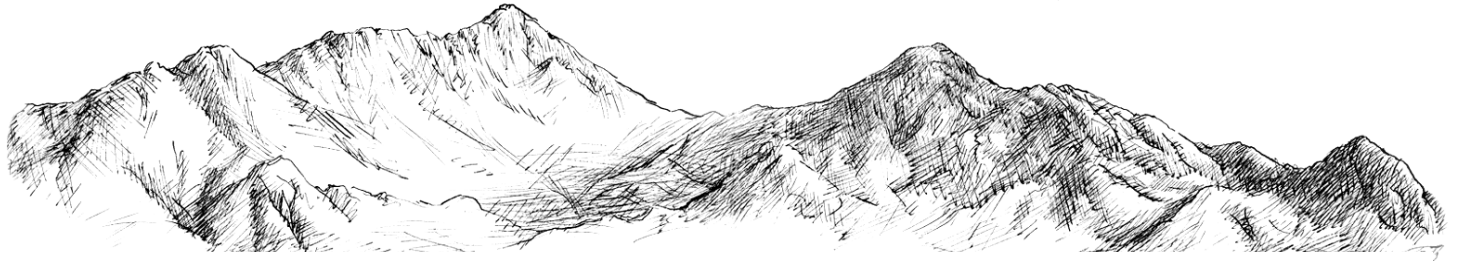


Green Valley Fairways Property Owners Association

Green Valley's Oldest and Largest Homeowners Association



NEWS & VIEWS

September 2013

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

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

- Mon. Sept. 16
- Tues. Oct. 15
- Mon. Nov. 18
- Mon. Dec. 16

The dates for 2014 will be published in the December newsletter.

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!!

NEW BOARD OF DIRECTORS

Board of Directors
Green Valley Fairways I, II, III
P.O. Box 28, Green Valley, AZ 85622
Website: www.gvfairways.com
Fax: 520-648-1333

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

Betty Jo Preis, President: 352 El Viento - 777-6689 – president@gvfairways.com (term expires in 2014)

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

Bob Stenz, Vice President: 341 E. Las Granadas - 730-6581 – vicepresident@gvfairways.com (term expires in 2015)

HOW TO REACH A BOARD MEMBER



Here on page one is a directory of the Board of Directors along with each person's street address, phone number, and email address, if applicable. Please clip it out and keep it! We also list ways to contact the Deed Adherence Representative, the Bookkeeper, and the Newsletter Editor.

Susan Ford, Secretary: 370 E. Las Milpas – 440-0634 – secretary@gvfairways.com (term expires in 2015)

Patty Stenz, Treasurer: 341 E. Las Granadas - 730-6581 – treasurer@gvfairways.com (term expires in 2016)

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

Just go to www.gvfairways.com to get your newsletter and other documents. Sign up with the webmaster to have the newsletter emailed to YOU!

Jim Long, Fairways II Representative, ARC Chairman: 147 E. El Valle - 399-4962 – fw2representative@gvfairways.com (term expires in 2016)

Bob Cain, Director-at-Large: 297 E. El Valle - 393-0695; 349-0106 (cell) – atlarge1@gvfairways.com (term expires in 2014)

Nina Hansen, Director-at-Large: 133 Soledad - 505-9360 – atlarge2@gvfairways.com (term expires in 2014)

Non-Board Representative:

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

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

MEET HUTCH – YOUR NEW DEED ADHERENCE REPRESENTATIVE

Clarence “Hutch” Hutcherson dislikes the term ‘officer’ (as in Deed Adherence Officer). “It sounds too much like a cop,” he says, “and that’s not what I am.” Hutch prefers to think of himself as a helper and a problem solver. That’s why he’s our new Deed Adherence *Representative*.

He’s also a ‘people’ person, someone who likes to meet and greet and talk things over. And he’s a positive thinker, a “glass half full” person as opposed to a “glass half empty” kinda guy.

Hutch came to Green Valley about 4 years ago from Hawaii where he lived for over 30 years. He has a background steeped in both law enforcement and an understanding of maintenance and construction.

Hutch served with the US Navy for over 20 years. After he retired he started his own business – H&K Maintenance. Along the way, he also worked for the San Diego Police Department and with military police, as well, and he’s done security work in many places around the world.

Hutch’s friends and neighbors know him as a congenial guy who likes to drink a cup of coffee in front of his house early in the morning, enjoying the fresh air and the people who stop by to chit-chat.



But don’t be fooled. Hutch’s job is to enforce the CC&Rs, so after he has his last cup of coffee, he patrols the streets and alleys, making sure that we all adhere to the rules. After all, we want our Fairways to look nice, and it’s going to take all of us following the rules to make that happen.

So be smart! If you get a letter from Hutch telling you that you have violated one of the CC&Rs, call him at **207-4867** right away to let him know you got the letter and you will take care of the problem. If you don’t know how to fix the problem, Hutch may be able to help you. You will have 30 days to correct your violation, so make the most of it.

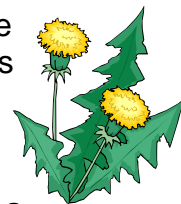
Once you have corrected the violation, call Hutch to tell him so. He’ll come over to inspect, to make sure you did what you said, and to thank you for your response.

If you don’t think you deserve a violation letter, you can call **Betty Jo Preis**, the president, at **777-6689**. She’ll sit down with you and other Board members to discuss your case outside a Board meeting.

Last but not least, a sincere thank-you to **Jim Ellis** who held this position for about 10 years! Jim is now enjoying his retirement from FPOA. Thanks so much for all you did for us, Jim.

WATCH YOUR BACK!!!

Alleys, that is. A lot of you are ignoring the weeds and bushes growing in the alleys and utility roads behind your homes. You may be keeping the fronts looking nice, but the backs and sides may be a weed disaster!



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

Please note that this is not only a CC&R but 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 off our half of the easements as well as the strip between the sidewalk and the street!**

Alleys are 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.**

IT'S ALL IN THE NUMBERS

Where are your house numbers? Are they posted in an easy-to-read place on both the front of your property as well as the back? **Hutch** reports that many of you don't have house numbers visible. You need to change that right away!



Having house numbers that are easily seen from the street could save your life! If an emergency vehicle such as an **ambulance** or **fire truck** is trying to find your house to respond to an emergency call, they need to quickly find those numbers. Your life may depend on it!

If you do not have house numbers easily seen at the front of your house and/or on the curb, please call a friend or neighbor or handyman to help you install or paint them on if you can't do it yourself. The numbers and/or paint and stencils can be bought at any of our hardware stores. Remember to have a double set – one set for the front and one set for the back.

If you don't have a back wall or fence, call **Hutch at 207-4867!** He can probably help you figure out how to install house numbers at the back of your property.

EMPLOYMENT OPPORTUNITY

Remember when people with stencils and cans of paint came through the neighborhoods offering to paint your house numbers on your curb for five bucks?

Now, because we no longer allow solicitation in the neighborhoods, we don't see too much of that any more. However....

A Numbers Person!

The Board is looking for someone who would like part-time work helping homeowners install or paint house numbers on the back of their properties and/or the fronts.



This person would be self-employed and paid upfront by the homeowner.

If you are interested, please call **Bettye Jo Preis** at 777-6689 or **Hutch at 207-4867.**

DON'T FORGET!



GVR (Green Valley Recreation) dues have nothing to do with your GVFPOA (Green Valley Fairways Property Owners Association) dues.

Your homeowners' association assessment (dues) is **\$30.00** a year; they are due and payable by **April 30** of each year.

GVR dues are due in January of each year and are over \$400.00 a year. **Please don't get them confused!**

**HELP! WE WILL NEED PEOPLE TO
RUN FOR THE BOARD IN 2014.
PLEASE STEP UP TO THE PLATE!**

WE'RE STILL SHORT TWO BOARD MEMBERS!

Many thanks to **Bob Cain** and **Nina Hansen**, for agreeing to be on the Board until the next election in January 2014. Thanks also to **Linda Papworth** for agreeing to be the Fairways 3 Representative. Therefore, at this time, we still need two more people to give us the required 9 board members. Can you help us? If you will volunteer to sit on the board for the rest of 2013, it will help our homeowners' association so much. Just call **Bettye Jo Preis** at **777-6689**.

We also need people to represent the Fairways at the GVC meetings. If you can help, please call **Bettye Jo Preis**.

IT'S ALL ABOUT YOUR SAFETY!

ALWAYS SHRED FINANCIAL MATERIALS!

People who would like to steal your money can use the information in your financial records to gain access to you and your accounts. Do not put any financial records such as bank statements or stock reports in your trash or recycle bin.

WINDY MONDAYS ARE A-COMIN'

Sounds like a folk song, but it's a serious message from our Vice-President.



Bob Stenz would like to remind everyone to get trash and recycle bins on wheels as well as a trash container on wheels. Three great reasons to get them:

- They are lidded, which keeps your trash from blowing around the streets.
- There are 3 different sizes to choose from.
- They are easy to move from the house to the curb.
- Best of all they are **FREE!**

On windy days trash blows around our streets because people aren't using closed containers. Nor are they putting a heavy weight on the papers. So please call **Waste Management** at **1-800-924-9550** to get your covered, on-wheels recycle bin and trash bin.

FROM PRESIDENT BETTYE JO PREIS

I want to give you a quick update on the progress of our "Fairways Green" project (our medians on Abrego Drive).

If you were at our last Board meeting, you heard me announce that at long last we have permission from the Board of Supervisors of Pima County to plant our seven medians. That will take place in October with a modest planting of 70 red yuccas and assorted Texas Rangers.

Meanwhile we had the medians sprayed before the monsoons began so that, as you can see, we have no WEEDS! Hooray!

Before planting we have to accomplish two things:

- Ask the "blue-stake" people to check all the medians for underground pipes
- Figure out **HOW** we are going to water the plants for the first six months. If you have any ideas about how to accomplish this, please call me at **777-6689**. I would love to hear from you!

DID YOU KNOW THAT...

...all our CC&Rs are fine-worthy! Basically that means that if you break any of the CC&Rs, you are in danger of being fined.

So please avoid these dire consequences!

- ✓ If your **pole lamp light bulb** goes out, please change it! The light is for both safety *and* security!
- ✓ If you have **weeds** in your yard, please remove them (no, don't just cut them down, remove them!)

- ✓ Don't put your **trash containers and/or recycle containers** out until late afternoon on Sunday and on Wednesday.
- ✓ Don't let your **pets** run loose; keep them in your yard or on a leash, and pick up your pets' poop!
- ✓ Do not throw plant clippings or any other trash into the arroyos. The arroyos are the property of Pima County.

FROM VICE-PRESIDENT BOB STENZ

Many of us have put in a lot of time and effort trying to rectify the roughly 150 homeowners who are not following the CC&Rs about not having some type of a sidewalk light, electric if possible or at least solar. (An array is best with solar.)

For about 18 months we have had articles in the newsletter, presentations at the annual meeting, neighbors talking to neighbors and letters sent out last February.

Of the 22 '4-peaters' 9 fixed their lights. Therefore only 13 fine letters were sent out on May 20, an action which was approved by the Board at the April meeting. By May 22, 7 more people had their lights on. Of the 13, 2 were excused on a case-by-case basis, and only 5 were fined the \$100.

The other 6 people were fined the \$100 plus the \$10/day. They still seem to be in limbo. Basically these people refused to abide by a CC&R that they agreed to when they moved to the Fairways.

With these '4-peaters' (less than 1%), I think we need to use 'tough-love.' How many times would the police issue a warning before issuing a ticket? Once a fine is issued, it can be reviewed on a case-by-case basis, which we did for 2 people.

The mission Statement says that the GVFPOA is "dedicated to maintaining safe and harmonious neighborhoods, sustaining and protecting property values...." We can only do this by enforcing the CC&R's.

All of us on the Board are dedicated to following the Mission Statement and especially the President who 'shall see that the orders and resolutions of the Board of Directors are carried out.' Last year, the Board passed the Fine Schedule and at the April meeting this year, the Board passed the Lights Out fines letter to be sent to just the '4 peaters.' No Board member has the authority to single-handedly reverse a Board decision. We need to be consistent or we are going to lose the Fairways.

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!

THIS AND THAT!

Do you have issues with your sidewalk? Know of a broken or raised spot that might cause someone to trip and fall? Want to know who to contact? Call **Annabelle** at Pima County Dept. of Transportation (DOT) at **724-6445**.

Want to change or update your listing in the Green Valley phone book? Call **GVC** at **648-1936** before the deadline which is **October 21**.

DON'T EVER FEED THE WILDLIFE

If you put out food for wild animals, they get used to people, and accustomed to the food and water that is provided. That often leads to the animal's death – from automobile collisions, window strikes, or encounters with people and pets.

Furthermore, food meant for people is not necessarily healthy food for animals, especially wild animals.

Putting food out for wild animals can attract predators such as coyotes, bobcats, hawks, and mountain lions to your neighborhood. If that happens, the animals pose a threat to humans and domestic pets, and often must be



destroyed. Feeding wildlife (except for birds and tree squirrels) is a violation of ARS §13-2927 and can result in fines of up to \$300.00.

If you want to know more, visit the Game and Fish Department's "Living with Wildlife" website at www.azgfd.gov/urbanwildlife for photos, behavioral information and tips for preventing conflicts with wild animals.

VALLEY FEVER

If you just moved to Arizona, you may not have heard of Valley Fever. But even if you've been here awhile, you may not know much about this illness that is prevalent in dusty areas where temperatures are high and the soils are dry.



Valley Fever is a lung infection caused by a fungus that becomes airborne in windy areas. When the spores of the fungus are inhaled, Valley Fever can result. However, you should know that not everyone exposed to the spores will get Valley Fever. About 2/3 of the people who are infected never notice any symptoms, or only experience mild ones.

Symptoms include fatigue, cough, chest pain, fever, rash, headache and joint aches. Some people develop red bumps on their skin. There is no vaccine at this time. People who are diagnosed may be given antifungal drugs.

Even animals such as dogs, horses, cattle, sheep and other animals can also get Valley Fever.

The only way to prevent the disease is to avoid dusty areas, especially during a dust storm. If it is windy outside, try to stay indoors. If you do have to be outdoors in windy conditions, wear a mask.

CC&R CORNER

In this issue we're going to focus on **CC&R III – Businesses**.

The only businesses that are allowed in the GV Fairways are home-based businesses, but even so, not every home business is acceptable.

We don't allow businesses that are a neighborhood nuisance. For example, a business that creates a lot of noise. Or a business that means you have to keep a lot of materials in your carport or outside your house, which may be visually offensive.

We don't want a business that's dangerous to anyone, you included. We don't allow businesses that cause an increase in parking and traffic. We don't want businesses that cause obnoxious odors such as gas, dust or smoke. We don't want a business that requires you to post business signs.

What do we allow? Any business that you can conduct within the interior walls of your house!

As for garage/patio/yard/moving/estate sales, remember you may only have one each quarter of the calendar year, and it may only last two days.

MARK YOUR CALENDARS!

GVFPOA will be hosting a wonderful social event at the East Center in the afternoon on Thursday **December 5, 2013**.

Reserve that date and watch for a post card giving you all the details!



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Southern Arizona Renovations LLC

Professional Quality
General Contractor
Robert Jay Housley

520-909-6434

SouthernArizonaRenovations.com
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625-4716

Email: catsmeow11@q.com



**HOUSE CLEANING
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HOME ORGANIZATION**

Ocotillo Enterprises

Free Estimates References
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

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Sjonesy@cox.net

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GREEN VALLEY, AZ 85622

Green Valley FPOA
PO Box 28
Green Valley, AZ 85622

FORWARDING SERVICE REQUESTED

A SIGN OF THE TIMES

The Board is trying to get “No Soliciting” signs for our streets. We would need 12 signs that would be attached to our 12 Neighborhood Watch posts. The signs would cost \$11.75 each and would be about 8.5 inches by 14 inches in size.

The project must first be approved by Pima County.

SUE JONES’ REPORT ON THE STATE OF REAL ESTATE IN OUR FAIRWAYS

Currently there are only 12 homes on the market with a price range of \$88,000 to \$149,000.

There are 2 under contract.



The great news is that 24 have been sold since the 1st of January with a price range of \$63,000 to \$157,000.

Of those 24, 12 have sold since May 1. Who says summer is the “slow” time?!!

Information was obtained from Green Valley and Tucson Multiple Listing Services, and deemed reliable but not guaranteed. Sue can be reached at 603-5451 or sjonesy@cox.net.

Respectfully submitted,

Sue Jones, Managing Broker, Centra Realty