

THE DESERT HILLS 4 NEWS

12/23
Volume 2, Issue XVIII

Green Valley Desert Hills No.4, Inc.
2980 S. Camino Del Sol, #108, Green Valley, AZ 85622
www.deserthills4.com

Please note our address is a mailing address only!
We have a NEW EMAIL gvdeserthills4@gmail.com

Mark your calendar and join your neighbors (owners and renters) for a fun Holiday Happy Hour!!

When: Monday, December 11th from 3:00pm to 5:00pm

Where: Desert Hills Social Center

What to bring: Appetizers to share

Your own plates & utensils

Your beverage of choice

A White Elephant gift to exchange



For more information contact Dee Waggoner at 520-275-2865

Reminder to all Homeowners

ALL home improvement work MUST be approved by the Architectural Committee BEFORE any work may begin.

In addition, if the work requires access via the common grounds, approval by the Maintenance Committee must be given.

Home improvement work includes painting - using only approved paint colors - colors are noted on the paint request form, recoating roofs - TAN is the only approved color for roofs. If there is any improvement to the exterior of your home it's best to contact the Architectural Committee to see if it requires prior approval.

Information and all necessary forms are available on the DH4 website www.deserthills.com

For Architectural questions, please contact Phyllis Buchanan at 313-801-7723.

For Maintenance questions, please contact Ann Brooks at 253-670-5246.

HOA Annual Dues

Invoices for the Desert Hills 4 annual dues of \$500 will be sent out via email, hand delivered or mailed to those without an email address on file and are due on January 1, 2024.

A late charge of \$25.00 will be added if dues are not received or postmarked by January 15, 2024.

Failure to pay the dues may result in Foreclosure.

Emailed statements will be sent via our new email address gvdeserthills4@gmail.com. If you do not see it in your primary email, please look in your junk email.

Claiming you did not receive a statement will not stop late fees being added to your account. If you do not receive a statement by December 5th, please contact the Treasurer, Jan Weatherbee via email bige9074@gmail.com (preferred) or phone 520-393-3798. Be sure to give your name and address or lot number.

**Please join us for the Desert Hills 4 Annual Meeting
February 16, 2024. Date and time are not yet determined by GVR.**

Board Meeting (Organizational) meeting to follow.

Per the letter to all Homeowners sent out on October 13th and approved at the October 20th Board Meeting, there have been a number of changes to the Desert Hills Board of Directors and Committee Chairs since the last newsletter. These changes are due to moves, medical issues and other resignations. THANK YOU to all who have served and given of their time to make Desert Hills HOA a great place to live!!

Below are the current points of contact until February 16, 2024. The annual meeting on that date will be the beginning of a new fiscal year for Desert Hills 4 HOA. Look for your ballot to elect new people to the Board. Ballots will be mailed out in January.

2023 BOARD OF DIRECTORS, OFFICERS, & COMMITTEES

President

Phyllis Buchanan
313-801-7723

Vice President

Diane Jacobson
djacobson7@wi.rr.com

Treasurer

Jan Weatherbee
520-393-3798

Secretary

Geri Beal
520-400-0668

Directors

Kathy Booth
pmkmbooth@comcast.net

Ann Brooks
253-670-5246

Amber O'Doherty
509-990-9860

Architectural Committee:

Phyllis Buchanan, Chair
313-801-7723
Fred Waggoner, Co-Chair
James Jacobson
Ron Wessels

Audit Committee:

Ron Wessels, Chair
608-790-0402
Larry Brooks
Diane Jacobson

Budget Committee:

Jan Weatherbee, Chair
520-393-3798
Ron Wessels, Co-Chair
Paige Booth
Diane Jacobson

Beautification Committee:

Ann Brooks, Chair
253-670-5246
Phyllis Buchanan, Co-Chair
Bill Hammond
James Jacobson

CC & Rs:

Victor Wolfe, Chair
vwolfe62@gmail.com
Phyllis Buchanan, Co-Chair
Kathy Booth

Compliance Committee:

Phyllis Buchanan, Chair
313-801-7723
Geri Beal, Co-Chair
Ray Fleming

GVC Representative:

Phyllis Buchanan
313-801-7723
Diane Jacobson (Alt.)

Maintenance Committee:

Ann Brooks, Chair
253-670-5246
Phyllis Buchanan, Co-Chair

Neighborhood Watch:

Phyllis Buchanan, Chair
313-801-7723
Kathy Booth, Co-Chair
Geri Beal

Newsletter:

Kathy Booth, Editor
pmkmbooth@comcast.net

Nominating Committee:

Phyllis Buchanan, Chair
313-801-7723
Geri Beal, Co-Chair
Ann Brooks

Refuse/Recycle Committee:

Phyllis Buchanan, Chair
313-801-7723
Kathy Booth, Co-Chair
Ann Brooks

Social Committee:

Dee Waggoner, Chair
520-275-2865
Doris Austin, Co-Chair
Geri Beal
Amber O'Doherty

Street Maintenance/ Paving Committee:

Ray Fleming, Chair
817-504-8508
Jan Weatherbee
Thomas Morin

Website:

Jan Weatherbee, Chair
520-393-3798
Ray Flemming, Co-Chair



2024 Socials

Spring BBQ - Date – Time – Location – TBD – (pending reservation)

Summer Social - Date – Time – Location – TBD – (pending reservation)

Fall Potluck - Date – Time – Location – TBD – (pending reservation)

Look for more information as dates and times are reserved on the DH4 website and in the next newsletter in the March 2024.

Volunteers Needed

The Beautification Committee works hard to maintain the areas that are not covered by our landscaper. They are dedicated to keeping expenses down by volunteering their time to replace plantings, creating water flow areas to minimize flooding, and lots and lots of weeding throughout the year. They are always looking for people to help on Tuesday mornings.



If interested in helping please contact Ann Brooks at 253-670-5246.

*“What you do makes a difference, and you have to decide what kind of difference you want to make.”
Jane Goodall*

Paint Survey

At the October Board Meeting, Fred Waggoner presented the results of the paint survey sent out to all 224 homeowners. The responses did not meet the threshold of 51% of homeowners participating in the survey. There was some discussion about the survey not being clear and a discussion to send it back to the Architectural Committee for further action, possibly another survey.

Currently the color, Pine Cone, has been suspended from the approved palette as it turns purple after being applied. The Architectural Committee is reviewing the issue with Dunn Edwards Paint Co.



Compliance Committee

As has been noted in previous newsletters and at previous Annual and Board meetings, the Compliance Committee has been working hard to set up guidelines and processes.

Meetings of the committee in October and November started setting up and reviewing the first letter, the “friendly letter”, letting a homeowner know something is out of compliance. They also reviewed some of the Rules and Regulations booklet that all homeowners received when they purchase their home. This booklet is a simplified version of the CC & R’s.

The mission of the Compliance Committee is “to assure all property owners, guests and renters will follow Association Rules and Regulations of the Association, which were created and agreed to for the enjoyment of all property owners, guests and renters.”

The committee wants to ensure everyone that no homeowner should be afraid of the committee, because if all the rules and regulations are followed by the community as written, no one will ever have to worry about being in violation. If anyone is uncertain if they may be in violation, please call the appropriate Committee Chair to find out if what you want to do is in compliance or not.

Reminder – all forms may be found on the website www.deserthills.com If anyone has any questions about the Compliance Committee, please contact Phyllis Buchanan at 313-801-7723.

Gourd Festival

Thousands are once again expected to attend **Wuertz Farm's 21st Annual Gourd Festival, February 2, 3 and 4, 2024** at Pinal Fairgrounds and Events Center, east of Casa Grande, AZ.



Join in the fun! There is plenty of free parking for carpools, vans and buses.

Additional information on the Gourd Festival and family owned/operated Wuertz Farm may be found on the website: www.wuertzfarm.com

Waste Management

Desert Hills 4 HOA has entered into a new 5-year contract that began 6/1/23 for trash/recycling pick up with Waste Management.

Pick up is only once per week, on Thursdays. Reminder to put your carts out by 7AM and do not put out any trash or recycling the night before. The javelina love to make a large mess of trash left out overnight!

Only WM carts may be used and a variety of sizes are offered.

If anyone has issues dealing with WM Customer Service, please contact our point of contact person, Phyllis Buchanan at 313-801-7723.



Don't Let Scammers Ruin Your Holidays

The holiday season can be really busy. The scammers know this and take advantage of the fact that your mind is tuned in on the season which leads to a little distraction.

The holidays fit right in to gift card scams. These usually start with an email or text from a supposed business that will help you solve a problem – like a virus on your computer. All you need to do is purchase a gift card and give the “helpful” person the card’s numbers. No legitimate company or government agency will ever request payment with gift cards. Use them for stocking stuffers for the grandkids.

Charity giving increases during the holidays and scammers are too happy to help you make donations. You will receive texts, emails, or phone calls requesting money for legitimate sounding charities. If you do receive these invitations to donate, you can tell the solicitor you may do that, after you do a web search on the charity’s name and you’ll donate through its official website. If it’s a scam you won’t find a website.



Don’t let distractions make you a scam victim. If an offer happens unexpectedly and you need to act fast – don’t act at all.

**Wishing all our homeowners and renters a
Happy Holiday Season and a very Happy New Year!**

**Green Valley Desert Hills No. 4
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Green Valley, AZ 85622-8200**