



The Clip Board



FEBRUARY— MARCH 2023

The Villages of Green Valley Homeowners' Association, Inc.

Villages Business Information from your Board of Directors

2023 BOARD OF DIRECTORS

President

Tony Gleadhill
520-399-3110

Vice President/GVC

Phil Clifton
520-730-9313

Treasurer

Brad Richards
520-505-8592

Secretary

Pam Reinhardt
303-815-8173

Architectural

Earl Eyre
520-222-2106

Landscaping

MaryEllen McEldowney
303-399-8065

Maintenance

Nick Vugrinec
715-891-1760

Compliance

Nancy Lambert
520-398-5544

Paving

Jim Cortez
847-767-1503

NORMAL OFFICE HOURS

9:00 AM—2:00 PM

Monday thru Thursday

Phone: 520-625-9851

Villages Website:

www.villagesofgreenvalley.org

Office Email:

vgvazhoa@gmail.com

Presidents Report Feb-March 2023

I would like to thank all those who participated in the January annual elections. Two new Board members were added and two incumbents were re-elected. Earl Eyre and I are the newbies. Lynn Ehman, Nick Vugrinec were re-elected. Subsequent to the election Jim Cortez stepped forward to fill the townhome vacancy. Jim's nomination to the Board was unanimously approved at the Feb 22 2023 regular Board meeting.

On behalf of the Board I want to thank Deb Hiedeman for her years of dedicated service to our Association as Elections Chairperson and as a past Officer on the Board. Deb shepherded the Election process from the 'paper ballot' only days to electronic voting. Deb announced her resignation from Elections Chair in January so she can pursue other interests. And just like that, one door closes and another opens. Lloyd Grendys stepped forward and volunteered to take over from Deb. The transition is fully underway.

Unfortunately, Lynn Ehmann, reluctantly and with the best interest of our Association in mind, tendered her resignation from the Board due to ongoing health concerns. Lynn dedicated countless hours to her position as Treasurer and was a fixture in the Office. Lynn will be missed. On behalf of the Board I wish her a speedy return to good health. And please Lynn keep your phone on as I am sure there will be questions only you can answer.

Your Board has implemented a short term plan to keep the financial side of our Association functioning smoothly. Brad Richards has agreed to spend 1-2 days a week in the Office doing what treasurers do. The Board approved Brad's participation in backfilling the Treasurer vacancy for a limited time by unanimous vote at the Feb 22 2023 regular Board meeting. We should all feel confident with Maryann and Brad as guardians of the Association's coffers. More long term, the Board will be seeking an Accountant/CPA trained person within the Villages who would be willing to take on the Treasurer responsibilities as a Board member.

One last topic. Planning Meetings and Board Meetings. Both meetings are open to residents. Planning meetings are where current and future plans and projects are reviewed by the Board. No motions are made. No votes are taken. From these 'brainstorming' discussions items of importance, because of timeliness or criticality, raise to the level of being included in a Board meeting agenda. As such they are subject to motion, discussion and vote by the Board. To get a full picture of what the Board and your Association is doing I encourage residents to attend both meetings.

In closing, I suppose we can always chat about the weather. But frankly, it is just too bloody cold! Be warm. Be safe. And let the sun shine in!

Tony Gleadhill

Board Meeting - March 22 , 1:00 pm

Treasurer's Report

Account Balances as of 2/28/2023

Checking Account	\$178,783.50
Money Market Reserve Account	\$111,717.85
Replacement Reserve Account	\$135,482.72
Chase Bank	\$232,131.92
Petty Cash	\$75.00
Total Cash Assets	\$658,190.99
Fixed Assets	\$37,862.01
Accumulated Depreciation	\$(27,410.84)
Net Assets	\$10,451.17
Total Liabilities (Payroll Taxes)	\$1,699.35
Past Due:	\$15,131.05
7 Late	\$ 3,842.30
29 Payment Plan	\$ 6,546.65
1 Deceased	\$ 2,608.10
1 Walk away	\$ 1,584.10
1 In foreclosure	\$ 499.00

Brad Richards

Treasurer

Maintenance Report - February

1) The month has been cool with the pool being closed and covered for many days. As a result, we have saved on our heat bill and the amount of chemicals, both chlorine and muriatic acid usage is down.

2) The spa has given us some trouble. We had a chlorine supply line that was plugged and had to be replaced. We are currently working to calibrate the system controller.

3) MaryEllen has Burt working to add rock along the east edge of the Pickleball court and add rock by the solar field.

4) I have had communication with American Epoxy to check on scheduling and time frame. We will need to meet with them to decide on the color. I would like the architectural committee and interested board members to meet with the salesman.

5) Once I have this item scheduled, I will begin to work on Led Lighting Upgrades and pricing for an Exercise Room.

6) Vern and Chris are doing a great job at keeping up the facilities. It appears we have an increase in the rec. center usage, which is encouraging for the rec. center and our home owners.

7) Tony and I, with the help of Larry Worster, to upgrade our sound system.

8) I will be looking into replacing the security cameras that are not clear without having to replace the whole system.

9) I had a request to replace some of the banquet chairs with a few that have higher seat height.

Nick Vugrinec

Rec. Center Maintenance Director

Landscape Report

Erosion control: In the last two weeks, contractor has hauled and distributed 4 tons of rock to shore up the Pickleball courts and the solar field. He will return next week to lay more rock in this area.

Work Crew: Ken Benz leads this group. We have had a very good response to the request for volunteers to work for about one hour Thursday mornings followed by about an hour of coffee. Many of these people volunteered some additional time to mark and clear the trails through the common areas. Special thanks to Lorraine who serves the coffee and treats. Ken's appeal for additional treats at the annual meeting was heard and others have made brought some delicious treats to share.

Contract landscaper continues to work three days a month trimming, cutting and cleaning 25+ acres of common areas, i.e. generally limited to areas outside the walls of the townhomes. Call the office if you have requests for these services. We have a limited budget for this work so the focus is to protect people and property and keep the common areas safe and accessible to all.

The HOA hires AAA landscaping company to spray common areas for weeds. They do it pre and post emergent in the spring and summer at a cost of about \$8500 per year. We are getting bids to see what the additional cost would be to extend this service to the single family homeowners for the approximately three feet between their sidewalks and the curbs to reduce weeds in the Villages. Your thoughts about this idea can be sent to the office.

Your help in keeping our community in good condition is appreciated.

**MaryEllen
Landscape Director**

ARCHITECTURAL COMMITTEE

The Architectural Committee works hard to keep the Villages of Green Valley beautiful and harmonious. This is accomplished by requiring all homeowners to submit a request for any changes made to the exterior of their house or land. The office has samples of the required exterior house paint colors as well as the appropriate forms. Our goal is to work with the homeowners to keep the process as pleasant, enjoyable, speedy and smooth as possible.

To that end the Committee has received 14 requests since the first of the year. They have included everything from new home construction to painting to landscaping. Several of the projects have been satisfactorily completed while the rest are still in progress.

Please contact me if you have any questions.

Earl Eyre,
Committee Chairman,
earl_eyre@aol.com

COMPLIANCE

It's time for all lamp post lights to be changed over to WHITE bulbs. Colored lights are permitted during the Christmas Holidays but need to be changed back to white after January!

Monsoons are definitely over

Homeowners of Free Standing houses need to take care of the weeds and grasses that have sprung up - not only in their front and back yards, but on their side yards and alley areas. **ALL** Free Standing homeowners are responsible for 1/2 of the alley behind them. Utility boxes need to be cleared of weeds, grasses, bushes and trees so the utility companies can access them for maintenance or outage problems.

Palm trees also need to have dead fronds taken down. Dead fronds not only cause injury to people walking under or by, but also damage to cars and houses when they fall. They are also a haven for bees to build hives in, rodents to build nests in and bugs to gather in.

After March 31st, contact will be made with those who are still out of Compliance in these two areas. Please help in keeping our HOA an attractive and desirable place to live.

Nancy Lambert
Compliance Director