



The Clip Board



JANUARY 2024

**The Villages of Green Valley Homeowners' Association, Inc.
Villages Business Information from your Board of Directors**

2023 BOARD OF DIRECTORS

President

Tony Gleadhill
520-399-3110

Vice President/GVC

Phil Clifton
520-730-9313

Treasurer

***OPEN AT
THIS TIME***

Secretary

Pam Reinhardt
303-815-8173

Architectural

Earl Eyre
520-222-2106

Landscaping

MaryEllen McEldowney
303-399-8065

Maintenance

***OPEN AT
THIS TIME***

Compliance

Ralph Neill
870-847-0007

Paving

Jim Cortez
847-767-1503

NORMAL OFFICE HOURS

9:00 AM—2:00 PM
Monday thru Thursday
Phone: 520-625-9851

Villages Website:

www.villagesofgreenvalley.org

Office Email:

vgvazhoa@gmail.com

Presidents Message

Hopefully this does not come as a surprise to anyone. The Association is well into the 2024 Election cycle in which you will elect your next Board. There is probably no more important thing you can do, other than paying your Annual Assessments of course, than to exercise your right to vote. If you have not received an electronic ballot (using the email address you have provide to the Office) or have not received a paper ballot if you requested one, please contact the Office as soon as possible. Please be aware the Election ends Friday Feb 9 at midnight. Your vote truly counts. In a small community such as ours it is about as personal and game changing as it can be. Voting matters!

I have been told by the editor I need to keep my message to one page because I write to much (akin to talking to much). Therefore, this is my final point; until next month that is.

Please attend your Annual Meeting on Feb 14, 2024 at 1pm in Lounge 1. The Board will do a review of 2023, present 2023 financials and the 2024 budget and plans for 2024. You will have ample opportunity to address the Board in an open format.

Election results for 2024 will be announced.

Replacement Reserves

Why do we need them and how much is enough?

Replacement Reserves are the HOA's rainy day fund for planned and unplanned future expenses. It is akin to our personal planning for that new car, cruise or roof replacement. Our community infrastructure, like the Rec Center, is aging. At 45 or so years old, 'systems' will fail. We do not want to be in a position to have to borrow money to make repairs or more importantly remove significant amenities, like the pool, library or artist alcove from service. Replacement Reserves are primarily funded by your annual assessments. Your assessments pay for the operation of the Rec Center and Common Areas. At the end of our fiscal year (Jan thru December) what we have not spent is transferred into Replacement Reserves. For 2023, we estimate that amount to be approximately \$15k (subject to final closure of our 2023 books). However, in 2023 we spent more than that on some big-ticket items resulting in a drawdown of Replacement Reserves. That is one of the reasons the 2024 assessment was increased.

How much we need in Replacement Reserves is determined by a 7-year plan for future needs. That plan is available from the Treasurer and is also posted on the Treasurer's bulletin board at the Rec Center.

Treasurer's Report

January-31-2024 (non reconciled)

	Current Month	Change from Dec
BMO Operating Checking (1851)	\$216,468.26	\$186,851.41
BMO Replacement Reserve (0725)	\$ 28,218.49	\$ 0.24
BMO Replacement Reserve (0717)	\$ 31,785.22	\$0.27
BMO CD (6752) 5.1% apy	\$ 8,500.00	
Chase Repl Reserve-Zelle (9106)	\$ 16,195.42	\$ 7,560.00
Chase CD (8915) 4.9%apy	\$230,000.00	
ASCU(905-21) 5.0%apy	\$154,489.17	
ASCU (member acct)	\$7.33	\$ 2.33
Petty Cash	\$75.00	
Total Cash Assets	\$685,738.89	

Total Liabilities **\$2,358.65**

Late 0
Deceased/Abandoned 2 (one of each)
In Collections 4 (includes deceased/abandoned)

Excessive Noise Caused by a Homeowner's Animals or Birds

In all situations described below it is the complainant (not the HOA) who has the responsibility to file a complaint with Pima County Animal Control. Their telephone number is 520-724-5900 ext 4.

Pima County Ordinance 6.04.160 prohibits excessive noise as frequent or continuous howls, barks, meows, squawks or other sounds that produce clearly audible sound beyond the property line of the property on which they are conducted and they disturb the public peace and quiet or comfort of the neighboring inhabitants.

The property line is the line which represents the legal limits of property (including an apartment, condominium, room or other dwelling unit) owned, leased or otherwise occupied by a person, business, corporation or institution. In cases involving sound from an activity on a public street or other public right-of-way, the "property line" shall be the nearest boundary of the public right-of-way.

Leash Laws and Who Picks up the Poop

In all situations described below it is the complainant (not the HOA) who has the responsibility to file a complaint with Pima County Animal Control. Their telephone number is 520-724-5900 ext 4.

Leash Requirements

Arizona law requires that dogs be kept in an enclosed yard when visiting your property. It is not permitted to leave a dog outside tied to a cable or rope. Unless a leash is present, your dog cannot leave your property.

Pima County Ordinance 6.04.030A states dogs or canine-wild animal hybrids are always to be on a leash when outside of the owner's private property.

Pima County Ordinance 6.04.030B states dogs or canine-wild animal hybrids are always to be leashed upon the premises of the owner or upon the private premises of any other person.

Poop Requirements

Pima County Ordinance 6.04.030B states the owner or person having custody of any dog or canine-wild animal hybrid has the responsibility to immediately remove and dispose of in a sanitary manner any solid waste deposited by such dog or canine-wild animal hybrid on public property or deposited on private property without the consent of the person in control of the property. This provision does not give the owner of the dog or canine-wild animal hybrid permission to enter private property without the consent of the person in control of the property.

How Many Animals is Too Many?

At the past several Board meetings, residents have raised the question of how many dogs per household does the Association allow.

Excerpted from the Villages of Green Valley CC&Rs

Article III General Restrictions

Section 3.05 – Animals: No animals of any kind shall be raised, bred or kept, except that a reasonable number of generally recognized house or yard pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. No animal shall be allowed to become a nuisance. A “reasonable number” as used in this section shall ordinarily mean no more than two pets per household; provided, however the Board may determine that a reasonable number in any instance may be more or less. Upon the written request of any owner, the Board shall conclusively determine, in its sole and absolute discretion, whether for the purposes of the Section, a particular animal is a generally recognized house or yard pet or a nuisance, or whether the number of animals is reasonable.

Note: The term animal is not defined in the CC&Rs. However, Pima County defines an animal, in Title 6 – Animal Control, as follows: "Animal" means any fowl, reptile, amphibian or mammal, except for human beings. Also, the State and Pima County do not specify a maximum number. Instead, Pima County addresses this based, in part, on the health and well-being of the animals, adequate space for sanitary housing, and homeowner's maintenance of sanitary conditions.

Arizona law requires that dogs be kept in an enclosed yard when visiting your property. It is not permitted to leave a dog outside tied to a cable or rope. Unless a leash is present, your dog cannot leave your property. Also, Pima County Ordinance 6.04.030 states dogs are always to be on a leash when outside of the owner's private property.

REC CENTER MAINTENANCE REPORT

Before his departure and resignation from the Board, Nick Vugrinec compiled a list of accomplishments he and his crew had made in 2023.

1. The Nu-step exercise machine has been repaired & the exercise bike that was donated has been removed. The bike had broken and the cost to repair was too much.
2. Judy Squires checked the AED Defibrillator and replaced outdated pads. The two pool life rings were replaced.
3. The Spa heater and 1 Pool heater were replaced. Life expectancy is ten years. We still have 5 remaining years on the 2nd pool heater.
4. The acid barrel was moved out of the equipment room to the corrosive fumes from wrecking the heaters.
5. The pool was 'shocked' during the summer to keep the algae controlled
6. The Spa's main pump was replaced – the inside was corroded and unrepairable. Several of the jets were missing and one was plugged with a child's dive toy. The toy was removed and missing jets replaced.
7. The Pool light was replaced
8. The walkways at the Rec Center were refinished.
9. The Pool was drained and a fresh coat of epoxy applied. Chris and Stewart worked hard to complete this task.
10. Vernon Veer resigned and the board hired Stewart Simmons. He has been a great addition to our maintenance staff.

11. Mary Drey received 8 new pickleball paddles from a grant she submitted to the Pickleball Association.

12. A corner of the office was reconfigured for more work space and a cabinet was relocated. Jeff and Helen Fowler donated a granite countertop for the cabinet.

13. Rock was added to the area adjacent to the pickleball court by the solar field. This will keep the edge of the court from washing out.

The HOA is fortunate to have two great employees: Chris Crum and Stewart Simmons. They keep our facilities in fantastic shape. We are also fortunate to have such a great group of volunteers who truly contribute by covering the pool when needed, working on the Wednesday Work Crew, running the different activities offered. The Maintenance Crew and the Volunteers are what make this Association the terrific place it is to retire in.

Nick Vugrinec

“former” Rec Center Maintenance Director

LANDSCAPING REPORT

MaryEllen McEldowney explained our use of a professional contractor who works 3 days per month at a cost of \$675.00 per day. He only works in the common areas, which includes the front and sides of the Townhouses and is also used to address erosion issues. Townhome owners make a request for service via the Office. MaryEllen or Jim Riechers review and prioritize these requests and create a list from which our contractor works.

The 'clubhouse ditch' which begins at Rio Sonora and travels down to the Rec Center, is our responsibility. The area at Rio Sonora has experienced some water damage and needs new asphalt. In the interim, erosion control measures using rip rap have been implemented and seem to be working. The next big monsoon will tell. Pima County is responsible for sidewalks. Last fall, Pima County made temporary repairs to the Rio Santa Cruz wash entrance. On January 15, 2024, Pima County re-asphalted this area after more than a year wait.

The common areas in The Villages equal about 20 to 25 acres. The townhouse's property is described as 90 feet back from the front wall. The homeowner is responsible for maintaining this area.

January 18, 2024 Volunteer Recognition event

Good time was had by 100+ people at the Board's Volunteer Recognition Event on January 18, 2024 in cooperation with the potluck committee. Special thanks to Dayle and her group of volunteers from the potluck committee and the participating Board members for cooking and serving the meal.

The weather cooperated so the ten tables in Lounge I and most of the tables in the Ramada were used by the participants. Slideshow was prepared by Lynn Ehrman with pictures by Judy Squires spotlighted the 20+ activity leaders.

COMPLIANCE REPORT

Ralph Neill stated he had nine complaints. 6 letters were sent out. He tries to engage with the homeowner in person, if not successful, then a letter is sent to the homeowner with a 30-day notice to address the issue. If no response is received, the issue comes to the Board for resolution. When asked what most issues are, Ralph replied “mostly weeds.” There is one vacant lot that is overgrown and golf carts are being parked on the gravel or rocks.

ARCHITECTURAL COMMITTEE REPORT

Earl Eyres reported there were a total of 83 requests made in 2023. All but 6 have been satisfied. He is tracking where the outstanding issues are.

PAVING REPORT

Jim Cortez updated on the seal coating of cul-de-sacs 1 to 6, direct access driveways and east parking lot. The goal is to do these in the Spring. It is being discussed as to seal/repair these areas or replace the entire areas with new asphalt. Funding source(s) to be determined by the Board after cost estimates are updated.

ADDITIONAL INFORMATION

The San Ignacio monument has been upgraded to LED lamps by Chris Crum. Once we have a new Rec Center Director in place, high wattage lighting over the east parking lot and the driveway entrance road will be addressed then the lighting in the Rec Center.

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DON'T FORGET TO VOTE!!

The Election period ends February 9, 2024 at midnight.

It's VERY important for everyone to return their ballots, even if they don't want to vote. If you don't want to vote, please check the ABSTAIN so it will count towards establishing a Quorum. Quorum is 51% of all ballots to be a valid election; otherwise, we will have to start all over again with a new election cycle.

The Annual Member Meeting is on Wednesday, February 14th and is open to ALL Villages members. This meeting is an opportunity to hear what our finances will be in 2024, the accomplishments the Board achieved in 2023 and for Members to speak directly about concerns, requests or suggestions in an open forum style.

The next Planning meeting will be March 13th at 1 pm. followed by a Board meeting on March 20th at 1 pm. Both meetings are held in Lounge 1.