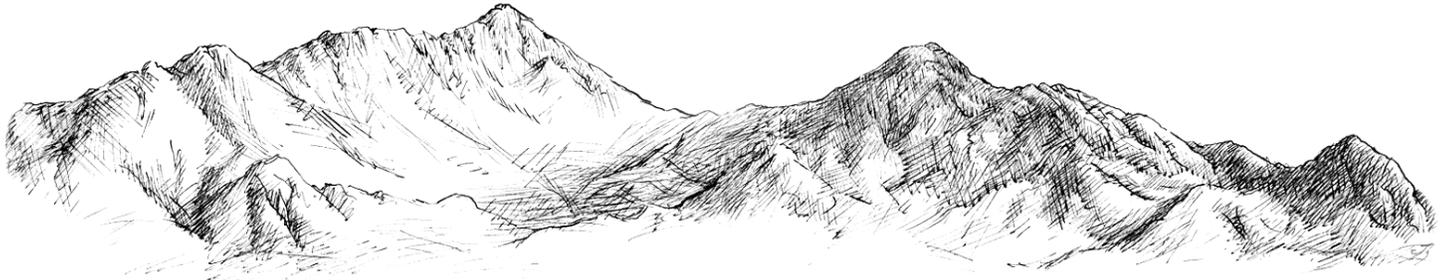


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS Summer/Fall 2014

OKAY, THIS TIME USING LITTLE WORDS WITH BIG LETTERS: THE ONLY WAY TO REACH A BOARD MEMBER IS THROUGH EMAIL OR SNAIL MAIL.

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)
- **Earl Pennington** has stepped down due to health issues. The Board thanks Earl for his time.

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 (see above).

Contract Workers:

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

MEETING PLACE, DATES, AND TIMES FOR MONTHLY BOARD MEETINGS

- Monthly Board 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 encouraged to attend the Board meetings. American Title asks that members enter through the mall entrance on the east side of the building, not the front entrance next to the Laundromat.
- 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.
- **NOTICE:** Because many Board members will be out of town in **September**, the Board Meeting will be shorter. No new business will be taken up at that time. Nothing will be voted on as they are unlikely to have a quorum.

FAIRWAYS ARCHITECTURAL COMMITTEE GUIDELINES

By **Ronda Lewis**, Chairperson of the FW Architectural Committee & Approved By Board Members

Editor's Note: *The following article contains the guidelines for the Fairways Architectural Committee. **YOU, DEAR READER,** should keep this article close at hand. It tells you what you can and cannot do, architecturally speaking. And remember, **YOU** are responsible for getting appropriate permits from the County!*



*Go to page 1 of this newsletter for the list of Architectural committee members. They are quick to respond to questions and they are friendly and helpful. **DO NOT** wait till the last minute to get permission for a project such as painting your house or turning a carport into an enclosed garage. Please give your representative time to respond to your request.*

If you have a computer and can email the representative, all well and good. If not, your request will take longer. Remember, there are computers at the library if you don't have one of your own.

WHERE TO GET ARCHITECTURAL FORMS: *Go to the website and download them or send an email or snail mail request to the GVFAPOA post office box (see page 1).*

Representative Guidelines:

There are three defined sections within the Fairways Homeowners Association; they are referred to as Fairways 1, Fairways 2 and Fairways 3. Each one has a Volunteer Representative on the Architectural Committee (hereafter sometimes referred to as the Arch Committee). On the website (www.gvfairways.com) look under the "About Fairways POA" tab for address and parcel map information.

That Representative is to assist homeowners with required documents for all projects outlined in the HOA Covenants, Conditions and Restrictions such as building, exterior remodeling, painting/repainting, landscaping or construction of a wall or fence on the homeowner's property. The necessary forms can be found at www.gvfairways.com or the Representative may provide the paperwork to the homeowner. It is the **homeowner's responsibility to get any required Pima County building permits**, after the Arch Committee has approved the project.

It is the **responsibility of the homeowner** to return **two copies** of the completed request form to his or her Representative, either in person, via email or by U.S. mail using the address GVPOA PO Box 28, Green Valley, AZ 85622.



Neither the Representative nor the Arch Committee will become involved in civil matters between neighbors.

(Continued on page 3)

Committee Duties:

The Arch Committee meets every two weeks to review, discuss and either approve or deny all arch forms turned in. Only Architectural Committee members may sign off on the request form. Three signatures are required on the document. **Any other signatures will invalidate the form immediately.** The Arch Committee chairperson keeps a spreadsheet record of requests.

The Representative keeps one copy and one copy is returned to the homeowner. If approved, the homeowner has 1 year from the approving signature date to complete the work. Upon completion the homeowner is requested to contact the Representative for final inspection and a signature of completion.

The copy kept by the Representative is for HOA records and is maintained by the bookkeeper. If the homeowner does NOT make contact for a final inspection, the Representative will follow up with the owner. Once the final inspection has been completed, the HOA document copy will need to be signed and dated showing final inspection approval. Once an Arch Committee member has signed off, the Chairperson will log it on the spreadsheet as completed and forward the HOA copy to the bookkeeper for filing.

**WHO YA' GONNA CALL?
Clip and Save These Numbers!**

Uh, not the ghost busters, so here are some names and numbers that may help with those frequently asked questions:

- I need someone to paint numbers on my curb and/or at the back of my property. Call **Bob Martinosky at 399-2290!**
- I know someone who is not getting the newsletter. Call **Joyce Mohr at 399-2949.** (This could be an address problem. Joyce can check the address in her mailing list.)
- There's a house in my neighborhood with underage children. There's a yard with lots of weeds. A big saguaro cactus has fallen and is blocking the sidewalk or street. People down the street are having yard sales every weekend. Call the Deed Adherence Rep, **Hutch, at 207-4867.**
- Who do I call to complain about barking dogs? Call Animal Control in Pima County at **243-5900.**
- Who do I call to complain about mosquitoes? Call Vector Control in Pima County at **243-7999.**

Clip and Save These Numbers!

DON'T FORGET!



Get your newsletter and other documents, such as architectural forms, online. Just go to www.gvfairways.com. 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!!

Carry a plastic bag with you when you walk your dog so you can pick up the dog poop, take it home, and dispose of it correctly at *YOUR* house. Also keep your dog on a leash!

Don't let your dog run free!

The speed limit on any residential street in the fairways is 25 miles per hour! Please observe the speed limit and do not speed!

Leaving town for more than a couple of weeks? In the summer, be sure you have someone lined up to remove weeds and clean your yard! Any time of year, leave a phone number where you can be reached in the event that we need to get in touch with you, especially in case of an emergency.

REMEMBER! THE ONLY GOOD WEED IS NOT ONLY A DEAD WEED; IT'S A PULLED WEED! Have you pulled a weed today? This philosophical quip is brought to you by A. Noni Mouse



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! (Continued on page 4)

Check your front yard pole light to be sure it is coming on at night. Does it need a new bulb? Does it need a new photo cell?

If you contact any Board member with a question or a comment OR if you call the Deed Adherence Representative OR the Bookkeeper OR your clever editor, **PLEASE LEAVE YOUR NAME AND PHONE NUMBER SO WE CAN GET IN TOUCH WITH YOU!**

PLEASE STOP DISCARDING CIGARETTE BUTTS IN OTHER PEOPLE'S YARDS!



Some nasty person is littering Mariposa in Fairways 2. The evildoer smokes Pall Malls. This has been going on for a couple of years and gives the street a trashy look. Many of the residents have been picking up after this selfish bum or bums, but it's time to stop.

Other residents in all the Fairways report selfish bums who discard their cigarette butts in other people's yards or on the sidewalk or in the street. It appears that landscapers are among the guilty parties. So if the landscapers who clean your yard smoke, either pick up after them OR remind them to pick up after themselves!

BURNING ISSUES

By **Susan Ford**, Director at Large

In the past two years, GVFP OA Board members have received several complaints related to proper disposal of trash and refuse. It was reported that one resident burning household garbage, including plastics, in a woodstove and that another was burning creosote-treated railroad ties in the backyard.

In both cases, noxious odors were released into the air. These actions are not only inconsiderate of other Fairways neighbors, because of the stench, but are also potentially detrimental to health and safety (because of the carcinogens released and the increased fire danger opportunities).

Many of our senior citizen residents have lung-related health problems. Materials being burned indoors in a fireplace or woodstove) have the capability to impact the outside air quality because they are vented by chimneys! Materials being burned in backyard bonfires obviously affect air quality outside but may also seep into nearby homes as well.

With the chronic tinder-dry conditions in southern Arizona, outdoor burning of yard debris is risky because sparks could start a brushfire. Dry palm fronds are especially susceptible, and in monsoon season the danger increases with lightning strikes.



Please limit fires to:

- Screened "fire pit" bowls;
- Gas or charcoal barbecue grills;
- Fireplaces or woodstoves using only untreated firewood or commercial "firelogs" sold in stores in the winter.

Our CC&Rs are being redrafted currently. The proper disposal of trash and acceptable use of fires will be addressed in them. Always call the local Fire Marshall if outdoor fires appear to be untended and/or out of control. Important telephone numbers you may use to report questionable burning practices are as follows:

- Pima County Department of Environmental Quality – 520-243-7400
- Arizona State Environmental Quality Department (Air Quality) – 628-6733

MARK YOUR CALENDAR!

It's Party Time! Woohoo!

Last December we celebrated the **First Annual Fairways Social**. It was a HUGE success. There were goodies to munch on, **Patty Stenz's** ultra-delicious punch to sip, door prizes to win, and good fun talks with our neighbors. People got to meet and chat with others in their neighborhood as well as other neighborhoods. It was decided to make this an annual event.

When: THURSDAY, DECEMBER 11th from 1:00 – 3:00 p.m.

Where: East Center.

Can you bring?

- **Cookies are especially welcome! The POA will provide punch, coffee and tea!**
- **Donations for the raffle. Any item is welcome.** (Uh, be reasonable; that antique riding mower is probably not a good item. Neither is your late Aunt's life-sized porcelain goat.)



To RSVP: If you can attend and/or if you can bring cookies and/or a raffle item, please email **Patty Stenz** at treasurer@gvfairways.com.

Happy Anniversary! This year – 2014 – we have even more to celebrate! In 1964, construction began on homes in the Fairways. **So this year we celebrate the 50th anniversary of the beginning of the Fairways.** But wait, there's more! In 1996, the Articles of Incorporation were adopted, and this calls for a celebration in 2016. In 1997, the first Annual Meeting was held; party-on in 2017. As for 2015, well, heck, we need to practice more celebrating, right? Can't have too many parties!

Note: The Socials do not replace the regularly scheduled monthly Board Meeting.

Other Important Dates

It's that time of year again, time to step forward and say, "I do" as in "I do want to run for the Board to help my homeowners association." If you can run for a position on the Board or if you want more information about what's involved, please email **Carol Kay** at secretary@gvfairways.com OR send her a brief resume at P.O. Box 28, Green Valley, AZ 85622.

We are looking for a lot of candidates. Even if you don't get elected, Board Members sometimes drop off the Board due to health or other personal issues. We're always looking for people who can step in to help, and also for people to serve on committees. Following the Annual Meeting, the Board will vote from within its ranks for President, Vice-President, Secretary, and Treasurer.

Put the following dates on your calendar!

- **JANUARY 20, 2015: Nominations for at-large positions close.**
- **JANUARY 27, 2015: Ballots will be mailed to members in the Fairways.**
- **FEBRUARY 21, 2015: Ballots must be returned by no later than this day.**
- **THURSDAY, FEBRUARY 26, 2015: Annual meeting will be held at the East Center.**

NOT ALL THIEVES ARE STUPID!

One particular lady has now changed her habit of how she lists her names on her cell phone after her handbag was stolen. Her handbag contained her cell phone, credit card, wallet, and so on. When she called her husband from a pay phone to tell him what had happened, he told her, "I received your text asking about our Pin number and I replied a little while ago."



When they rushed to the bank, the bank staff told them all the money had already been withdrawn. The thief had actually used the stolen cell phone to text 'hubby' in the contact list and to get hold of the Pin number. Within 20 minutes he had withdrawn all the money from their bank account. (Continued on page 6)

Moral of the story? Do not disclose the relationship between you and the people in your contact list. Avoid using names like Home, Honey, Hubby, Sweetheart, Dad, Mom, etc. Very importantly, when sensitive information is being asked for through texts, CONFIRM by calling back.

Also, when you're being texted by friends or family to meet them somewhere, be sure to call back to confirm that the message came from them. If you don't reach them, be very careful about going places to meet 'family and friends' who text you.

DUES GOING UP???

President **Bob Stenz** reports that more and more people are sending him feedback about unsightly yards. They want those chronically weed and/or trash infested yards cleaned up, even if it means the Board has to seek legal action. They note that if this is the only way to protect their property values, they are willing to involve the Board's attorney.

And indeed the Board has had to involve the attorney, **Carolyn Goldschmidt**. In some cases a letter from the attorney is enough to prod a selfish, lazy homeowner into getting a yard cleaned up. Sometimes the homeowners have to be taken to court. All this costs money. Because of this the reserve funds are being drained. This fall the Board will discuss the possibility of increasing our annual dues by \$5 or \$6 a year in order to maintain the reserve fund.

Another expense that the Board faces is the updates to both the CC&Rs and the By-Laws to conform to the Arizona Revised Statutes. Carolyn Goldschmidt is making those revisions and hopes to have them completed before the end of the year.



Thanks to **Bob Cain**, **Duane Lewis**, and **Bob Stenz**, the '**NO SOLICITING**' **SIGNS ARE UP!** They are posted at each street leading into the Fairways. So now, if anyone comes to your door to solicit your business or to ask for a donation, they are breaking the CC&R ruling. You may tell them that. And do not let any strangers into your home.

CC&R CORNER ARTICLES SUSPENDED TEMPORARILY

We have been advised that we need to suspend the CC&R Corner column for now. As most of you know, we have tried to spotlight a different CC&R in each issue to help all of us understand what each regulation or rule means. However, our most recent CC&Rs are now being revised by our attorney, undergoing an overhaul for a variety of reasons. First and perhaps most importantly, we need to be sure our CC&Rs include the most up-to-date Federal and State laws as well as County Rules. Secondly, as CC&Rs are amended, the amendments need to be included. Thirdly, some of our CC&Rs need more detailed clarification than the last rewrite gave them. Once we all have the new CC&Rs in our hands, the CC&R Corner may resume.

One of our HOA members would like to recommend painter **John** at **977-3927**. Call **John** for more information about what he paints and what he charges. Note: The BOD neither approves nor disapproves of recommendations.

EXTERIOR MURAL POLICY

All exterior murals must have pre-approval from the Architectural Committee. The request form can be found on the Fairways webpage www.gvfairways.com. The homeowner must submit a sketch and color samples that reflect exactly what the mural will look like upon completion.

- Exterior wall murals may not exceed 3x4 feet in dimension.
- Murals are limited to 3 per homeowner.
- Colors of hand-painted murals must fall within the approved color board for houses (not trim colors).
- Scenery depicted within the mural must be of the Sonora desert/local mountain range.
- All murals, whether hand-painted or tiled, must reflect a Southwest theme.

(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.)

COPPER VIEW
Realty

Sue Jones REALTOR
(520) 603-5451 • sjonesy@cox.net

COPPER VIEW
Realty

Roseanne Johannson REALTOR
(520) 468-8186 • RoseanneJ.CopperView@gmail.com

COLDWELL BANKER
RESIDENTIAL BROKERAGE

Marilynn & Tom Larkin
Psalms Larkin

520.271.4663 • 520.869.8550

180 W. Continental, #100
Green Valley, AZ 85622

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TIMELY TOOTHPASTE TIPS

If you thought toothpaste was only for teeth, think again! Toothpaste can work wonders on many other things. The toothpaste in this article is the non-gel paste only.

- Clean your fingernails. For cleaner, shinier, stronger nails, scrub the underneath and tops of fingernails with a used toothbrush and toothpaste.
- Scrub away stinky smells such as garlic, fish, and onion which can permeate the skin cells on our hands.
- Spruce up dirty shoes. Apply toothpaste directly to the dirty or scuffed area, then scrub with a brush and wipe clean.
- Remove crayon stains on painted walls. Rub a damp cloth with toothpaste gently on the marked-up wall. Good tip for grandparents!



- Make silver jewelry and other silver pieces sparkle. Rub toothpaste onto jewelry and leave overnight. Wipe clean with a soft cloth in the morning. However, **never use this method on pearls**; it will damage their finish.

Green Valley FPOA
PO Box 28
Green Valley, AZ 85622

FORWARDING SERVICE REQUESTED

A SIGN OF THE TIMES

The following is Sue Jones' report on the state of real estate in the Fairways:

Currently on the market are 17 homes ranging in price from \$84,900 to \$185,000. Three homes – in a price range of \$75,000 to \$135,000 – are pending. We won't know what they sold for until they close. There have been 29 homes sold since the first of the year, with prices ranging from \$60,000 to \$145,000.



This information was obtained from the Green Valley/Sahuarita and Tucson Multiple Listing Services and is deemed reliable but not guaranteed.

Respectfully submitted, Sue Jones, Copper View Realty, 520-603-5461.

Important Note: Sue says that if you are thinking of selling your home, please be certain that the listing will be distributed to all 3 Multiple Listing Services (MLS) – Green Valley/Sahuarita, Tucson, and Santa Cruz! Sue has discovered that some homes on the market are not listed in the Green Valley/Sahuarita MLS when this is the MLS that normally sells these homes!