



The Clip Board



SEPTEMBER 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

OPEN AT
THIS TIME

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

OPEN AT
THIS TIME

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

Presidents Report

Welcome to those snowbirds that are trickling back to Green Valley and the Villages. Welcome to our new homeowners. It has been a long and brutally hot summer. But the heat cycle is beginning to break down. In a few months we will be complaining about how cool it is in the mornings!

Our new '2023 – 2024 season' of Planning and Board meetings begins September 20 and 27th respectively. I encourage all our homeowners to attend and keep abreast of some important and potentially critical decisions that will need to be made in the coming months.

It has been a summer of change not only in the Office (Thank you Mary Ann. Welcome Nancy Lambert) but also with a key Officer position, Treasurer. There have been no less than 3 changes in the Treasurer position since February. Needless to say this has disrupted the normal processes of accounting and certification of monthly results. On the upside, there is no reason to be concerned about the safety and accountability of Association funds. The Board has solicited the community for a Treasurer. There has been no response. This has forced us to begin the process of contracting with an outside source that can provide the accounting and reporting services we are mandated to provide to the membership. We are required by the State and our Bylaws to have a Treasurer. However, with the use of a qualified accounting firm, the responsibilities of Treasurer changes to more of an oversight role which hopefully someone in the Villages would find more attractive.

On a brighter note, no less than 4 Villagers have expressed an interest in the vacancy on the Board for Compliance Director. The Board will interview each in the coming weeks. You will recall this vacancy is the result of Nancy Lambert's decision to accept the position of Office manager.

A new key card policy is in the works which has an impact on the cost of replacement cards. This policy has been reviewed by the Board and will be on the September 27 Board Meeting agenda.

I also learned a few days ago that the Villager, who was to take over the reins of Election Chair (from Deb Hiedeman) last spring, has decided not to take on this very critical job. If there is a Villager who is competent with computers, is data oriented and comfortable with managing a computer based project (such as E-buddy) please step forward and contact the Office for more details.

Once again. Welcome returning Villagers. Welcome new Villagers. And for those of us who endured a long hot summer **WE MADE IT!**

Tony Gleadhill

Board Meeting - October 25th , 1:00 pm

Treasurer's Report

Account Balances as of 8/31/2023

| | |
|--|--|
| BMO Operating Checking (1851) | \$73,942.23 |
| BMO Replacement Reserve (0725) | \$36,717.10 |
| BMO Replacement Reserve (0717) | \$60,483.17 |
| Chase Replacement Reserve | \$233,768.42 |
| American Southwest Repl. Reserve | \$152,661.18 |
| American Southwest CU | \$5.00 |
| Petty Cash | \$75.00 |
| Total Cash Assets | \$557,652.10 |
| Total Liabilities (Payroll Taxes) | \$2,039.99 |
| Late | 0 |
| On Payment Plan | 0 |
| Deceased/Abandoned | 2 |
| Foreclosure | 0 |
| In Collections | 4 (note: includes deceased/abandoned) |

Rec Center Maintenance

In the last 6 months:

Vernon Veer resigned and Stewart Simmons, an HOA resident with HOA maintenance background, has stepped forward. He and Chris are both doing an amazing job keeping our Rec Center looking and functioning smoothly.

The Spa controller issue was resolved – the sensing probes were defective. There were some problems with the jet pumps – there was a missing jet valve and a **child's dive toy** was stuck in another jet. New jets were installed. The Spa is **NO PLACE** for toys of any kind nor is it a place for children. The high temperatures can be very detrimental to children's growing internal organs (including the brain), muscles and bones. The Spa pump was replaced. When it became noisy, Chris discovered one of the interior bolt stud inserts was missing and the impeller locking screw was stripped. The interior of the pump was much corroded. Chris cleaned and reassembled it, letting us limp along until a new pump could be ordered and installed.

American Epoxy AZ completed refinishing the front entrance walkways. We have received numerous compliments.

Both the spa and pool were drained, cleaned and a fresh coat of epoxy applied. The deck around the pool also received a fresh coat of paint. Chris and Stewart put in over 77 man hours of work on this project.

Pool skimmer problems were addressed. New skimmer baskets, plates and gaskets have been installed. The circulating pump speed was adjusted to circulate the water at a more efficient speed.

The pavers around the fountain and east wall were painted as well as the fountain concrete curb.

The Fire Extinguishers have all been inspected and certified.

The Pool light has been replaced.

We had an infestation of bugs in the pool and in the office. The pool skimmers worked, Stewart took pictures of the amounts of bugs in the skimmers, but we can only do so much fighting against Mother Nature!

With the monsoons rain water comes the fight with algae growth in the pool. The pool was shocked and with weekly doses of pool perfect the water is back looking great.

We are dealing with both fixing and replacing some of the pool lounge chairs.

These are only the highlights of what went on during the summer months. Our Rec Center facility is widely used. Chris and Stewart are very instrumental in keeping the whole area looking and running great – please give them a “*thank you*” when you see them.

The elliptical machine is broken. Chris is working to get it fixed - it is still under warranty.

A resident suggested a backboard for practice by the pickle ball court. It is under consideration at this time.

Spa & Pool Heater Replacements

The Spa heater failed and a short term repair is keeping it barely going. This heater is 15+ years old - the expected life of a heater is 10 years! Further investigation revealed one of the Pool heaters is also 15+ years old. After discussion, the Board has decided to replace both heaters at the same time, thus receiving a discount on the overall price from Leslie's Pools. The cost will be approximately \$10,019.00 and will come out of the Capital Reserve account.

Pool Chaise/Zero Gravity chair Replacements

One of the four new 500 lb capacity zero gravity chairs failed. All four chairs have been removed and sent back for a refund. A general consensus is that we not use zero gravity chairs as the problems in an aging community where weight (too much) and diminished strength/agility is a fact of life. Future chairs should be the flat chaise type with a flat height greater than 16 inches which will make getting out easier. Several persons will be researching 20" chairs and coming up with the best replacement plan.

LED Lighting upgrades for Lounges

An LED lighting upgrade will greatly improve the overhead lighting situation in Lounge 1 especially for the card groups and parties. LED lights not only reduce glare and shadows, but the bulbs last a lot longer and are more cost effective.

**Nick Vugrinec
Maintenance Director**

Landscape Report

Work Crew: Ken Benz leads this group. They will be starting up on November 1st at 7:30 am. ***PLEASE TAKE NOTE THAT THEY WILL BE MEETING and WORKING ON WEDNESDAYS INSTEAD OF ON THURSDAYS.***

Our Contract landscaper, Bert Nido, 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 \$8,500 per year. We have gotten a bid to see what the additional cost would be to extend this service to the single family homeowners for the approximate three feet between their sidewalks and the curbs to reduce weeds in the Villages. The cost would be \$1,800.

Two bids have been received to clean up the landscaping on two properties (San Mateo & Via Bacanora). The affected homeowners will be notified of the HOA's intent to clean up and bill the property owners. Non-payment of these costs to clean up will become a lien.

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 62 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 25 are still in progress.

Dayle Davidson has resigned from the Architectural Committee. So if you are interested in joining this Committee, please contact me for more information on what this entails.

Earl Eyre,
Committee Chairman,
earl_eyre@aol.com

COMPLIANCE

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.

In addition to weeds and grass control, take a look at your stretch of sidewalk in front and/or along side your yard. Please take a moment to sweep the gravel and any debris off. We have many older residents that use walkers and messy sidewalks present tripping and sliding hazards which can cause severe, life threatening falls.

Thanks!

PAVING

The West parking lot is finished. Old Pueblo Sealing & Paving has been contacted about painting directional arrows in the East Parking lot (as requested by a homeowner)

Jim and Tony are working on some cul-de-sac issues, which might be at significant costs. This is in the information gathering and planning stages only at this time.

ADDITIONAL INFORMATION:

NANCY is now the Office Manager and is doing a fine job of getting a handle on the office workings!

MaryAnn is still around, doing special office projects that have been on the back burners for a long time. She will also keep sending out the Clipboard during the “season”. Susan, who had taken over the Voices, has stepped back for a while due to health issues and so MaryAnn will also be sending them out.

As you probably already know, the Clipboard information comes from your Board of Directors. Thru the Clipboard, they try to keep everyone apprised of what is going on and how they are addressing the HOA legal and financial matters.

The Voices lets everyone know what is happening at the Rec Center as far as activities go.

Both publications are important so be sure to read them!!

Thanks

Trash Collection Services

Frequently your Board of Directors receives questions or concerns from homeowners regarding trash collection in the Villages. There are at least 3 companies (possibly 4) that I am aware of that service the Villages for up to 5 days a week. What can be done to minimize the impact trash service providers have on our streets and community?

Can the Association limit the number of companies providing trash collection services?

Our Association has no authority to restrict vehicle or essential services on County streets. In a free enterprise society companies have the right to pursue any legitimate enterprise. Similarly, homeowners have the right to engage legitimate companies to provide the services they want. One exception in our Association is the management of private roads (cul-de-sacs). Trash companies are limited to single axle trucks on our private roads or walking the trash/recycling out of the cul-de-sac to the truck.

Can the Association contract with one company for trash service on behalf of the Villages?

Our Governing Documents (CC&Rs etc.) do not grant the Association the authority to contract with a trash service company in which every homeowner is required to participate. Our Governing Documents also do not require homeowners to be bound by a contract entered into on their behalf with one exception. Our Association is authorized to contract needed services for common areas only. Community wide contracts, such as trash collection for private homes, do not fall into this category.

What can be done to limit the number of trash service companies?

One way to limit the number of trash service providers is to use market competition. Companies, small and large, do and will adjust to broad market conditions; particularly if it affects their bottom line. We have learned the individual approach used today is fragmented and less effective in providing uniform pricing among homeowners. The 'power' to affect the marketplace (trash service pricing etc.) is in joining together. For example, what could be accomplished if a group of homeowners collectively approached each trash service company and asked for their best deal; a deal that would be uniformly applied to every homeowner. Competition between trash service providers would pressure them to be competitive or potentially lose business. This information would be published to homeowners who can decide what is in their best financial interest. The core homeowner group would then continue to monitor the performance of each service provider.

Villages of Green Valley Parking Lot Vehicle Removal Policy

As of September 27, 2023, The Board of Directors has approved and accepted to establish the following policy for the safe and beneficial use of East and West parking lots.

1. Installation of Arizona statute compliant signage.
2. Service/vendor vehicles are excluded from this policy.
3. There shall be no parking of “for sale”, abandon, inoperative or unregistered vehicles.
4. Except for emergency services such as but not limited to a flat battery jump, lockout, or flat tire, there shall be no vehicle maintenance or repair done in the East or West parking lot.
5. Unauthorized non-resident vehicles shall be subject to removal per the following:
 - a. If the vehicle has been parked for longer than 24 consecutive hours without written notification to the HOA Office or a Board member. Notification may be in the form of an email, note or voice message on the HOA Office phone (520-625 -9851).
 - b. If the HOA Office has made a reasonable effort to contact the vehicle owner, if known, and request the vehicle to be removed.
 - c. The Office Manager and at least one Board Officer (President, Vice President, Secretary or Treasurer) must approve the vehicle removal in writing. Alternatively, the Pima County Sheriff may authorize the vehicle removal.
 - d. The HOA Office shall contact the towing company listed on the signage and request the removal of the vehicle.
 - e. A copy of the approved removal notice shall be maintained by the HOA Office for future reference.

Villages of Green Valley Rec Center Access Card Policy

As of September 27, 2023, the Board of Directors has approved and accepted to establish the following policy for the issuance and replacement of Rec Center access cards:

New Homeowners: The first access card is provided by the Association at no cost. If an additional card is requested, the cost is \$10. No more than two active cards per property shall be issued.

All Homeowners: Only two active access cards shall be issued per property owned.

Defective access cards: Shall be replaced at no cost.

Lost access cards: Shall be replaced only upon written request of the property owner, if not in residence in the Villages of Green Valley, OR in person as follows:

1st and 2nd lost card per property: \$20 each card.

3rd thru 5th lost card per property: \$50 each card.

6th and greater lost cards per property: \$100 each card

Payment method: Cash or check payable to the Villages of Green Valley HOA at time of purchase. Note: Returned checks may result in access card deactivation and reduced Rec Center access until the property owner's account is current. East gate manual (buzzer) access to the Rec Center is available to all property owners during normal business hours, Monday thru Thursday 9am – 2pm.