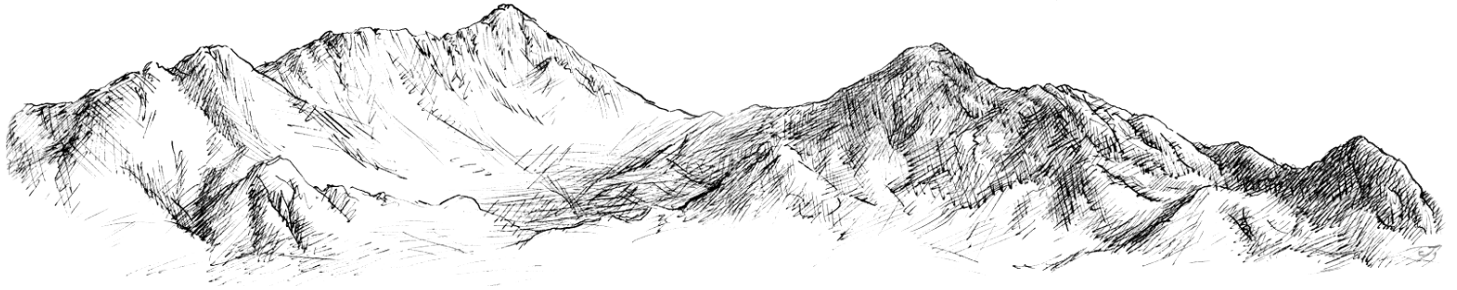


# Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



## NEWS & VIEWS

Winter 2013

PLEASE PUT THIS PAGE (A DIRECTORY FOR THE BOARD OF DIRECTORS) IN A SAFE PLACE WHERE YOU CAN EASILY FIND IT AGAIN! MAYBE ON THE REFRIGERATOR DOOR!



### BOARD OF DIRECTORS

Green Valley Fairways I, II, III  
P.O. Box 28, Green Valley, AZ 85622  
Website: [www.gvfairways.com](http://www.gvfairways.com)  
Fax: 520-648-1333

- **Betty Jo Preis, President:** 352 El Viento 777-6689  
[president@gvfairways.com](mailto:president@gvfairways.com) (term expires in 2014)
- **Bob Stenz, Vice President:** 341 E. Las Granadas - 730-6581  
[vicepresident@gvfairways.com](mailto:vicepresident@gvfairways.com) (term expires in 2015)
- **Susan Ford, Secretary:** 370 E. Las Milpas - 440-0634  
[secretary@gvfairways.com](mailto:secretary@gvfairways.com) (term expires in 2015)
- **Patty Stenz, Treasurer:** 341 E. Las Granadas - 730-6581  
[treasurer@gvfairways.com](mailto:treasurer@gvfairways.com) (term expires in 2016)

- **Bob Cain, Director-at-Large:** 297 E. El Valle - 393-0695; 349-0106 (cell)  
[atlarge1@gvfairways.com](mailto:atlarge1@gvfairways.com) (term expires in 2014)
- **Nina Hansen, Director-at-Large:** 133 Soledad - 505-9360  
[atlarge2@gvfairways.com](mailto:atlarge2@gvfairways.com) (term expires in 2014)
- **Earl Pennington, Director-at-Large:** 149 E. La Huerta - 625-6267  
[atlarge1@gvfairways.com](mailto:atlarge1@gvfairways.com) -- (term expires in 2014)

### Non-Board Representative:

- **Linda Papworth, Fairways III Representative, ARC:** 761 S. La Huerta 648-0429  
[fw3representative@gvfairways.com](mailto:fw3representative@gvfairways.com) (term expires in 2014)

### Contract Workers:

- **C. Hutcherson ("Hutch") Deed Adherence Representative:** 207-4867  
[deedadherence@gvfairways.com](mailto:deedadherence@gvfairways.com)
- **Joyce Mohr, Bookkeeper:** 399-2949  
[bookkeeper@gvfairways.com](mailto:bookkeeper@gvfairways.com)
- **Jan Lorimer, Newsletter Editor:** 399-2563- [newsletter@gvfairways.com](mailto:newsletter@gvfairways.com)

## MEETING PLACE, DATES, AND TIMES FOR MONTHLY BOARD MEETINGS

Monthly Board meetings are held in the East Center Lounge, from 2:30 to 4:00 on the following dates:

- Mon. Dec. 16, 2013
- Mon. Jan 20, 2014

**Don't forget: Annual Meeting, Fri. Feb. 28, 2014 1:00 – 4:00 to be held in the East Center Auditorium.**

Most Board members are available year around by phone and by email.

### EXTRA! EXTRA! READ ALL ABOUT IT... ONLINE!

Just go to [www.gvfairways.com](http://www.gvfairways.com) to get your newsletter and other documents. Sign up with the webmaster to have the newsletter emailed to YOU! If you do not have a computer, go to the library to use one of theirs. And furthermore, if you need help, a librarian will be happy to help you. IT'S FREE!!

## CANDIDATES NEEDED

**Q:** Why should I run for the GVFPOA Board? I have better things to do with my time.

**A:** Because if people don't run for a seat on the Board, there may not be enough Board members to legally make decisions.

**Q:** Big deal! Who cares?

**A:** We should all care, and all take a turn as a Board member. If there aren't enough Board members, one of two things could happen:

First, we might have to turn to a professional management company to run the Fairways. Think your dues are high now at \$30.00 a year? We could be paying ten times that or more! There would probably be a 4-person Board but

the company would be telling you when to pull your weeds and where to park.

The other option is uglier. If the membership refuses to allow a property management company to take over, the Board would dissolve, the CC&Rs would no longer be enforced and we would probably lose our age restriction status. Anyone could move into the Fairways. Picture yourself living next door to a green and purple house filled with noisy teenagers, barking dogs, and a yard full of weeds and junked cars.

Don't like that picture? Then please step forward and run for a seat on the board. In order to run, just call either **Bob Stenz at 730-6581** or **Susan Ford at 440-0634** and let them know you want to be a candidate. **YOUR DEADLINE TO DO THIS IS JANUARY 2, 2014.** They'll tell you what to do next. One thing you will need is a short (about 2 or 3 sentences) bio which will go onto the ballot with your name.

Thank you for being a conscientious member of the community!

## BACK UP!

Yes, *you!*

Have you checked your back alley lately? Are there tree branches or bushes hanging into the alley? Weeds growing up behind the fence or wall?

Did you tell your yardman to clean not only the front, but also the back?



According to the CC&Rs: **“All Owners shall remove weeds from the edge of their Lots to the middle of any adjoining utility easement.”**

**This is also a County requirement.** Contrary to what some people believe, Pima County owns our streets, sidewalks, and utility easements, **NOT THE HOA.** **But we the homeowners are responsible for keeping weeds, tree limbs, anything that makes the back alleys**

**impassable off our half of the easements as well as the strip between the sidewalk and the street!**

**Many of our alleys are still choked with more than weeds!** Hutch reports that a lot of us are allowing trees and/or bushes such as oleanders to take over the easements. They may give you a lot of privacy but they grow into the easement or alley and make passage by vehicles very difficult. **Remember, emergency and utility vehicles need to use the alleys.**

## And Another Thing...

Don't forget to get your house numbers put somewhere on the **back** of your property. It makes life much better for the Deed Adherence Representative, as well as utility or emergency vehicles traveling up and down the back alleys.

For more information on how to do this, read on!

## IT'S ALL IN THE NUMBERS

**Bob Martinosky**, who lives in the Fairways, wants everyone to know that he is available to paint homeowners' house numbers on the curbs in front of their homes. Bob will do this for just **\$10.00.**



(Above: Bob Martinosky at work.)

It's important that your house numbers are easy to see. Any emergency vehicle, such as an ambulance or fire truck, racing to your house will

be able to respond more quickly if the driver can see the house numbers!

We all need to have house numbers painted or somehow affixed at the back of our property as well. Bob will negotiate this cost with each homeowner on a case-by-case basis. That's because some people have back walls and gates and some people do not. Some people's walls are brick and some may be constructed from other materials. Some numbers may need to be painted on, and some may need to be affixed with glue or screws. **Please call Bob at 399-2290!**

## HERE'S A QUIZ

**Question:** When should a person call 911?

**Answer:** If you live in Green Valley, dial 911 for both emergency and non-emergency situations. All 911 calls are filtered in a common communication system in Tucson.

So, for example, if you see someone wandering in your neighborhood and you think he or she looks suspicious, call 911. Or if you think someone may be in trouble and needs help, call 911. (Continued on page 4)

If you see water running down the driveway of an empty house, call 911. If you see a dog running loose, no leash and no owner, call 911.

If your car won't start and you need a ride to the grocery store, **DON'T call 911.** If you get hungry for a tuna sandwich at 3:00 a.m., **DON'T call 911.** (Don't laugh! That's a true story!)

There are subtle differences in the problems listed above. Hope you can make the distinction.

## CC&R CORNER

In this issue we are going to cover the "No Soliciting" rule. In our CC&Rs, under **VIII. Miscellaneous:**

- **Door-to-door solicitation:**

*Door-to-door solicitations within the Covered Property are banned.*

Okay, this is pretty simple and straightforward. **No door-to-door solicitations of any kind.** People wanting to sell you something, people of various religious persuasions looking to make converts, even adorable little girls selling delicious cookies -- *all are banned.*

Trouble is, we have no signs posted at the entrances to the Fairways. At least not yet. The Board is working on that. Meantime, it is not illegal for people to walk through the Fairways knocking on doors.

So what can *YOU* do? At this point in time all you can do is tell the person soliciting that what he or she is doing is forbidden by our CC&Rs.

## NOT ALL THIEVES ARE STUPID!

Some people left their car in long-term parking at San Jose while away, and someone broke into the car. Using the information on the car's registration in the glove compartment, the thief drove the car to the people's home in Pebble Beach and robbed it.

So if you're going to leave the car in long-term parking, don't leave the registration and insurance cards in it, or the remote garage door opener. This gives us something to think about with all our new electronic technology.

**IF YOU HAVE 2 ADDRESSES, WHERE DO YOU WANT YOUR MAIL TO GO? DOES JOYCE MOHR HAVE YOUR ADDRESSES? PLEASE CALL HER AT 399-2949!**

## WHEEE! COME MEET & GREET!

GVFPOA will be hosting a wonderful HOLIDAY social event in December! And you are all invited.

**When:** Thursday, December 5  
**Where:** East Center  
**Time:** 1:00 - 3:00 p.m.

**Why?** Just for the fun of it! This is a good time to meet and talk to Board members, contract workers and other members, including your neighbors.

**And it's all FREE!!!** There will be door prizes (including a year's free membership! Just think! If you win, you pay no dues for one whole year!). There will be refreshments, too. (If you would like to bring cookies to share when you come, please let us know when you RSVP.)



**Please RSVP by December 1st** to either PO Box 28, Green Valley, AZ 85622 or email [treasurer@gvfairways.com](mailto:treasurer@gvfairways.com).

## NOW HEAR THIS!

Please don't put your trash and recycle bins out until **evening** on the night before trash/recycle pickup is scheduled.

And please pay attention to the holiday schedule. **Waste Management does not pick up on holidays!** If the holiday falls on a Monday, they normally pick up on Tuesday.

You can download a copy of Waste Management's holiday schedule by going to [gvfairways.com](http://gvfairways.com). Our web master has posted the current schedule through the end of 2013!

## WANTED!



Someone with building expertise to serve on the Architectural Committee. If you have building experience and/or building inspection experience, please volunteer to fill an empty slot on the Board.

If you can run for a term on the Board, that would be fantastic! We need people to come forward to help us with this vacancy.

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Sue Colley  
520.275.3521



GVFPOA neither approves nor disapproves of these businesses. If you would like to have a business card appear in this newsletter, contact our bookkeeper, **Joyce Mohr** at **399-2949** for details.

**Sue Jones**  
Managing Broker

Sue 520-603-5451

Fax 520-648-6521  
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Green Valley FPOA  
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## FORWARDING SERVICE REQUESTED



### A SIGN OF THE TIMES

Currently there are 20 homes on the market in the Green Valley Fairways subdivisions.

Prices range from \$70,000-\$199,900. In the active contingent there are 3 homes ranging in price from \$88,000-\$98,500.

Since the first of the year, there have been 28 homes sold, ranging in price from \$63,500-\$157,000.

This information was obtained from the GV/Sahuarita Association of Realtors and is deemed reliable but not guaranteed.

*Respectfully submitted, **Sue Jones**, Associate Broker, Copper View Realty.*

*You can reach Sue by calling her at 520-603-5451. Or e-mail her at [Sjonesy@cox.net](mailto:Sjonesy@cox.net).*