

# The Clip Board



February, 2018

The Villages of Green Valley Homeowners' Association, Inc.

Villages Business Information from your Board of Directors

**GENERAL INFORMATION**  
**2018 BOARD OF DIRECTORS**

**President**

Georganne Rodgers-Garn  
399-2828

**Vice President/GVC**

Deborah Kenyon  
585-507-7076

**Treasurer**

Brad Richards  
505-8592

**Compliance/Arch**

Bruce Garnett  
393-0413

**Paving/Compliance**

Jack Bourquin  
603-548-5695

**Landscaping**

Jim Riechers  
417-252-0466

**Rec Center Maintenance**

Chris Christensen  
503-890-3679

**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.com](mailto:mainoffice@thevillages.com)

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

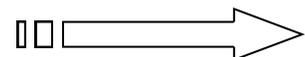
**From the President:**

**New Year – New Board**

I'm looking forward to serving as your board president this year. My focus will be: continuity, communication and preservation.

Continuity - We have had many dedicated boards in recent years and it is important that we carry on with the policies, procedures and plans that were implemented in the past. In discussions with other HOA's we are known as one of the best self-managed HOAs. (I'll bet we could surpass some of the contracted management companies as well.) We have an awesome team of Chris Christensen, Rec Center, Jim Riechers, Landscaping, Jack Bourquin, Paving and Compliance, Bruce Garnett, Architectural & Compliance.

Communication is always an important issue. We have many members that do not have access to electronic means of communication – perhaps some of your neighbors? We have other members who would only communicate through electronics – so we have some challenges ahead to ensure that all our members are informed. Deb Kenyon, Vice President, and I will be conducting a survey of our members to see how we can best communicate.



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

## **From the President - continued**

Preservation: Our HOA homes and facilities are aging. This means that we have challenges ahead to not only maintain our properties, but to upgrade where appropriate. If we can keep ahead of the decline, then we can maintain our property values. The Thursday Morning Work Crew – always looking for volunteers, does a fantastic job to beautify our common areas.

We also have a host of Volunteers (our unsung heroes and heroines) that work hard to maintain our HOA, I'm sure any of these would relish additional volunteers. Talk to:

Tony Gleadhill, Architectural Committee Chair, also Roads Committee  
Ken Benz, Thursday Work Crew  
Sharon Clark, Library

Looking forward to a New Year!

**Georganne Rodgers-Garn**  
**President**

# January Maintenance Report

## **NEW YEAR - NEW BOARD NEW REC CENTER MAINTENANCE DIRECTOR!!!!**

**Wow - That's a lot of "N E W" ness isn't it?**

**New Board Member Chris Christensen is taking over the Rec Center Maintenance and will be keeping us up to date on what's happening here at the Rec Center.**

### **Meanwhile:**

Bruce, Mark and Judy have been diligently keeping our Pool and Rec Center Compound in good working order.

A new Air Conditioning unit was installed for the Artist Alcove, Kitchen, and both Shower/Change rooms. They are persistently working to get the temperatures regulated so all 4 rooms are equal and comfortable.

The back access gate has to be changed out to meet County pool safety code. Quotes are being gathered at this time. There should be more information on this project in next month's Clip Board.

# Landscape Report

**New Board Member Jim Riechers is taking over as our Landscape Director. He will continue directing our outside Landscaper, Bert Nido, in keeping our HOA looking good.**

**We all thank Vaino Hoffren for the many hours he put in getting our walking trails in shape and the weeds throughout the common areas under control.**

## THURSDAY MORNING WORK CREW

This most valuable group of men and a 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, fixes things, plants and takes care of flowers, makes trips to the dump and spreads landscape rock, cleans up the La Canada frontage and the San Ignacio island and anything else Ken can come up with.

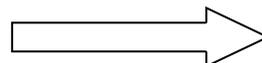
Seriously, we work a little, socialize a lot, have a lot of fun and need volunteers who want to get out of the house. You don't need to be in 100% shape to contribute. Come out, check it out, at 8:00 am Thursdays. This volunteer group contributes a lot to "the Villages" which is US – all of US.

## LANDSCAPE MAINTENANCE

Our Landscaper, Bert, has been working throughout the common areas. The concentration has been on individual requests by town home owners, cleaning up many of the rock banks and trimming dead branches from trees which are stressed by having very little rain since July.

The goal is to keep the rock banks free of weeds and most growth because the pack rats, ants and all sorts of animals like to live there and by their burrowing bring up the sand destroying the effectiveness of the rock banks.

continued



# Landscape Report: continued

## **WEED CONTROL**

Pre-emergent was applied along the Common Areas in January and we are still hoping for some rains to help.

## **HIKING TRAILS**

During September and October our Landscapers worked to open up some of the trails which had become somewhat over grown during the Summer. Now they are a lot better. If you see where improvement is needed, please contact MaryAnn at the office. Maps are available at the office and on “the Villages” web site, which is: **villagesofgreenvalley.org**

Please remember when walking these trails that you pass by the backyards of other Villagers. **BE RESPECTFUL OF THEIR PRIVACY.**

## Treasurer's Report

### Account Balances as of January 31, 2018

Checking Account	231,780
Money Market Reserve Account	74,149
Replacement Reserve Account	128,684
Total Cash Assets	434,613
Fixed Assets	20,859
Total Assets	455,472
Total Liabilities (Payroll Taxes)	1,130

**Past due accounts:** The 2018 past due accounts will receive a past due notice with a new invoice including the \$15.00 late fee in early February. Any accounts past due after February 28<sup>th</sup> will be assessed the balance of the late fee (\$30.50). These late accounts will be sent to our attorney for collections in March. We encourage anyone having difficulty making the annual payment to contact the office to discuss the problem.

I have taken the responsibility for the Villager of the Year nomination process this year. We have a committee in place to review your nominations so please consider what has been happening in the association and nominate someone who has made a significant contribution to the association during the past year. Send your nominations to the office by **March 15** and we will announce the new Villager of the Year at our April 25<sup>th</sup> board meeting.

**Brad Richards**

**Treasurer**

## **Architectural & Compliance**

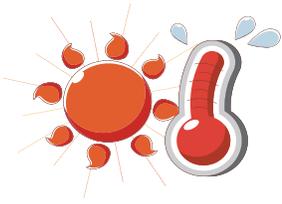
Tony Gleadhill has agreed to Chair the Architectural Committee. He is reviewing and re-organizing the current process, seeking to make it more efficient and effective.

Bruce Garnett and new Board Member Jack Bourquin will be consulting with each other on any Compliance issues. They are reviewing the ones that are hold overs from 2017 and will be endeavoring to get them resolved quickly.

### **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.**
- ⇒ **Carports & front entrance areas need to be kept clear of Unsightly Articles.**

**Questions or concerns – let us know!**

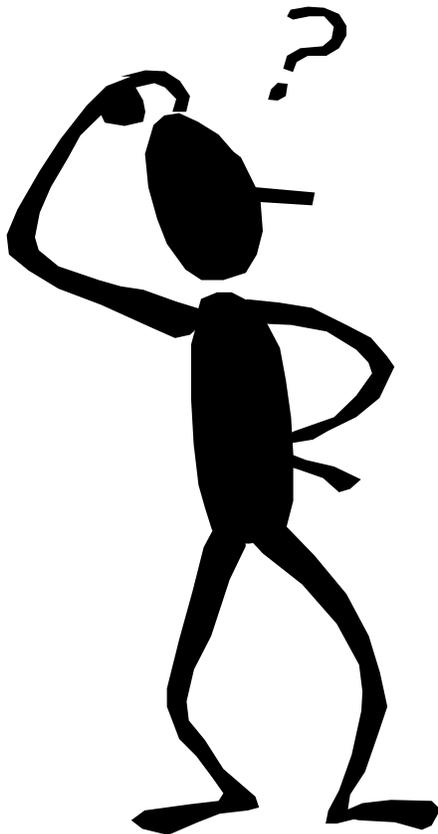


The following information is brought to you by the weather reporting station located here in the Villages of Green Valley. We thought this might prove to be interesting both for those who stay year round and for those who only come to enjoy our beautiful winters.

## 2017

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	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	83.8	50.9	0.17
DECEMBER	68.9	40.1	0.60



## 2018

MONTH	Avg High Temp	Avg Low Temp	Total Rain-fall
JANUARY	73.2	39.5	none
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			