

# The Clip Board



December 2019

The Villages of Green Valley Homeowners' Association, Inc.

Villages Business Information from your Board of Directors

## From the President:

### **GENERAL INFORMATION** **2019 BOARD OF DIRECTORS**

#### **President**

Georganne Rodgers-Garn  
399-2828

#### **Vice President/GVC**

Deborah Kenyon  
585-507-7076

#### **Treasurer**

MaryAnn Jackson  
520-404-8687

#### **Secretary**

#### **Architectural**

Chris Christensen  
503-890-3679

#### **Paving/Compliance**

Linda Keller  
907-2834

#### **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:**

[vgvoffice@gmail.com](mailto:vgvoffice@gmail.com)

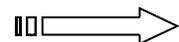
This is a constantly evolving association and we're trying to make it a great place to live and to participate.

This year has had some challenges. We've had two resignations from the board. One position, the Treasurer, was filled by a board appointment of MaryAnn Jackson. MaryAnn has done a great job jumping in and getting the job done. Thank you to Brad Richards who's expertise through the trying time was an extraordinary asset to the association.

We have a new Office Manager this year. With the Treasurer and Office manager both being in new positions, we had some learning curves. Linda Christensen managed to live through all the turmoil and has done a great job in keeping our office running smoothly.

I have truly enjoyed working with this board. I think it is important to note that as we do not always agree, we are respectful of each others opinion. This enables us to see a broader picture of possibilities. It has been a joy to work with these board members.

Continue....



**Member Meeting - January 20, 6:30 pm**

We still have several ongoing projects and Debbie Kenyon will be taking up the reins to see these projects to completion:

**CC & Rs** A total revision of the CC &Rs was worked on all throughout the summer by those board members that live here year-round. The major parts to the revisions are:

Rs to remove irrelevant references to the developer

To remove the contradictory information where “rules” are more current and fluid.

To amend the quorum for passage of revisions.

Update levels that haven’t been addressed for 50 years.

We found that there exists a “template” designed by an attorney for exactly what we are doing. While our association attorney does not have such a template, it will in the end save a great deal of money when the attorney reviews for legality prior to presenting to the owners. So now we are transposing to fit into this format.

### **Garbage –**

You’ll be seeing a survey soon about garbage collection. We’re hoping that through co-operation among our residents, we can whittle down the number of trucks on our streets.

At this point only Titan seems to be interested in helping us with solutions, but we will continue to explore this area.

Not only the noise of the trucks but the abuse of our streets when they are already in a poor condition – causes us to take this action.

### **Fire Department**

Either October or November (schedule permitting) we will have a representative of the Fire Department talk to us about emergency contacts, lock boxes and how and what needs to be done when an emergency occurs.

What do we do about their family? Their pets?

*Continued....*

**About Pets:**

Keep in mind that not picking up your dog's waste is in violation of the law. We hope that if you see such a violation, please report it to the office. You may remain anonymous.

Additionally, for their safety and ours keep your pets on a leash.

**Sewer**

This is the slowest I've ever encountered with a decision. We are still working on this. We've been working with the Warranty company about coverage for the Sewers on a group policy for the townhomes as there is a combination of ownership when the sewer lines diverge to each townhome. To ensure the proper protection, it is currently resting with the legal department of the Sewer Warranty company. We'll keep you posted as we know more.

**Water**

We have had some issues with waterlines breaking. The water company will repair if the break is between the main line and the meter at the home/townhome. If the break is between the meter and the house, then we suggest you check with your homeowner's insurance company and/or invest in the Waterline coverage provided by the Service Warranty program.

**Election Buddy**

This will be a great addition to our communication of surveys and ballots here in the Villages.

Deb Heideman and Deb Kenyon are working hard on getting the data ready for launch, but it won't be this year. It will, however, be a great resource for saving time, and money in the future.

Thank you to all the volunteers that work hard for this association, the Thursday Morning crew, the Decorating committee, the election committee, the pool coverers and everyone that spends their time to make this association a great place to live.

Thank you for being the great neighbors that you are. See you soon!

**Georganne Rodgers-Garn, President**

# Treasurer's Report

## October 2019 Treasurer's Report

### Account Balances as of 10/31/19

Checking Account 1851	\$52,311.60
Money Market Reserve Account 0725	74,213.77
Replacement Reserve Account 0717	238,019.52
Petty Cash	50.00
<b>Total Cash Assets</b>	<b>\$364,594.89</b>
<b>Fixed Assets</b>	<b>21,746.75</b>
<b>Total Assets</b>	<b>\$386,341.64</b>
<b>Total Liabilities (Payroll Taxes)</b>	<b>1,115.48</b>

**Past Due: 3 are still at collections, totaling at this time: \$2,334.65**

**MaryAnn Jackson**  
**Treasurer**

# **Vice President's Report**

## **November 2019 Report**

### **Green Valley Council Report**

Updates around Green Valley

### **Christmas At Canoa Ranch**

Saturday December 7th, 1:00 pm – 7:00 pm at

**Historic Canoa Ranch,**

Come join the festivities!

Children free, \$10.00/adult

Remember that the Green Valley Council is a wonderful source of information about Green Valley. They have on their website a Preferred Vendors List. By signing into that feature you can see all the vendors in our area that are good at their services and honest. Keep up on what's happening around Green Valley by visiting their website.

[infor@gvcouncil.org](mailto:infor@gvcouncil.org)

**Deborah Kenyon**

**Vice President/GVC**

# **Maintenance Report**

## **November 2019 Report**

The guys have been very busy beautifying our Rec Center. They have painted the black wrought iron gates and will be continuing that project until all of the wrought iron has a nice fresh look.

Their next projects are to paint the front Ladies' restroom and then the Men's shower restroom. The others will be done later next year.

We had some mechanical issues to deal with and hope it did not inconvenience anyone during those issues.

The guys have also been assisting our Christmas Decorating Committee with making our HOA festive for the Holiday Season. Thanks to both of them for their help.

Thanks,

**Chris Christensen**  
**Rec Center Maintenance Director**

# **Landscape Report**

**November 2019**

As our winter friends return, we are seeing an increase in the number of requests for work to be done in and around the townhouses, and in the common areas. As we talked about last month, our rock banks have become a concern. I have a meeting next Tuesday with our spraying contractor to deal with these areas.

Fortunately we have our volunteers on the Thursday work crew to help pick up the overflow, and the landscape work around the club house. These volunteers save our HOA over a thousand dollars a year, and I can not express my appreciation for them enough. They meet on Thursday mornings at 8:00 am to work for an hour or two, and then enjoy a cup of coffee and goodies. Any one wishing to join is always welcome.

I have not spoken to Bert, our landscape contractor about the vegetation growing too close to the townhouses to ask how he was progressing on the eradication. If anyone is concerned about theirs please contact the office.

As always, anyone with a request or concern can contact the office and your request will go on the list. We will get to them as soon as possible. I try to be accessible at all times to answer any questions or concerns.

**THANKS,**

**JIM RIECHERS**  
**LANDSCAPE DIRECTOR**

# COMPLIANCE

## November 2019 Compliance and Paving

**No paving** on the calendar until 2021: No complaints regarding paving issues this month.  
**NOVEMBER COMPLAINTS:** 9 complaints: 1 was not a violation: 1 letter sent: 1 pending: 6 resolved.

**WEED COMPLAINTS:** Most complaints I receive are regarding weed control. If your weeds are out of control it seeds all the yards around you. Please be considerate and keep your weeds under control all year round. If you are going to be gone for extended periods of time ask around for reliable service to treat and maintain your yard while you are gone. It will be much appreciated by everyone and will keep your yard looking nice all year around.

**REMINDER:** The area between sidewalks and streets is the homeowner's responsibility. The alley way behind free standing homes is also the homeowner's responsibility. If you have a home on the other side of the alley, you are responsible for half. The alleys that are used for utility vehicle access need to be kept clear enough for vehicles to drive through. Also, weeds and shrubs should be controlled enough so that people walking the alleys can do safely with enough visibility to see holes and critters like snakes. If you have a utility box in the alley behind your home you have extra responsibility. Several feet around the box needs to be kept clear for workers access. Please take a look behind your home and see if there is work that needs to be done.

**PROCEDURE FOR COMPLAINTS:** Residences with compliance questions or complaints need to email me. Phone calls sometimes come at bad times or I do not document all information correctly.

I prefer an email with the complaint and address. Also any action you have attempted to take resolving the issue on your own with the party in question. This will allow me to have a record and a good starting point to find a solution. If you do not have email, you may submit a written complaint to the office. The office will forward to me.

Linda Keller  
HOA Board Compliance Officer  
linda@wavenetworks.com

## 2020 Home Owners Association (HOA) Election Time

Three current board members will be running for re-election, leaving us with five important positions to be filled. The following openings are:

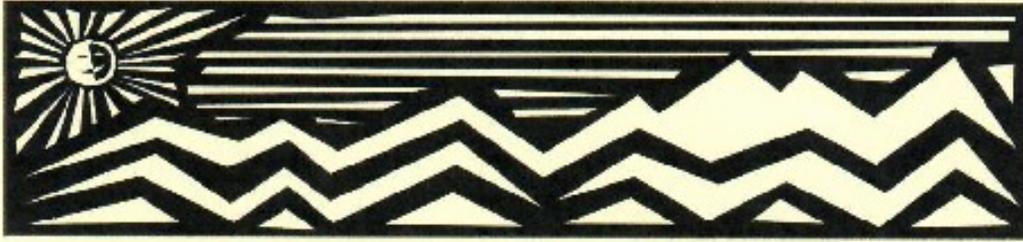
Vice President  
Treasurer  
Rec Center Director  
Landscaping Director  
Secretary

We welcome write-ins if you or someone you know is interested in be on our Board. Your volunteering for the Board is why we keep our HOA fees so low. If we cannot support the HOA through our Board the need will be to go with a Property Management company which would increase our HOA fees substantially.

At this time you probably have noticed that we are doing hard copy ballots instead of the electronic voting. We realized that our email data needed updating after we had done a test electronic ballots with 10 samples. Which is why we asked for your primary email addresses. Thank you to all that responded to that request.

**Please contact Linda at 625-9851 to submit your email to the HOA office.**

SOCIETY OF SOUTHWESTERN AUTHORS  
SANTA CRUZ VALLEY CHAPTER



## *Holiday Book Fair*

Saturday, December 7th, 2019  
10:00 a.m. - 12:00 p.m.

To be held at:

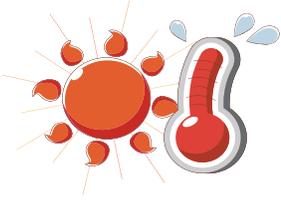
***The Villages of Green Valley***  
**Homeowners Association Recreation Center**  
400 W. San Ignacio  
Green Valley, AZ 85614

Authors of every genre from the Santa Cruz Valley area will be selling their original works.

There'll be several short readings and participants will offer signed copies of their books.



For more information, contact Bonnie Papenfuss at:  
520-625-3764 or email at [lbpape@cox.net](mailto:lbpape@cox.net).

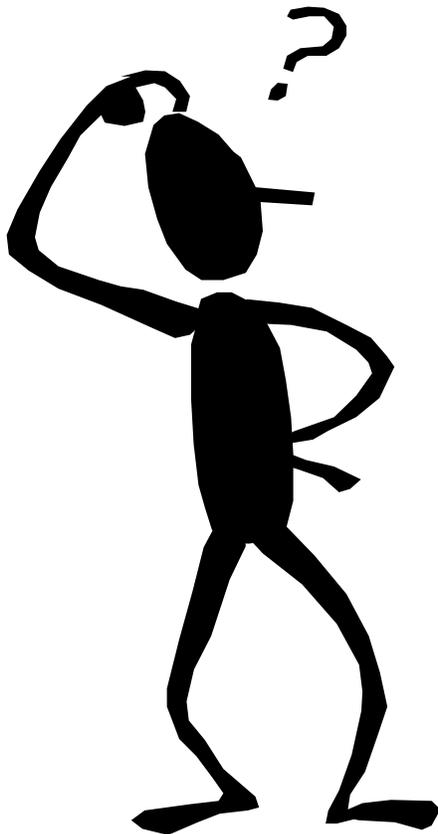


The following information is brought to you by the weather reporting station located here in the Villages of Green Valley. We thought this might prove to be interesting both for those who stay year round and for those who only come to enjoy our beautiful winters.

## 2018

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	73.2	39.5	none
FEBRUARY	69.4	40.4	2.56
MARCH	75.3	46.0	0.03
APRIL	86.9	53.4	none
MAY	93.4	57.9	None
JUNE	100.8	68.2	1.10
JULY	98.5	73.3	3.16
AUGUST	95.8	72.4	2.64
SEPTEMBER	95.2	68.4	6.14
OCTOBER	80.0	54.8	3.09
NOVEMBER	73.7	41.6	None
DECEMBER	64.9	38.5	1.57



## 2019

MONTH	Avg High Temp	Avg Low Temp	Total Rain-fall
JANUARY	64.9	36.8	1.12
FEBRUARY	63.2	37.8	2.78
MARCH	75.5	48.5	0.87
APRIL	82.4	51.1	0.04
MAY	83	53	0.45
JUNE	98	64	0.01
JULY	100.9	74	0.61
AUGUST	99.9	72	2.40
SEPTEMBER	94	67	1.32
OCTOBER	86.3	53	0.00
NOVEMBER	75.2	47.3	3.06
DECEMBER			

# Linda's Corner

**Our Christmas Decorating Committee has been very busy making our Rec Center festive for the season. They did our front entrance way on La Canada. If you have not been down to the Rec Center for a while, please try to come down and see the beautiful decorations.**

**Please don't forget to vote for your new Board Members. Remember to put your ballot in the Ballot envelope then put into the stamped return envelope. This stamped return address envelope has very important information on it that allows us to give your response credit toward establishing a quorum. The envelope marked Ballot only does not get counted as a valid vote.**

**Every vote counts and makes a difference.**

**Have a Happy Holiday Season!**

