** store a recreational vehicle, not even a flying saucer, on your property. That also includes boats and trailers or travel trailers. That also means covered or uncovered.

You **can** park such vehicles for 72 hours or less in order to load or unload. Then you have to move the critter somewhere else, such as into a storage facility.

The CC&Rs also state that you may have one additional vehicle, such as a car or jeep or truck or passenger van on the driveway outside the carport or garage.

So please help us out here! When you fly in for the winter from Jupiter or Mars, remember that after you unload your space ship, you need to store it somewhere outside of the Fairways in a prescribed storage facility!



May the force be with you!

And speaking of outer space....

RED ALERT! RED ALERT!

In other words....

HELP!

What would happen if we gave an election and no one came?

That's the dilemma we on the Board of Directors face every year. It's time for nominations, but whom can we get to run?

This year – as every year – we need at least 3 people to run for the Board of Directors. And this year – as every year – people turn down our requests to run. They're too busy or not interested or.... The excuses go on and on.

It doesn't take a lot of time to serve on the Board. Just a few hours a month.

And if we don't find enough people? Well, try to imagine what would happen if we disbanded the FPOA. Imagine that your next-door neighbor's yard gets choked with weeds. What do you do? Who do you call?

Let's say you see pack rats running around next door. Worse, those critters are now eyeing YOUR yard and licking their chops. What do you do? Who do you call?

Let's say the neighbor on the other side rents his house out to a family with a bunch of noisy teenagers. They ride their skateboards up and down in the street, hooting and hollering. They play their boom boxes at top volume. What do you do? Who do you call?

Or how about this: Someone with a business moves in across the street. Cars are parked everywhere. There's hardly room for you to back

out of your driveway. Worse, this neighbor posts a big neon SALE sign on his front porch! What do you do? Who do you call?

The fact is you need to call someone who cares. Pima County doesn't! Your local sheriff doesn't! The only people who can help you are the volunteers who are serving on the GVFPOA Board of Directors. They care! But remember, you didn't want to help out, to serve on the Board, and the Association disbanded! NOW what are you going to do?

Still not willing to serve?

Then how about this! Someone on your street paints her house purple with green stripes and red trim. Worse, she puts a toilet in her front yard, paints it orange and plants pink geraniums in the tank and in the bowl. Everyone in the neighborhood is complaining, especially about what this could do to sales of homes on your street, BUT what do you do? Who do you call?

Without a homeowners' association to enforce the CC&Rs, we are all helpless when it comes to keeping our neighborhood nice.

As you can probably guess, the people who complain the most about a lot of things are always the people who turn their backs on us when we come asking for volunteers to serve!

So please, please, don't be one of those who are too busy or not interested. Please help us out this year! It won't ruin your golf game to offer up a few hours a month to your community.

But more.... You'll make a bunch of new friends on the Board. We are a good group and we do work hard, trying to serve YOU and your other friends in the Fairways!

Please call **Ed Musson** at 625-4209 to find out more and to say, "Yes, I'd like to do my fair share and run for a seat on the Board."

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If you do decide to run, you'll need a short bio for Ed to insert in the nomination papers. If you hate to write and need help with this, call **Jan Lorimer** at 399-2563 who will write you such a bio, your neighbors will think you are an international celebrity! (She's good, folks!)

And to all of you who are willing to help out and serve, a heartfelt thank you!



NEW HOME CHECK SERVICE

The FPOA is still trying to determine if we can legally publish the names of businesses that some of you have recommended –

businesses that offer services to homeowners in Green Valley.

Meantime, **Jim Ellis** has the name and phone number of a new home check service that is fully licensed, insured, and bonded. To find out more about this business – what services it provides, etc. – call Jim at 625-3199.

Meantime, for those of you who have requested another list of the businesses who offer services such as landscaping, painting, handyman services, etc., hang in there until we can determine what our liability might be.

A PLEA FROM YOUR LOYAL BOOKKEEPER!

Joyce Mohr, the FPOA bookkeeper, has asked that I remind all of you that:

FPOA dues are NOT GVR dues. The two types of dues are different and separate.

- **GVR dues cover Green Valley Recreation.**
- **FPOA dues are homeowner association dues.**

Every March, Joyce mails out dues statements to the homeowners in the Green Valley Fairways.

The dues at this time are \$30.00 a year. In March 2010 you will receive a statement saying that you owe FPOA \$30.00.

If you pay your dues, we will love you forever! At least till next year.

If you do NOT pay your dues, then in April you will get a second statement, reminding you that you owe \$30.00 and NOW a late fee of \$5.00 has been tacked on. So now you owe \$35.00.

And, starting in 2010, you will also receive a strongly worded letter to go with this statement to remind you that **you are obligated under the law to pay your annual dues.**

You cannot, at this point, just pay the \$30.00. You also have to pay the \$5.00 late fee as well. If you do not pay the whole thing, you will continue to be in arrears!

If you pay what you owe – the full amount – all is well and good!

But if you do NOT pay, then the following year in March you will receive a statement for \$35.00 plus \$30.00 which now equals \$65.00. AND you will receive a really strongly worded letter spelling out what is going to legally happen to you if you don't pay your dues.

If you pay up, fine and dandy.

If you do not pay what you owe, you will receive another late fee of \$5.00.

Now you owe \$70.00, and oh, boy, are you in trouble!

Most people are honorable and responsible and pay their dues on time. We have a handful of obstinate, selfish, uncaring individuals who are trying to evade their responsibility. **Count on it! We will take legal action against them! Because it isn't fair to the rest of us!**

So please, pay your dues on time in the same month you receive the statement.

Thank you!

DANGER, WILL ROBINSON!

(This newsletter seems to be taking on a space theme! Maybe your editor is Lost in Space!)

But at least I got your attention again!

Here's a very important update about the CC&Rs.

One of our CC&Rs states:

"The aforesaid CC&Rs, and each and all thereof, shall run with the land and continue and remain in full force and effect at all times and against persons **until January 1, 2010**, at which time said CC&Rs shall be automatically extended for successive periods of ten (10) years unless by a majority vote of the owners' ballots returned by mail, it is agreed to change the said CC&Rs in whole or in part."

As you already know, we need to amend and clean up our CC&Rs. Many of them are no longer compliant with either statutory or case law. And of course they are full of legal jargon. And some of them are just no longer applicable.

However, time is running out. It is almost January 2010. So, our attorney has recommended that we first send out ballots to amend the CC&R shown above and get that amendment properly recorded.

Then, in a more leisurely fashion, we can work to upgrade the rest of the CC&Rs. And this will give YOU an opportunity for input.

Having said all that, you can expect to receive in the mail a statement showing the old wording as well as the amended wording, plus a ballot for you to use to cast your vote.

PLEASE, PLEASE, PLEASE VOTE AND RETURN YOUR BALLOT. PLEASE CARE! It's in your best interests!

To **not** take part in this ballot process is dangerous, very dangerous, Will Robinson!

IT'S ALL GARBAGE!



Some of you are apparently not aware of the CC&R that says, in part:

Property owners must keep their property clean and neat. Trash and garbage must be kept in clean, sanitary containers and out of view of the neighbors. **Trash receptacles cannot not be placed on the curb any earlier than the night before trash pickup.**

Some of our homeowners are putting garbage and/or recycle containers out days before collection time. The sun beats down and the garbage heats up.

And the odor is ... well, the odor is stinky garbage! And it's downright offensive. Not to mention sickening!

If you don't enjoy smelling *eau de rotting food*, and I'm pretty sure you don't, please don't make the rest of us suffer.

Be considerate. Know when the trash man cometh, and put your trashcans and/or recycle containers out at the appropriate time!

Thank you!

5 NATURAL PEST REPELLENTS

There are safer alternatives to commercial pesticides, so if you need something to rid your home of pests, here are some great ideas.

These tips originated in the Sunday Supplement magazine *Your World*. Sid Kirchheimer wrote the original article.



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Ants: Sprinkle cinnamon, bay leaves, cayenne pepper or baby powder in problem areas and along baseboards and windowsills.



Cockroaches: Sprinkle equal parts of baking soda and confectioners' sugar in problem areas.

Mice: Place cotton dipped in peppermint oil near problem areas. Used kitty litter is another repellent.



Mosquitoes: Mix 2 teaspoons of apple cider vinegar in a glass of water placed on your deck or balcony, or dab lavender oil on your wrists and elbows.

Flies: Small sachets of crushed mint placed around the home will discourage flies. So will a potted sweet basil plant.

(FPOA does not endorse these claims; we simply report them!)

A TRUE PROMAS

Joyce Mohr reported earlier this year that the woman who conducts our annual audit LOVES the software program we are using – PROMAS – because it is so accurate. And yes, we passed our audit with flying colors!!

WEB AND EMAIL UPDATES

Chuck Hill reports that out of 759 homeowners:

- About 60 of us have submitted email addresses.
- Of that number, 34 have requested that we not send them a hard copy newsletter. They will receive an email announcement letting them know when the newsletter is posted at our Website.

Chuck writes:

Many of you sent in the form in the March newsletter, providing us with your email address so that we can alert you to any important

information from the board and so that we can email you the newsletters. About half of those who we heard from opted to receive the periodic newsletter only via email, therefore saving us some postage expense.

This issue is the first one that is being sent out with the email list. Those people received it online, and any illustrations were in color!

We would like to encourage more of you to take advantage of letting us know your email address.

To do that, go to the GVFPOA Website home page (www.gvfairways.com) and use the link to webmaster@gvfairways.com.

Please provide your name(s), email address(s), and your Green Valley address, and you will be added.

Please also indicate if you would prefer to receive the newsletter only via email or if you would like to continue getting it in the mail.

Don't forget to use the web site:

- For information on the property owners' association
- To contact board members
- To download forms that you may need
- To read the minutes of the Board of Directors' meetings
- To link to other helpful Websites
- And more!

SUE JONES REPORTS

GVFPOA Board Member and Realtor, **Sue Jones**, reports that since January 1, 19 homes in the Fairways have been put on the market and 14 of them have sold and closed. This information comes to us from the Green Valley/Sahuarita Multiple Listing Service.

MARK YOUR CALENDARS

...for 2010, that is. The GVFPOA Annual Meeting will be held at the East Center on Friday, February 26 at 1:00. Stay tune for more details!

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Clip out this list, and put it on your fridge or in the front of your address book for quick and handy reference.

Don't forget to visit the Green Valley Fairways Website at www.gvfairways.com. And please attend our Board Meetings on the 4th Wednesday of each month, held at the Bank of America meeting room on the west corner of La Canada and Continental, at 9:30 a.m.