

# The Clip Board



November, 2017

The Villages of Green Valley Homeowners' Association, Inc.

Villages Business Information from your Board of Directors

## **GENERAL INFORMATION** ***2017 BOARD OF DIRECTORS***

### **President**

Brad Richards  
505-8592

### **Vice President**

Georganne Rodgers-Garn  
399-2828

### **Vice President - GVC**

Deborah Kenyon  
585-507-7076

### **Treasurer**

Brad Richards  
505-8592

### **Secretary**

Diane Hubbell  
300-4561

### **Compliance/Arch**

Bruce Garnett  
393-0413

### **Landscaping/Paving**

Vaino Hoffren  
303-1536

### **Rec Center Maintenance**

Linda Christensen  
503-888-8929

### **NORMAL OFFICE HOURS**

9:00 AM—2:00 PM

*Monday — Thursday*

*Closed Fridays*

Phone: 625-9851

Fax: 399-3436

### **Villages Website:**

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

### **Office Email:**

[mainoffice@thevillages.](mailto:mainoffice@thevillages.tuccoxmail.com)

[tuccoxmail.com](mailto:tuccoxmail.com)

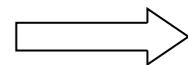
## **From the President:**

Our winter visitors continue to return. Welcome back. Many of our activities have also resumed, my personal favorite is the Thursday morning work crew. Come and join us. It is always nice to get out of the office. As we approach the Holiday's, we remain busy in multiple areas.

Upcoming election: If you know of anyone interested in running for the HOA board, please let Clint Swartz or Ken Benz know. We have two seats to fill on the board.

Tony Gleadhill will be heading the ballot counting this year. He will be looking for staff to count the ballots. It is a one day commitment and we do feed you. If interested contact the office or Tony. We approved the 2018 budget at our October Board meeting. I want to thank all the board members for their efforts on this project. In previous years we did not have a final budget until the December Board meeting. Everyone was on top of their game and we had the needed numbers in by the end of September. As a result we do not need to have the December Board meeting – 2 days after Christmas.

**Continued**



***Next Board Meeting - November 29th -1:00 pm***

## From the President: continued

Tony Gleadhill is our County Roads liaison with the GVC. The county initiated a property tax increase dedicated to road improvement. The problem is it will not raise enough money to fix the roads. Our county supervisor, Steve Christy, has proposed killing the property tax increase and going with a sales tax. This would raise considerable more money and come close to fixing most of the counties poor and failed roads over the life of the tax. This proposal would also take the control of the money out of the hands of the county manager and the county board. The HOA Board will be sending a letter to the county board expressing our support for the Christy proposal.

Survey of Town Homes. We are starting to make progress on this issue. Vaino Hoffren and Dale Greene have agreed to work on this project. The survey will cover two areas. First, what trees and bushes are growing too close to the homes and walls and will have to be removed before they cause damage. Second, we have a number of townhouses where the back wall is less than 90 feet from the front of the property. The property owners and the HOA should know where the back lot lines are.

The November planning meeting has been moved to November 15<sup>th</sup>. This avoids a conflict with Thanksgiving. The November Board Meeting remains on the 29<sup>th</sup>.

**Brad**

**Board President**

# October Maintenance Report

The month started out with many meetings for quotes for the new and necessary improvements that will be taking place this next year and some even now. Once again I want to thank all of you for your patience while work is being done. Currently Bruce and Mark are working on replacing the sinks, faucets, and counters in both poolside bathrooms.

Watch for more projects in the next few months.

Another update: Chris Christensen attended a 2 day pool technical course and is now a Certified Pool Technician. He will be overseeing the pool and spa to save us service calls. Thank you Chris.

The new pool and spa covers should be here soon. We will be ordering new tires for the cover cart so no more black marks.

Mark, Bruce and Judy have been doing a great job of keeping Our Rec Center clean and safe, I want to thank all of you for your efforts.

The carpets in Lounge 2 and the Library were steam cleaned the last weekend in October and the tile floor in Lounge 1 was scrubbed and buffed. We wanted to shine up the Rec Center for the beginning of our busiest time of year.

**Groups that use Lounge 1 & 2:** PLEASE PLEASE PLEASE – if you have food and drinks at your group meetings – be sure to CLEAN UP the floor and counters before you leave. The floor was cleaned and buffed on Sunday but by Monday evening there had been coffee spilled and never wiped up and crumbs of food scattered all over the floor.

The temperatures are dropping into the 50's and low 60's at night, so we have been closing the pool. We close the pool when the temperature drops below 65. MaryAnn posts the forecast weekly next to the signup sheet.

We have posted the signup sheets for putting the cover on the pool on the board at the Ramada. Thanks to those that have already signed up your willingness to help is greatly appreciated!!

Linda  
Maintenance Director

# Landscape Report

## THURSDAY MORNING WORK CREW

This most valuable group of men and few ladies is headed up Ken Benz. We meet every Thursday morning November through April/May. The work is mostly landscaping around and outside the Rec Center. The group trims trees and brush, rakes under trees, fixing things, plants and takes care of flowers, makes trips to the dump, spreads landscape rock and anything else Ken can come up with.

**This season the first meeting is on November 2<sup>nd</sup>, at 7:30 AM.**

We sort of work for an hour to hour and a half then drink coffee and eat sweets served by Ginny Swartz and her helper. **Seriously**: we work a little, socialize a lot, have a lot of fun and need volunteers who want to get out of the house. You don't need to be in 100% shape to contribute. Come out; check it out, at 7:30 AM Thursdays. This volunteer group contributes a lot to "the Villages" which is US – all of US.

## WEED CONTROL

During the Summer we had two weed applications. Early July the pre-emergent agent was applied in order to kill weeds before they show their heads. Secondly, as some did show themselves, in August we applied post-emergent to the weeds with good result. Our Landscaper, Bert, was very helpful in this process, because if he saw any, he whacked them down, again, with good results.

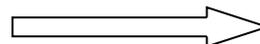
## LANDSCAPE MAINTENANCE

Our Landscaper, Bert, has been working throughout the common area during the Summer and Fall months making sure that the La Canada frontage and the San Ignacio entrance to "the Villages" is looking good, doing flood control cleanup work after heavy monsoon rains, removing downed trees/branches after storms, keeping both the back and front parking lots to the Rec Center in decent shape, making sure that trees don't start growing in the rock banks and general cleanup throughout the common area.

Next week we are doing a semi-annual survey of the Common Area with Bert, our Landscaper, in order to see where we are and on what we should be concentrating for the near future.

Possibly the Board should look at long term tree replenishment in certain key locations.

Continued



## Landscape Report: continued

### **ROCK REPLACEMENT**

Last Winter and Spring we replaced rock around the back entrance to the Rec Center, along the front entrance and west on San Ignacio and in selected locations on San Ignacio almost up to Rio Altar.

This Fall and early Winter the plan is to freshen, with rock, the greater corner of Rio Altar and N. Via Alamos south to a point past the Via Alamos bridge/culverts. Along Rio Altar it would proceed east down to the wash ending at the last townhouse on the south side of the street. We will also be looking at areas along Rio Sonora, Rio San Pedro and along Rio Altar. If you have any thoughts about rock, get in touch.

After the rock has been placed, we will be requesting townhouse owners to help spread the rock. Bring your wheel barrows, rakes and shovels.

### **HIKING TRAILS**

During the last couple of weeks our Landscapers have been working to open up some of the trails which became somewhat grown in during the Summer. Now they are a lot better. If you see where improvement is needed, please contact MaryAnn at the office.

As" the Villages" web site is updated some time in November, we will see a rudimentary site for the Hiking Trails. The plan is to add additional trails to the site, to provide narrative about WHO lives there, expand on the photo gallery, install directional arrows, rocks or whatever is decided by the committee headed up by Maryellen McEldowney. There will be a meeting sometime in November.

### **POLICY CONCERNING CUTTING OR DESTRUCTION OF TREES ETC IN COMMON AREAS**

**The policy is very simple concerning trees in the Common Areas. We, the Board of Directors, do not allow anyone to cut down a tree or top it to improve views. Some thinning and trimming can be done, subject to approval by the Landscape Director or the Board of Directors and the trimming will be done by the HOA Landscaper.**

**Please contact the business office for more information if needed.**

## **VANDALISM OF TREES AT SOUTHWEST CORNER OF THE SHUFFLE BOARD COURTS**

The above is correct! Someone had placed root killer inside one tree. It has been effective: *The tree is DEAD.*

A second tree was scored around the circumference about a foot above ground.. So far only half of it has DIED. The third tree at the southwest corner of the Shuffle Board Court, was poisoned by applying root killer into a low lying crevice. By the way, this was a prominent old and beautiful Palo Verde tree. Now it is DEAD, shedding its branches and has sort of turned an ugly light brown and black color in its demise.

The fourth, about fifty feet to the West of number 3 tree, again was scored around the circumference about a foot above ground by some type of machine????? This tree has not totally died as of this writing.

The above most likely occurred late Spring. Some of it appears to have been done with a grinder or a chain saw???

The delayed effects did not become evident until mid to late Summer, at which time Brad, our President, sent all of you a note about it and informed you that it had been turned over to the Sheriff's Department and the Pima County District Attorney for prosecution.

As people return for the Winter months, we, as well as the Sheriff, will be talking to all of those whose view would improve from this destruction. If you saw or heard anything in the April/May/June time frame, please contact me or the office.

It needs to be understood that the trees, the animals, the vegetation, etc in the common areas, approximately 25 acres, belongs to all of us who are its OWNERS and when someone destroys items such as these trees they are taking and stealing from 475 other owners to benefit one. This person or persons are actually devaluing the land that we own together. They are literally stealing from YOU.

Once they are caught, PROSECUTION will take place.

# **Important Notice of Cul-de-Sac and Driveway Sealing**

This notice applies only to Townhomes and asphalt driveways in the locations identified below.

## **When:**

The cul-de-sacs and driveways listed below will be seal coated on Monday, Nov 6, 2017; Tuesday, Nov 7, 2017 and Wednesday, November 8, 2017 beginning at 8:00 AM.

NOTE: Date may change due to weather conditions – too cold or rain.

## **Locations to be seal coated:**

**Monday, Nov. 6, 2017** - Cul-de sacs 1 and 2 and driveways: 432 to 438 and 460 to 466 San Ignacio (north side of San Ignacio from La Canada to ward Rio Altar).

**Tuesday, Nov. 7, 2017** - Cul-de sacs 3 and 4 and driveways: 492 to 498 San Ignacio and 606 W Rio San Pedro.

**Wednesday, Nov. 8, 2017** - Cul-de-sacs 5 and 6 and driveways: Rio San Pedro (east and north side of San Pedro from Rio Altar to San Mateo).

**Please note that only black top driveways will be sealed.**

## **Resident Responsibilities:**

It is imperative that you move your vehicle onto the Street the previous night. Once sealed there can be no traffic on the cul-de-sac or driveway for at least 24 hrs.

If you have a garage, the door must be raised at least 3 feet above the asphalt surface to allow proper access for the sealing workers and to prevent overspray on your door.

You may return your vehicle to its normal location 24 hours after sealing has been done. **NOTE:** your actual time will vary depending on when your cul-de-sac/driveway was actually sealed. **BUT PLEASE** wait at least 24 hours following the sealing.

The HOA will not be responsible for any damage done to your vehicle or garage door.

## Treasurer's Report

### Account Balances as of October 31, 2017

Checking Account	81,333
Money Market Reserve Account	74,140
Replacement Reserve Account	128,668
Total Cash Assets	284,191
Fixed Assets	24,261
Total Assets	309,405
Total Liabilities (Payroll Taxes)	2,133

**Past due accounts:** I am happy to report we have only one account past due. This is for a vacant lot. The owner claims to be a real estate developer and not subject to the annual assessments. He has owned the lot since May 2005. He is and has been offering the lot for sale.

**Audit Results:** We have received the 2016 audit report. The Auditor's opinion: *In our opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, and members' equity of Villages of Green Valley Homeowners' Association, Inc. as of December 31, 2016 and its revenues and expenses, its cash flows, and changes in members' equity for the year then ended in conformity with the modified cash basis of accounting as described in Note 2.*

We made one adjustment to the 2016 statements as a result of the audit. The purchase of the floor buffer was expensed. Our rule of thumb is to capitalize any asset over a \$1,000. As the purchase was over the \$1,000 threshold, we adjusted the 2016 records to capitalize this purchase. We will also be making another year end adjusting entry to more accurately reflect the cash basis of accounting.

**Brad Richards**

**Treasurer**

## Architectural & Compliance

### Architectural:

3 Arch Requests were submitted in October. All of these have been approved.

*Please remember that when your project is finished, you need to notify the Office so the Arch Request you submitted can be signed off and closed.*

Remember: You do not need to have a background in engineering, architecture or structural construction to volunteer for the Arch Committee.

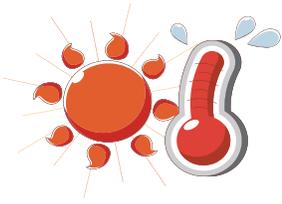
### Compliance:

There are several Compliance Complaints that are being handled at this time. All of these could have been avoided if the Homeowners had read the CC&R's.

### SERIOUS COMPLIANCE POINTS TO REMEMBER:

- ⇒ Parking on the gravel in front of or next to your house is prohibited by the CC&R's.
- ⇒ Mailboxes & Lamp Posts are to be painted BLACK.
- ⇒ 1/2 of the alleyway behind free standing homes is the Home owners' responsibility to keep clean/weeded
- ⇒ Front & side yards also need to be kept free of weeds, debris and overgrown bushes & trees.

Questions or concerns – let us know!

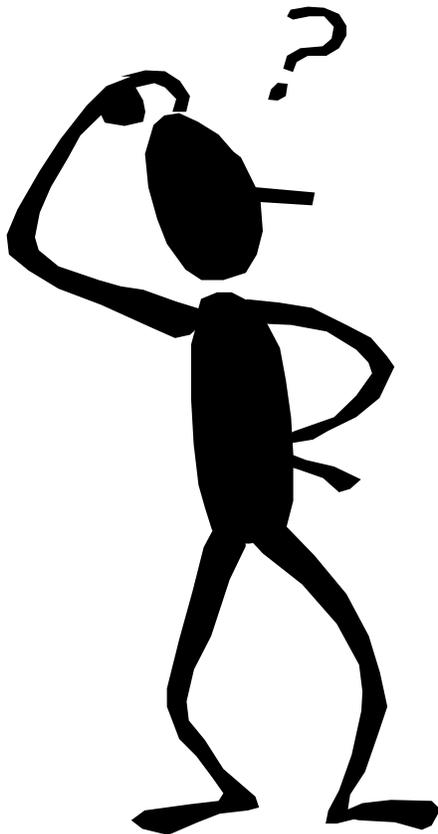


The following information is brought to you by the weather reporting station located here in the Villages of Green Valley. We thought this might prove to be interesting both for those who stay year round and for those who only come to enjoy our beautiful winters.

## 2016

Keep in mind these Monthly Averaged High and Low Temperatures are recorded here at the Villages and do not reflect temperatures found elsewhere in the Green Valley areas.

MONTH	Avg High Temp	Avg Low Temp	Total Rain-fall
JANUARY	65.7	36.4	1.39
FEBRUARY	77.7	41.2	none
MARCH	79.9	46.0	none
APRIL	82.2	52.0	0.52
MAY	87.7	56.7	none
JUNE	100.7	71.0	0.37
JULY	101.3	75.6	1.00
AUGUST	95.0	70.8	3.16
SEPTEMBER	91.1	64.9	1.95
OCTOBER	90.5	58.1	0.37
NOVEMBER	77.2	46.5	0.10
DECEMBER	69.9	41.7	1.07



## 2017

MONTH	Avg High Temp	Avg Low Temp	Total Rain-fall
JANUARY	64.2	37.2	1.54
FEBRUARY	72.4	43.2	0.14
MARCH	82.4	49.0	0.24
APRIL	86.4	51.4	0.05
MAY	89.8	57.4	0.01
JUNE	103.3	70.8	0.11
JULY	97.5	72.2	4.92
AUGUST	96.8	70.3	0.99
SEPTEMBER	94.2	65.7	none
OCTOBER	91.8	57.9	None
NOVEMBER			
DECEMBER			