

The Clip Board



March, 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

Secretary

Jack Bourquin
603-548-5695

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

Office Email:

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

tuccoxmail.com

From the President:

We have begun a new year with new and returning board members.

We have several ongoing issues, as always, with compliance questions. Both Bruce and Jack are fully entrenched in reviewing and resolving any compliance issues that arise.

Just so you are aware, anytime we need to discuss an individual homeowner issue, we go into Executive Sessions and the discussion remains private - so if you have an issue you need to discuss, let us know and we will do what is necessary to help resolve it. We have already met to discuss 3 separate issues.

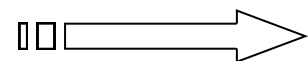
The major projects have been completed, and we are primarily in a maintenance mode with a few things planned for the Rec Center. Chris has a good handle on these projects. During this period, we will be exploring some longer range projects.

Our goal is to do whatever is necessary to benefit the HOA and its members. We have several things planned and hope we can get accomplished.

Some of which are:

Update of the Website

Link to the RetireArizona.org website



Next Board Meeting - March 28th - 1:00 pm

From the President - continued

Brad Richards, as always, has a great handle on the overdue accounts which is kept to a minimum.

Thanks to Tony Gleadhill, we have a presence in the Roads issue and he keeps us well informed when issues arise. Tony is also Chairing the Architectural Committee.

There will be a flood Seminar at the Sahuarita Town Hall on Saturday, March 13th, at 5:30 pm. The flood maps have been redrawn. This will be good information.

Thank you for your participation in OUR HOA!!!

Georganne Rodgers-Garn
President

February Maintenance Report

The pool & spa equipment is working very well but we believe we may have a very small leak going on somewhere in the underground piping. Bruce & Mark are checking over the areas to try to pinpoint where it might be. Why we believe there might be a leak is due to the water levels, especially in the pool, having to be raised almost every other day.

The back gate has to be changed so it swings outward instead of inward as it has been since it was installed many, many years ago. This came to light when Pima County did its semi-annual inspection. A short piece of fencing also has to be installed across the opening to the gas meter. It could be possible to climb over the fence to gain access to the Rec Center compound by standing on top of the meter.

Bids are being looked at to fix the dry rot damage on the beams at the front entrance area and fountain area as well as in the ramada area.

The temperatures are still dipping into the low 50's and 40's at night and so we still need volunteers to cover the pool awhile longer. Please add your name to the signup sheet in the ramada area. Bruce & Mark do the uncovering so no one needs to come down early in the mornings to do that. But if we run out of people covering, the pool will be covered once and remain covered until nighttime temperatures warm up.

Thanks
Chris Christensen
Maintenance Director

Landscape Report

Our Landscaper, Bert, continues working throughout the common areas. The concentration has been mostly 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 this year.

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.

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.

HIKING TRAILS

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 28th 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 25th 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.

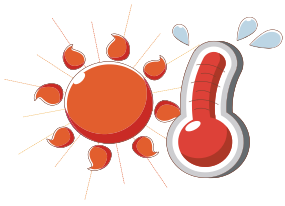
Bruce Garnett and Jack Bourquin continue to consult with each other on Compliance issues. They sent out 7 written notices this month and will be checking on them until they are resolved.

We would greatly appreciate the help of the Homeowners in keeping our neighborhood beautiful as it should be.

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 & side yards need to be kept clear of Unsightly Articles.**

Questions or concerns – let us know!

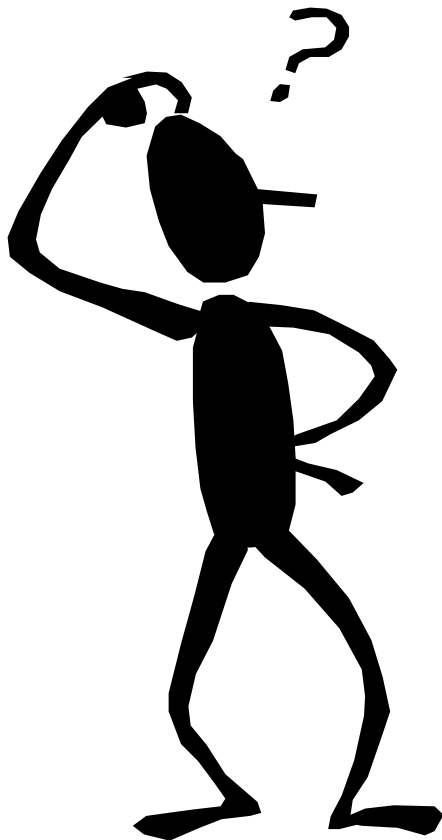


The following information is brought to you by the weather reporting station located here in the Villages of Green Valley. We thought this might prove to be interesting both for those who stay year round and for those who only come to enjoy our beautiful winters.

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	69.4	40.4	2.56
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			