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# Casa Paloma 1 Home Owners' Association Newsletter

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November 2021

[www.casapaloma1.org](http://www.casapaloma1.org)

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## Social Life in Casa Paloma 1

When			What	Where
November 9	Tues	9:00 am	HOA Board Meeting	CP1 Rec Center
November 25	Thurs	11:00 am 12:30 pm	Set up for potluck Thanksgiving Potluck	CP1 Rec Center
December 1	Wed	8-10:30 9-11:00	Ladies Tea Men's Corn Hole Toss	CP1 Rec Center Outside the Rec Ctr
December 14	Tues	9:00	HOA Board Meeting	CP1 Rec Center
December 25	Saturday	11:00 12:30	Set up for potluck Christmas Potluck	CP1 Rec Center
January 5	Wed	8-10:30 9-11:00	Ladies Tea Men's Corn Hole Toss	CP1 Rec Center Outside the Rec Ctr
January 11	Tues	9:00 am	HOA Board Meeting	CP1 Rec Center
January 21	Friday	5-9:00 pm	Pot Luck Dinner	CP1 Rec Center
February 2	Wed	8-10:30 9-11:00	Ladies Tea Men's Corn Hole Toss	CP1 Rec Center Outside the Rec Ctr
February 8	Tues	9:00 am	HOA Board Meeting	CP1 Rec Center
February 18	Friday	5-9:00 pm	Pot Luck Dinner	CP1 Rec Center

CP1 HOA Board meetings are **open to all residents, owners and renters alike**.

This is a good place to hear news of what's going on and have an opportunity for discussion. They are always on the second Tuesday morning of each month. Each meeting ends with a roving microphone for each to introduce themselves. That's your opportunity to voice an announcement or perhaps voice some concern you may have.

The monthly **Neighborhood Potlucks** are just for fun. They have been taking place in the CP1 Recreation Center usually every third Friday of the month with the exception of summer months (there are other exceptions - we had a great BBQ dinner on July 4<sup>th</sup>). The sign-up chart for the next potluck is always posted on the bulletin board under the patio roof by the pool. It is important to sign up because the capacity limitation for our meeting room (set by the Fire Department) is 55 people. If you would like to be part of the planning committee for this, please contact Val VanRooy at 520-370-9056

The **Ladies' Tea** in the Recreation Center and **Men's Corn Hole Game**, running simultaneously just outside, are very popular events. **There has been a date and time change** – both have moved to the first Wednesday. The Ladies Tea is now from 8:00 to 10:30 and the Men's Corn Hole Toss is from 9:00 to 11:00. This is a relaxed time of sitting around a table with tea and goodies, telling your stories, etc. one at a time for the ladies; or shooting bean bags at the corn hole and munching on barbecue for the men.

The Casa Paloma 1 **Yellow Ribbon Sale**, our annual neighborhood-wide patio sale, is usually held in the first few weeks of March from 8:00 a.m. to noon. The signup fee of \$2.00 pays for city-wide advertising for our event. You will receive a yellow ribbon to wrap around your lantern post to let visitors/buyers know there are goods for sale at your house. Residents from far and wide in southern Arizona have come to depend on the good deals they get at CP1, and it is a good way to "gift" to others the "stuff" one no longer needs. Stay tuned for the date of this year's sale.

Marlene Charron, our representative to the Green Valley Council, invites all who are interested to attend the next presentation of the **Green Valley Council's Water Series**. The series has been very informative about water in Arizona, what we can expect in the future, and how government and private industry are working together to ensure safety and access to water. This next session will feature Ms. Marie Peartree, Assistant/Deputy General Manager at the Central Arizona Project as the first speaker, followed by Tim Campbell, Director of Land Resources for Farmers Investment Company (FICO) and Kali Rhea, Chief Environmental Scientist of Freeport McMoRan Mine. The series will be presented at Desert Hills Social Center (2980 S. Camino del Sol) on **Tuesday, November 9<sup>th</sup> at 9:00 am**. Please contact the Green Valley Council to register at [info@gvcouncil.org](mailto:info@gvcouncil.org) or call the office at 520.648.1936

## News from the CP1 Board

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**Don Nelson, President**

We heartily welcome back our Canadian friends as well as our stateside snow birds. We have missed all of you. We also say a hearty welcome to our many new residents. If you have not done so already, I invite you to stop by my house and meet me. My wife, Barb, and I are at 249 Varonil. I have several materials I can give you concerning our HOA if you're interested. In addition, I invite you to look us up on the web at [www.casapaloma1.org](http://www.casapaloma1.org) for further information.

Casa Paloma 1 is unique among HOAs here in Green Valley. We have the lowest HOA fee; we continue the tradition of caring for each other and hosting many social activities; generations of families have returned here to own or rent. All of us want to ensure that our good life here continues well into the future, so I have a few **friendly reminders**:

- Keeping up your property increases your property value and enhances the entire neighborhood. We had some awesome storms last summer and it is likely there will be more like them. You will want to make sure that the exterior of your home is free of cracks and fissures in order to prevent moisture collection which can cause seepage and breed mold on the interior.
- Obeying the CCRs gives the message that you want to live in harmony with others which is a Casa Paloma 1 hallmark.
- Many of our CP1 rules are based on County, State and/or Federal laws. "All dogs on a leash" is one of them as well as cleaning up after your pet. The County provides many Dog Parks where dogs can run free. Two of them are in or near Green Valley. Check online for directions.
- Contacting a committee chair responsible for your particular concern before you contact the Board (except for those doing double duty) helps to prevent burn out by our all-volunteer Board. If we cannot operate on a volunteer basis, then we'll have to hire a management company which will escalate our HOA fees.
- Taking steps to develop understanding and good relations with your neighbors is, in the long, one of the best things you can do in order to enjoy the hospitality, security, and peace of this incredible location. Reach out.

With that, I look forward to seeing all of you at the HOA Board meetings and I hope that you will be interested in getting involved in our committees and social activities. Always remember, we are happy to have you with us.

Stay safe everyone!

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### Moaners and Groaners:

How does the homeowner's association tell time? *It checks its neighborhood watch.*

I thought I had won an argument about how the house furniture was arranged, but when I got back from my golf game, *the tables had turned.*

## Good to know, if you don't already

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There is an active **CP1 Book Club!** Meetings are on the 3rd Thursday of the month at 10:00 am in the CP1 Rec Center. The book we are currently reading is *Rock Paper Scissors* by Alice Feeny. In the spirit of October, it is a thriller! The next meeting is **Thursday, November 18, 10:00 am in the Rec Center.** If you want to participate in the book club, contact Rebecca Shuman at [shuman.rebecca@gmail.com](mailto:shuman.rebecca@gmail.com) or text her at 505-228-7237.

**The Pool** According to Green Valley Recreation, the pool and spa at Casa Paloma 1 **will open late on Wednesday, November 10**, when work to install new anchors for the lift chairs is completed. Everyone is encouraged to exercise safety and to follow CDC guidance when coming to use the pool even if you have been vaccinated.

**Emergency Contact Information** It is very important for all residents to fill out a CP1 Emergency Contact Form. Why? Because it affects the quality of coverage the Neighborhood Watch Program is able to provide and, secondly, having your contact information, especially your email address, will eventually enable us to save a lot of money that is currently spent on postage. You can get your Emergency Contact Form from Tom Scarlett, 319 Diablo 520-495-4118 or Don Nelson, 249 Varonil 425-518-2579.

**Prayer Team** Casa Paloma 1 has a prayer team of residents who pray daily for the needs of the people in our neighborhood. If you would like prayer for your situation, please contact: Jerry Miel at 370-7258 or Ranae Hamby at 625-7041

**Architecture Committee** If you are going to be filling cracks and sprucing up the paint on the exterior of your house, please note the array of approved colors for Casa Paloma 1. These are posted next to the CP1 pool. Either Ace Hardware or True Value in Green Valley can mix the colors by name and they have reasonable prices. Also, please remember to submit to the Architecture Committee a written plan of any exterior changes you want to make to your home or patios before implementing them.

**The Locator** This is our Casa Paloma 1 phone directory updated every March. If you didn't receive one or want to have your current phone and address information listed, please contact Val VanRooy, 176 Diablo, 520-370-9056. Also, changes can be reported to Ken VanRooy, at 520-288-1339.

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### Moaners and Groaners:

What do you call a penguin in the desert? *Lost*

I dressed up my dog as a cat for Halloween. Now he won't come when I call him.

It's a good thing snakes and dogs don't interbreed. Nobody wants a loyal snake. (Roy Blount)

## What is great about CP1?

### **New residents:**

We were looking for a place that had a strong sense of community. CP1 is the place. We also like being within walking distance of shopping. *Ken and Doreen De Nigris, Calle De Oro*

The number one thing is that it is close to a pool. We also like that it is close to shopping, and we like this area because no one is native – everyone comes from somewhere else and everyone has a story. *Deborah Pascuzzi (and William Commings), Calle De La Amistad*

### **More than one year residents:**

We bought here because my husband is a fire fighter and we are in CP1 because we wanted to be close to the County walking path. *Karen Lynn Martin (and David Zavala), Calle Del Diablo*

The location, the price, the POOL - I just liked the feel of this place. It is quiet and safe. *Agnes Czabafi, Calle De Las Flores*

### **Long time residents:**

We like the neighborhood because of the friendly folks that live here.

Sandy's parents located here in the 1980's and chose CP1 because it had the best pool in all of GVR.....and it still is!!!!

A few of our friends bought here after visiting for just a few days.

Our townhouse is just the perfect "cabin in the desert"!

*Sandy (and Bob) Krause, Calle Del Diablo*

It is peaceful and friendly here. That's because it was started by the Greatest Generation. My parents were original owners so I had been visiting here since I was 24 years old. I knew what I wanted when I retired. *Maureen O'Hara, Calle De Oro*

What I like most is it is neighborly – the neighbors help – and it is quiet and safe. I am an original owner and have been here since 1974. *Donna Snider, Calle De Oro*

What I like is the low yearly HOA fee; the close proximity to shopping, church, and the library; the friendliness. I don't have to go far to visit my friends. I can walk to most places I go if I want to. It's quiet and safe. Our family has been here for many years, ever since my mother-in-law purchased, and my kids and grandkids will probably continue that tradition.

*Ramona White, Calle Del Diablo*

### **Moaners and Groaners:**

**When a friend's home was burglarized, I decided to be more safety conscious. But my measly front-door lock wasn't going to stop anyone, so I hung this sign outside: "Nancy, don't come in. The snake is loose. Mom."**

**For sale: Eight puppies from a German shepherd and an Alaskan hussy.**

## Need Help?

### Heating and Air Conditioning

Green Valley Heating/Cooling 520-625-1234  
Oasis 520-648-1755

### Roofing

Territorial 520-625-5823  
Trinity 520-578-1159

### Painting

Ayer's 520-404-7784  
Straight 2 U Services 520-625-1277

### Plumbing

Green Valley Plumbing 520-625-8976

### Repair and Remodel

Jeffrey's 520-625-2391  
Tom Collister 520-331-3754

### Pest Control

Removal Specialists (bees) 520-982-9000  
Burr Exterminating (bees) 520-628-1951  
Desert Swarm (bees) 520-310-0707  
Truly Nolan (bees, termites) 520-399-7355  
GV Fire Dept. (snakes) 911 or 520-629-9200

### Landscaping

George Veliz 520-270-3980

<i>The current CP1 Board of Directors</i>		<i>The current CP1 Committee members</i>	
President	Don Nelson	Social	Val VanRooy, Barb Nelson
Vice Pres	Jim Ford	Landscape/Maintenance	Jim Ford
Treasurer	Ray U'ren	Neighborhood Watch	Linda Bentancourt
Secretary	Sheila Austin	Legislative	Richard Peterson
Member at Large	Duane Rupert	GVC Delegate	Marlene Charron
		Web Maintenance	Richard Peterson
		Rules Enforcement	Don Nelson, Ray U'ren
		Corresponding Secretary	Tom Scarlett
		Architectural	Duane Rupert, Jerry Miel
		Courtesy	Barb Nelson
		Locator	Val VanRooy
		Environmental Liaison	vacant
		Lamplighter	John Stevenson
		Newsletter	Susan Sheets

The CP1 newsletter is distributed twice a year, Feb/March and Oct/Nov. In addition, the current issue is posted on the CP1 website at [www.casapaloma1.org](http://www.casapaloma1.org). Suggestions for content are graciously received by the editor, Susan Sheets, at [susansheets5@gmail.com](mailto:susansheets5@gmail.com).