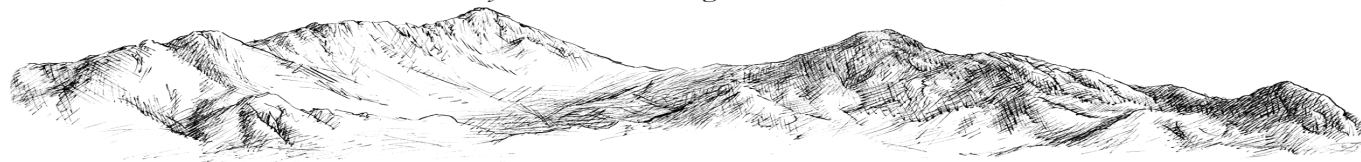


Spring 2017

*Green Valley Fairways Property Owners Association*  
*Green Valley's Oldest and Largest Homeowners Association*



## ARC REMINDERS

REMODELING? If you are remodeling, touching up or just replacing something rotten or worn on the exterior of your home (including landscaping) ....Then you need to submit an Architectural Request Form to your ARC Representative. If work has been started, or completed, prior to receiving ARC Approval you run the risk have having to re-do your project if it does not meet set ARC guidelines.



## NEW ASSOCIATION PAINT COLORS

The Board of Directors have approved a new set of paint colors for the community as of January 9th 2017. The paint colors shown below are predominately from ACE Hardware's Exterior Collection booklet of Benjamin Moore paints. These colors are only examples and do not have to be an ACE brand paint. Colors deemed "close to color match" by the ARC are permitted. The old colors will not be grandfathered in.

### House Colors

White Diamond OC-61	Tree Moss 508
Mascarpone AF-20	Baked Terra Cotta 1202
Horizon OC-53	Peach Blossom 2175-50
Grey Owl OC-52	Light Salmon 2175-60
Silver Marlin 2139-50	Lily Pad 480
Corinthian White OC-111	Shady Lane 497
Jicama AF-315	Misted Fern 482
Dijon 193	Hill Side Green 495
Fairway Oaks 1075	Arizona Tan 2162-50
Sherwood Tan 1054	Peanut Shell 2162-40
Tapestry Beige OC-32	Niagara Falls 1657
Gentle Cream OC-96	Semolina 2155-40
Stone Hearth 984	You Are My Sunshine 302
Adobe Dust 2175-40	Lewiville Green 494

### Trim Colors

Harbor Haze 2136-60	Adobe Dust 2175-40
Silver Marlin 2139-50	Mascarpone AF-20
Boston Brick 2092-30	Gentle Cream OC-96
Iceberg 2122-50	Suntan Yellow 2155-50
Schooner AF-520	Light Salmon 2175-60
Night Train 1567	Lily Pad 480
Tree Moss 508	Misted Fern 482
Caliente AF-290	Hill Side Green 495
Baked Terra Cotta 1202	Arizona Tan 2162-50
Lodge AF-115	Shore House Green 2047-50
Etruscan AF-355	Niagara Falls 1657
Dijon 193	Blueberry 2063-30
Tropical Cabana 2048-50	Lewiville Green 494
Cabot Trail 998	French Press AF-170 (Green Valley Brown)

## *Guidelines for Dealing with Contractors*

Thinking of remodeling your kitchen, building an addition, or embarking on some other construction project that will require the services of a contractor? If it's something that needs association approval, don't forget to follow the steps of our design review process. Once you have locked down your approval and are ready to break ground, keep you project nailed down with five simple guidelines:

1. **Reconcile your contractors' objectives with your own.** You want your project to be completed on time and on budget. Contractors want to maximize their compensation. Design a compensation plan that, at each stage of the project, maximizes your contractors' profit when they achieve your objectives.
2. **Nothing drives down prices like competition.** Any price you obtain without competition, will be higher than a price you obtain with it.
3. **Write down everything you expect.** Effective competition requires a complete, accurate, and final definition of the goods and services involved in the project.
4. **Use standard forms for your contracts.** The American Institute of Architects offers a variety of sample documents at [www.aia.org/docs\\_default](http://www.aia.org/docs_default). Just realize there's no such thing as a standard project and customize your contracts accordingly.
5. **There is no substitute for professionalism.** An architect, contractor, or other participant in your project who has a track record of character and professionalism will likely demonstrate those qualities on your project. A participant with the opposite track record will probably remain true to form.

## *Dangers of Feeding Javelinas*

Since we live in the desert and enjoy all the wildlife that roam our State, it is actually illegal to feed wildlife in the State of Arizona (A.R.S. 13-2927). The exception for feeding wildlife is birds and squirrels. The most common animal that one should not feed is the Javelinas. It is reported that there have been several javelina sightings in the Green Valley area related to residents feeding them. It is encouraged to watch wildlife from a safe distance. Javelinas if cornered or feel their young are being threatened will act defensively, like charging, clacking their teeth, or even bark or give a growling sound. Most people may not know javelinas can attract mountain lions who prey on the animal. The way to discourage a javelina from sticking around is to make loud noises (bang pots, yell, stomp on the floor ect.) or use water from a garden hose, or throw small rocks in there direction. If you have difficulty with a javelina or javelinas leaving or they are getting defensive and you don't feel safe please call Arizona Game and Fish Department regional office at (623)236-7201 to report the issue.



## *Your Commitment as a Homeowner*

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

**Read and comply with the community's governing documents.** You should have received a package of documents well before you closed on your home. If you don't ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rule about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

**Provide current contract information to association board members or the manager.** Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

**Maintain your property according to established standards.** The community's appearance can add value to all the homes within it, so it's important to keep landscaping neatly groomed and your home's exterior well maintained.

**Treat association leaders honestly and respectfully.** Board members are homeowners who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

**Attend board meetings and vote in community elections.** Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

**Pay association assessments and other obligations on time.** Your regular assessments pay for common area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills fall on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternate payment arrangements.

**Ensure that tenants, visiting relatives and friends adhere to all rules and regulations.** If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with community's rules.



### Contact Information

Lot # \_\_\_\_\_ or Account # \_\_\_\_\_

Owner(s) \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone# \_\_\_\_\_ (Home/Work/Cell) Phone# \_\_\_\_\_ (Home/Work/Cell)

Email Address(s) \_\_\_\_\_

Alternate Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Emergency Contact Information

In case of emergency, is someone authorized to access the premises of your home?

Name \_\_\_\_\_ Phone # \_\_\_\_\_

## *Notice from Haven Golf Course*



December 8, 2016

**HAVEN**  
*Golf Course*

To Whom It May Concern,

There has been some question about people working on houses having access to their property from Haven Golf Course. The home owner's property lines run either on their fence lines or on their utility lines. The golf course owns the property from there. There is a utility easement that is located on Haven Golf Course's property. The utility easement is for power, cable, telephone, gas, and sewage companies. This easement is not for house construction, yard work, etc. Haven has allowed licensed contractors to access some of these properties from Haven's property if the licensed contractor follows some simple rules. Contact Greg Chesney at Haven Golf Course 520-625-2522 for permission. Deliver a Certificate of Insurance which releases Haven Golf Course from any liability from injury or damages. If these requirements are not met the workers on Haven Golf Course's property or using Haven Golf Course's property for access will be required to leave the property immediately.

I hope this clears up any future questions.

Thank You,

Greg Chesney

Haven Golf Course General Manager

(520) 625-4281  
Fax: (520) 648-2884  
110 N. Abrego Drive  
Green Valley, Arizona 85614

## Your Stratford Contacts

At Stratford Management, your community is represented by a team of professionals who are committed to ensuring that Green Valley Fairways is properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us!

**Helen B Brown**, Senior Community Manager

*helenb@stratfordmanagement.org* ext. 1019

**Kurt Schweiss**, Administrative Assistant

*kschweiss@stratfordmanagement.org* ext. 1028

**Will Jecker**, Accounting Help Desk

*wjecker@stratfordmanagement.org* ext. 1025

**Phone:** 520-822-8064      **Fax:** 520-822-8084

**Mail:** PO Box 40790 Tucson, AZ 85717  
(Please Mail assessments here)

**Street:** 1820 East River Road, #110 Tucson, AZ 85718  
(Southwest corner of River and  
Campbell in the Cambric Center)

### Office Hours

Monday- Friday 8am - 5pm

Our office is closed for lunch from 12 pm to 1 pm

### **Quick Reminders**

- House numbers are to be placed on your back wall.
- If you have a tree removed, either have the stump removed or cut down to ground level.
- You are responsible for maintaining half the easement behind your home.
- Do not allow any trees or shrubs to grow over onto your neighbor's property or sidewalks.
- Front lamp posts are to be on from dusk to dawn.
- Car ports are not to be used for storage of rubbish.
- Every effort shall be made to conceal trash cans from the street and neighboring properties.
- No recreational vehicle, boat, trailer or similar vehicle may be parked or stored anywhere on the property except the following: recreational vehicles belong to the Lot owner, tenant or guest may be parked only on the driveway or the street immediately in front of the Owner's Lot for a period not to exceed 72 continuous hours per incident. A period of at least 48 hours must elapse between incidents. The recreational vehicles must have orange cones around it or reflectors. No drop cords or hoses may be run across the sidewalk from any vehicle.
- No vehicle may be parked on the strip between the street and the sidewalk or in a manner that obstructs the sidewalk.
- Lot Owners are limited to one on-site yard sale per calendar quarter per year. A sale may last no more than two consecutive days. Set up and take down for an additional 12 hours before and after a sale is allowed.