

Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



January 2022

NEWS AND VIEWS

What do Those White Lines on Abrego Mean?

Do you think the lines painted along the sides of Abrego define bike lanes? Think again. They are defined by Pima County as parking lanes. There are no bike lanes along Abrego. If there were, there would be occasional No Parking signs in addition to bicycle icons painted on the roadway. Luckily for our many bicyclists that roadway space is not heavily parked in and they can use those lanes in many instances.



Speaking of parking, what are those rules? Can folks park on the road verge or “court strip”? That’s the space between the sidewalk and the road. Here’s the exact rule from our CCRs:

D. No vehicle may be parked on the strip between the street and sidewalk (court strip), or that obstructs the sidewalk, the driveway or a fire hydrant. With the exception from 502 S Abrego Dr to 808 S. Abrego Dr, and for this exception may not over hang the side walk or the curb and may not violate any other vehicle and parking rules or regulations.

This rule was approved at the November 14, 2016 Board Meeting. The history behind making it – regarding the stretch along Abrego – would be interesting to know! So, throughout the rest of our development, please, park on the roadway and not up on the verge!

2022 Annual Meeting

GVR East Center

February 4, 2022 at 1pm

Green Valley Fairways POA meeting will be held in the Auditorium at the East Center.

How to Contact the Right Person to Help

Contact Cadden Management, our Property Management company first. The POA has hired them to manage our day-to-day issues for our 759 homes in Green Valley Fairways. Yes, even for submitting Architectural Requests. Yes, for responses to letters. The Cadden folks will route all correspondences to the right person or committee or the Board of Directors in a timely manner.

Phone – 520-648-6730

Hours: Monday-Thursday 9am-3pm

Friday 9am-Noon

Closed on weekends - (mail slot by door)

Address – 101 South La Cañada Drive #20. Located in the Villages, (enter from Esperanza, continue to the south end, turn right, park near the entrance, Cadden’s office is on the left.

Yard Sale Reminder - Only Once a Quarter!

While you may enjoy having garage sales you must follow the rules of the POA. You may only conduct them once a quarter! Here is the regulation:

CCRs 8.10 Yard Sales. Lot Owners are limited to one on-site sale (patio, garage, yard, moving, estate, etc.) per calendar quarter each year. A sale may last no longer than two consecutive days. Set-up and take down for an additional 12 hours before and after a sale is allowed. Items may not be stored in carport or yard between quarterly sales. For a variance from this restriction, contact the Board of Directors. Any variance must be in writing.

Update on Medians

Greetings to all our friends & neighbors in the Green Valley Fairways.

We're starting off the year 2022 with some very exciting news. This past fall of 2021, two more of our medians were planted (# 18 & # 19), thanks to our coordination and partnership with the Green Valley Gardeners and Median Green.

We were also able to get the next two medians [# 20 & # 21] cleaned and landscaped so they can be planted this spring.

For our new homeowners, here is more **BACKGROUND** on this immense project that began, believe it or not, over 10 years ago!

Our seven medians on Abrego Drive stretch from just north of the East Center [# 15] and then head south [# 16 to # 21] to Fairways III. All of them were unsightly due to age, drought and neglect. Pima County owns them, however their budget allows for maintenance only, and not for replacement or enhancement.

Lucky for us, Median Green had been granted the authority and the permits from Pima County to do the replanting. Kudos to Ruth Tamminga, who took over as coordinator from Susan Blodgett and has done a phenomenal job. Thank you Ruth!

We also could not have gotten this far without the dedicated volunteers from Green Valley Gardeners under the leadership of Phyllis Barboza. Kudos to both Ruth and Phyllis!

After our last planting this spring, we will need a few **VOLUNTEERS** to help water. How about some folks living on Abrego Drive pitching in? Please contact Phyllis Barboza at swiftdoe@comcast.net or Ruth Tamminga at taminaz@me.com

We finally see light at the end of a long tunnel, while still being under budget with a \$3,722.65 balance. A sincere Thank You to all the volunteers.

Bob Stenz,
G.V. Fairways Median Coordinator



Our Alleys

Please remember that you should put your house number on the back of your property. This makes it easier for emergency or utility vehicles to find your house if they need to access your property from behind it.

It is also our responsibility as owners to maintain the alleys behind our houses. This includes trimming the overhanging tree limbs and removing weeds.

REMINDER!! POA Board Meetings occur monthly on the 4th Tuesday of the month at 10am, (except June, July and August). Check our website, <http://www.gvfairways.com> to find out if it will be an in-person or zoom meeting.

Update your Homeowner Insurance Regularly

When was the last time you contacted your homeowner's insurance company? Did you know that the coverage on your property does not increase automatically with the increase in your home's value? Luckily, I had been in contact with my agent within a year of my calamity.

On July 22 at 10pm a 70ft pine tree fell into my bedroom and I started learning all about insurance and making claims. While no one got hurt and my house is getting completely rebuilt, I learned that if the house would have been completely destroyed it would have been covered only up to the amount from the last value update I had made with my agent.

So, if you haven't talked to your agent in years the replacement value of your home is not keeping up with the rising real estate values and building material costs. Yes, your rate may go up, but do you really want to take a chance?

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Rental of Your Property

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

- Provide a copy of the CC&Rs to renters. Urge them to read and obey them.
- Check to be sure your prospective renters meet the age requirements.
- You may not rent individual rooms within a house. You may only rent the house as a whole unit.
- Children under the age of 18 may not stay in Green Valley 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.

Waste Management Contract with Green Valley Fairways

It has come to the attention of the Board that many of our homeowners are not using Waste Management for their trash removal. It is not noted in our CC&Rs that we have a contract with WM. However, on January 1, 2018 the BOD signed a contract with Waste Management for 5 years.

The Contract will end at the end of 2022. The BOD will be discussing how we will proceed before the end of this year. Please attend Board meetings if you have input to share... or consider being on the board.

Use the Full Name of our POA

When contacting Waste Management, or any utilities, if they ask which homeowners association you are in, you need to say "Green Valley Fairways" in order to get correct information. Using our POA's full name when speaking or writing to any utilities, will save you time and you'll get correct information.