

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS Fall 2010

MEETING PLACE FOR MONTHLY BOARD MEETINGS

The Board of Directors meetings are held 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 invited to attend the Board meetings.

Meetings dates and times remain the same – **on the fourth Wednesday of each month from 9:30 – 11:00.** The Board does not meet in June, July, and August, and usually not in December.

ATTENTION: FAIRWAYS 3! DO YOU WANT YOUR GREEN VALLEY PHONE BOOKS DELIVERED TO YOUR HOME?

Residents from Fairways 1 and Fairways 2 have delivered – on foot – your Green Valley phone books for last two years! People from Fairways 3 need to step up to the plate and take on the responsibility.



If no one comes forward to deliver your books in February, you will be required to go to GVCCC to pick up your own book!

Please call Carol Kay at 625-9014 if you and several friends can deliver phone books to your subdivision the week of the 14th of February.

AMENDED CC&RS ALMOST READY FOR YOUR VOTE! By Jan Lorimer

We began revising the CC&Rs over three years ago for a number of reasons:

- To remove any CC&Rs that no longer applied, such as the one about community owned property. That once referred to the East Center, which our HOA no longer owns and controls.
- To update the CC&Rs, such as adding information about “going green.”
- To include the source for many of our rules, such as County Ordinance or State Law.
- To regroup the CC&Rs so that similar ones are together. For example, anything to do with storage is in the same section. This makes it easier to find information quickly.
- **TO WRITE OUR CC&RS IN ORDINARY ENGLISH SO WE CAN ALL EASILY UNDERSTAND WHAT THEY SAY!**

The first CC&R we amended was the one that dealt with how to amend the CC&Rs. As a result, this document can be changed, updated, and/or revised more often if necessary. So if anyone is not happy with something in the current CC&Rs, you have an opportunity to change it without having to wait 10 years. Better still, it takes only a majority of the **BALLOTS RETURNED** for an amendment to pass.

We completed the initial process with the CC&Rs in July. Once the changes the Board had discussed and approved were in place, we gave a copy to **Tom Ward**, District Supervisor **Ray Carroll's** aide in Green Valley, to look over. Mr. Ward has had ample experience with CC&Rs and he volunteered to go through our draft. I'd like to quote what he said in his cover letter in reply:

“As you requested, I have reviewed your draft CC&Rs to insure that any Pima County or Arizona references were correct. You did a fine job. I have read many draft CC&Rs during the last eight years, particularly when I was Chairman of the GVCCC Planning and Zoning Commission, and you are to be

commended for preparing an excellent document. I was most pleased that you wrote in understandable English."

Once we had made the changes that Tom recommended (and they were very minor), we passed the copy on to our attorney in Tucson. Unfortunately, for whatever reason, she rewrote the CC&Rs in legalese, adding a great deal more information than we wanted. For example, she spelled out fines for violations, which our CC&Rs have never done. And she turned an 8-page document into 16 pages.

We decided that we would not use her version. But first we had to establish that we could use our own version written in clear English. Carol Kay and I each consulted attorneys we know, and were told the same thing: a document does not have to be written in legalese in order for it to stand up in court, but the information must be clear and must cover the subject.

We decided to be sure we had adequately covered all subjects, so we compared our document to our attorney's version, as well as checking with the Arizona Revised Statutes, Chapter 16: Arizona Planned Communities Act. This, of course, led to a few more revisions and clarifications.

We now have a Board-approved final copy. Our goal is to have the CC&Rs with a combination cover letter/ballot and a return envelope mailed to our homeowners in February. By the way, we've managed to keep the CC&Rs down to 8 pages.

When you receive your CC&R packet, please take the time to read everything and vote. Less than half our members respond to Board elections, and for those of us who volunteer that is most disheartening.

At the Annual Meeting, February 25, 2011, there will be ample time for you to ask questions or make comments about the new CC&Rs. If you wish, you can wait until after the meeting to mark your ballot and get it in the mail.

The deadline to return your marked ballot is March 1, 2011.

WHY DOES THE BOARD HOLD A CLOSED MEETING KNOWN AS AN EXECUTIVE SESSION PRIOR TO THE REGULARLY SCHEDULED MONTHLY BOARD MEETING?

Read on for the answer!

That extra time allows the Board to address problems of individual homeowners. For example, let's say John Doe (a **fictitious** homeowner in one of our subdivisions) has weeds growing up to the roofline. We've sent Jim Ellis to talk to John, but Mr. Doe just thumbed his nose at Jim.

John is also keeping a pet warthog (I told you this example was fiction) in his back yard and the smell is horrific! To make matters even worse (you didn't think that was possible, now did you!), John just painted his house tomato soup red with olive drab trim. John is clearly not a very nice person, and the neighbors are hysterical.

What to do, what to do!

The Board cannot publicly name this person at an open meeting because that violates the privacy laws. So we talk about John, and what to do with him, in a closed session! Later, during the open meeting, we will publicly address the issue without naming names!

If you arrive at a Board Meeting prior to 9:30 and there's a sign on the door stating that we are in executive session, please be patient and understanding. We'll open the doors at 9:30 and we promise to keep everything open and above board, except for the names of individuals.

If you want more information on the legal aspects of closed Board meetings, please read the **Arizona Revised Statutes, Chapter 16: Arizona Planned Communities Act, Section 33-1804: Open meetings; exceptions.** It is posted on our website: www.gvfairways.com.

KEEP THOSE NOISY CRITTERS QUIET!

By Jan Lorimer

My "Poopetrators" article brought a rash of complaints from people being tortured by other people who allow their pets, including dogs, birds and other animals, to make excessive amounts of noise.



Not everyone who owns a pet is thoughtless. This article is aimed at the few who are – the people who will NOT for whatever reason quiet their noisy pets. Excessive noise from pets is against the law! It even states this is our CC&Rs, so there is NO reason why you law-breaking pet owners don't know this.

Just to define our terms, a noisy animal disturbs “the public peace, quiet or comfort of the neighboring inhabitants,” to quote from the County Ordinance. Unfortunately, it’s the person who makes the complaint who has to provide proof of this. **Jim Ellis**, our Deed Adherence Officer, indicated at the 2010 Annual Meeting that complaints about barking dogs are high on the list of calls he receives from members.

So, if you are having a problem with a neighbor’s noisy animal, here’s what you can do:

First, you should probably try talking to your neighbor to let him or her know how annoyed you are. Be civil! You can catch more flies with honey than with vinegar. If the noisy pet’s owner doesn’t respond well, call **Jim Ellis** at **625-3199**. Jim will most likely pay a visit to the offending neighbor and have one of his quiet little chats.

If the animal continues to be a noise nuisance, call **Pima Animal Care Enforcement (sometimes called Animal Control)** at **243-5900**. They will notify both you and the animal owner, in writing, warning the owner that the problem must be resolved in 7 – 10 days.

If that does not resolve the problem, the person making the complaint will have to contact a **Noise Complaint Specialist** at **243-5910** to ask for further investigation. At that time, the person making the complaint and the animal owner will be offered mediation, but it is not required.

If the owner and the complainant (person making the complaint) accept mediation, the mediator will most likely suggest ways for the animal owner to quiet his/her pet. For example, one suggested method is using electronic “shock” collars for dogs. This has its detractors and its defenders, and pet owners may decide to look into other forms of training to quiet a noisy pet.

However, if mediation is either declined or is not successful, the complainant can ask for a **noise log** to record animal noise incidents. It is up to the person who made the complaint to fill out the log. So the person who is being tortured by the barking dog probably feels as if he or she is really being punished at this point!

However, citations can and will be issued if:

- The person making the complaint turns in a completed animal noise log, **OR**

- Complaints are made from two or more non-related neighbors who live in separate neighboring properties and who are willing to sign a statement and testify in court that the noise is occurring, **OR**
- The enforcement officer hears any animal from the same property make any sounds (such as barking, meowing, squawking, etc.) continuously for 15 minutes.

If the animal owner is given a citation for violating the Noise Law, he/she will have to appear before a Judge or Hearing Officer. The person making the complaint must also appear at any hearing that is held. **Fines for the animal owner range from \$50 to \$2,500 per offense, depending on the jurisdiction.**

In the case of anonymous complaints, Animal Control will contact only the animal owner. If a second anonymous complaint is received, an enforcement officer is sent to interview the owner and the neighbors, and to monitor for animal noise. If the evidence supports a violation, a citation is issued.

The person making the complaint may also wish to pursue civil action on his/her own.

Keep this in mind! Green Valley Fairways is an age-restricted community for a reason. People who move here really want a good measure of peace and quiet. So we ask residents to keep noise levels down. And that includes controlling noisy pets!

CONTROLLING THE COCKROACH PROBLEM



When a herd of cockroaches erupted out of his shower drain, FPOA Member **Phil German** called Pima County, Wastewater Management

Division, the department that handles cockroaches. He learned some valuable up-to-date information that he wants to share with everyone.

Until recently, Pima County regularly treated our sewers on a rotating schedule once every two years. They were treating the sewers in the streets, not on private property. In other words, they did not come to a homeowner’s home to spray. They treated the manholes in the streets.

However, due to the poor economy, their budget for this has been slashed. Now they treat only if a homeowner calls to complain of excessive amounts of roaches.

If you are seeing lots of roaches in your home, you can call the Sewer Maintenance Office at 443-6500, or call 443-6501 for their automated report line. Pima County will not spray in your home, only at the sewer access points in the street. For more information about eradicating roaches, go on line to www.pima.gov and type **cockroaches** into the search box.



NEIGHBORLY ACTS OF KINDNESS

One of our Board Members has suggested a new column, an idea I eagerly embrace because it is so positive. She suggested we honor in print all the members in our Property Owners' Association who reach out to help others. She calls it Neighborly Acts of Kindness. In this day and age of negativity and mean-spiritedness, it is a sheer and utter delight to cite the following kind-hearted people in our subdivisions:

Carolyn McVeigh in Fairways 2 who offered to deliver phone books in Fairways 3 when she heard they had no volunteers. Two Board Members did pitch in. Carolyn also enlisted the help of her houseguest from Alaska. What a good sport!

Bob Stenz who offered to replace bulbs in the lamps in front of residences in Fairways 3 for people unable to do this for themselves.

Patty Rivers, Bobbi Stauffer, Ginnie Scott, Bob and Patty Stenz and Julie Sissons for volunteering to be **Block Captains** for the Neighborhood Watch program. Bobbi was the first to earn a new Neighborhood Watch sign for her street.

The following GVFOA members, all **Block Captains**, have received the new improved Neighborhood Watch signs for their streets.

- **Dale Henning** on Verde Vista
- **Julie Sissons** on Los Rincones
- **Ginnie Scott** on Membrillo

These signs inform the public that we are watching out for the bad guys.

If you know someone in your neighborhood that is out there doing good deeds for our little family of homeowners (all 759 homes of us), send me an email or phone me so I can list their names for all to see! **And to all of you listed here ... a virtual halo for your help! Thank you so much for your generous contribution.**

HOW "GREEN" IS OUR VALLEY

"Going green" is purely optional for our members. You can follow all or part or even none of the following suggestions, but for those of you who are interested, here are some "green" ideas, beginning with rainwater harvesting.

Install water-harvesting containers. Use that rainwater for irrigating your desert plants!

Install solar panels to utilize our amazing Arizona sunshine and lower your electric bill. Did you know you can lease solar panels? What you save on your electric bill may cover the money you pay for your lease. If you are interested in more information, call **Phil German** at **625-0041** who knows first-hand about the program and will be happy to pass information to other homeowners.



Plant drought-tolerant native plants in your garden. We live in the desert, land of cacti and other fascinating plants. Oh, and by the way, if you plant drought-tolerant plants, your water bill will probably go down. Now there's incentive!

Wash clothes in cold water. Did you know that as much as 85 percent of the energy used to machine wash clothes goes to heating the water?

Use a clothesline to dry clothes. There is nothing, ABSOLUTELY NOTHING, in the CC&Rs about not having and using a clothesline, but they do need to be shielded from public view.

Skip bottled water. Carry a reusable container such as an aluminum bottle when you're out walking or traveling.

Consider buying a recirculation pump. It can be set to come on and go off during the hours when you use a lot of hot water, and it'll send hot water almost instantly to the far end of your house. No wasting water waiting for it to warm up. Call a local plumber for more information. Or, call **Len Defendorf** at **303-0475** who has installed his own.

Carry cloth bags to the grocery store. They can be used over and over again.

These are only a few of the many ideas to be found online.

SIGN UP FOR THE SAFETY ALERT SYSTEM TODAY!

Did you know that there is a safety alert system for Pima County? Called the SafetyAlertGPC, it sends information about major public safety events and emergencies to residents.

The service is free! You can sign up at www.SafetyAlertGPC.com. Or you can sign up via landline phone at 837-7381. Information can be accessed by cell phone, pager, and email or by landline phones.

SafetyAlertGPC is similar to an outbound 911. It allows residents to sign up for emergency and severe weather alerts by voice, text and email for a variety of situations, such as regional flooding, natural gas outages and service restoration, electrical outages, chemical spills, and public health crises – instances when communication to residents has a high priority.

You can read more about this service at www.SafetyAlertGPC.com.

This vital service is funded by the US Department of Homeland Security.

ELECTIONS COMING UP AGAIN

Just as you thought all the craziness was over, it's time for more elections ... to the FPOA Board of Directors.

The following Board members are running for reelection:

- **Carol Kay**, who currently holds the office of Secretary;
- **Don McSurdy**, who is currently on the Architectural Committee;
- **Ralph Potteiger**, who currently holds the office of Vice President.

You will also be asked to vote on whether or not GVFPFA should rejoin GVCCC.

When you get your ballot packet, please, please, please take the time to read the enclosed information, mark your ballot, and return it in the enclosed envelope. Thank you!

THINGS YOUR BURGLAR WON'T TELL YOU!

Editor's Note: *This was an email sent to me by a friend. Once I read it, I decided the information was*

valuable enough to share with everyone. Just because we live in a retirement community doesn't mean that the criminals can't come into our neighborhoods.

Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was there, I unlatched the back window to make my return a little easier.

Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.

If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see it's set. That makes it too easy.

A good security company alarms the window over the sink. It's not a bad idea to install motion detectors, too.

It's raining, you're fumbling with your umbrella, and you forget to lock your door. Understandable, but understand this: I don't take a day off because of bad weather.

I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.) However, if you don't answer when I knock, I'll try the door. Occasionally I hit the jackpot and walk right in.

Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

You're right! I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at faketv.com).

Sometimes I carry a clipboard. Sometimes I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.

The two things I hate most: loud dogs and nosy neighbors.

I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.

I'm not complaining but why would you pay all that money for a fancy alarm system and leave your house without setting it?

I love looking in your windows. I'm looking for signs that you are home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night before you close the blinds just to pick my targets.

To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation!

Sources: Convicted burglars in North Carolina, Oregon, California, and Kentucky; Security consultant **Chris McGoey**, who runs www.crimedoctor.com; **Richard T. Wright**, a criminology professor at the University of Missouri-St. Louis, who interviewed 105 burglars for his book, *Burglars on the Job*.

If you have had a great experience with a local businessperson and you want to share that information with us, you can email **Jan Lorimer** at janlor6897590@yahoo.com or call her at 399-2563.

- **Dave Thompson (House Painter):** 225-9074

GVFPOA'S CONTRACT WITH WASTE MANAGEMENT

Some of our homeowners may not realize that our three subdivisions have a contract with Waste Management. They provide us with twice-a-week pick-up of trash and garbage, and once-a-week pick-up of recyclable materials. They also pick up yard cuttings.

This contract was entered into on behalf of the homeowners in 2002 between the then-president of the Board and Waste Management. Prices have been kept low because of the large number of homes covered by the contract.

However, if individual homeowners choose to go with other companies that perform the same services, our contract would be in jeopardy.


HELP US BY GIVING US A CORRECT FORWARDING ADDRESS

Sadly, some of you never received ballots we sent out in December because they were returned to us by the post office. The forwarding address we had on file was incorrect. **PLEASE** be sure to give **Joyce Mohr** a correct forwarding address. Without it, you don't get important information and we waste a lot of money on postage.

NEW COLUMN TO HELP US FIND HELP!

Are you looking for someone who can do some painting for you? Need a handyman you can trust? Hoping to find someone to clean your house? Need other types of services from people who are reliable?

REMEMBER, WE DO NOT ENDORSE THESE PEOPLE OR THEIR BUSINESSES. WE NEITHER SANCTION THEM NOR DO WE DISAPPROVE OF THEM. We simply provide the names and phone numbers of business people who have been recommended to us.

Clip-n-Save- -  - - - - -

HELPFUL TELEPHONE NUMBERS

- Barking Dogs or other Noisy Pets: 243-5900
- Bats that may be rabid: 243-5900
- Community Water Co. (they service our subdivisions): 625-8409
- Conrad Joyner Branch Library: 594-5295
- District 4 Pima County Supervisor Ray Carroll: 740-8094
- G.V. Fire District non-emergency (i.e. snake removal, smoke alarm battery replacement): 629-9200
- G.V. Post Office: 625-4221
- Landfill Information: 740-3340
- Mosquito Problems: 243-7999
- Pima County Council on Aging: 7907262
- Poison Hotline: 800-222-1222
- Southwest Gas: 877-860-6020
- Sun Tran Dial-a-Ride (bus service): 792-9222
- U.S. Customs and Border Protection: 1-866-347-2423

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REAL ESTATE REPORT

By Sue Jones

As of December 2, 2010, currently there are 24 homes on the market in the Fairways Subdivisions, ranging in price from \$89,995 to \$269,000. Seventeen homes have sold since January 1, 2010, ranging in price from \$73,000 to \$160,000.

Currently there are five homes under contract, with asking prices between \$105,000 and \$174,800. The selling prices on these homes will remain unknown until they actually close.

The information for this report was obtained from the Green Valley/Sahuarita Multiple Listing Service.



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Would you like to see your business card in this newsletter?

For only \$40.00, you can have your business card appear two times in the GVFPPOA newsletter, as well as for a year on our Website.

Just bring your money and your business card to the next Board meeting

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