



The Clip Board



JUNE 2024

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

2024 BOARD OF DIRECTORS

President

Tony Gleadhill
520-425-7740

Treasurer

Sherry Porter
520-954-2743

Architectural

Michael Tonn
303-725-0148

Rec Center Maintenance

Robert McComb
616-481-3659

Paving

Jim Cortez
847-767-1503

Vice President/GVC

Jim Cortez
847-767-1503

Secretary

MaryAnn Jackson
520-404-8687

Landscaping

MaryEllen McEldowney
303-399-8065

Compliance

Bill Barnes
907-365-9567

Member at Large

Jim Riechers
417-252-0466

NORMAL OFFICE HOURS

9:00 AM—2:00 PM

Monday thru Thursday

Phone: 520-625-9851

Villages Website:

www.villagesofgreenvalley.org

Office Email:

hoavgv85614@outlook.com

Presidents Message

President's Message May 2024

It is again that time of year when office activities begin to slow, snowbirds have flown north and a quiet calm begins to settle on Green Valley.

I want to thank our Office manager, Nancy Lambert, for her support during her baptism of fire this past 6 months. Nancy endured being the 'new kid on the block' having to learn and manage a huge increase in workload that occurs during the winter months as well as her normal office duties.

I want to thank Deb Hiedeman who came out of retirement (this time only) and filled the critical position of Election Chair for 2024. Our HOA is fortunate that Mel Schlesinger has stepped forward to take on this important task. He and Deb will work together during this transition. Thank you, Mel.

Mel has also taken on the role of the Townhouse Maintenance Study Group chair. This group was chartered by the Board to research and evaluate reinstatement of the Townhouse Maintenance Fund. This Group will report its formal findings to the Board in September.

On a sad note, Ken Benz passed in late April after returning to Wisconsin to continue his battle with health issues. Ken had been a mainstay in our community for 25 years, having served on the Board, running the Work Crew, cribbage, shuffleboard, a great organizer of raffles at potlucks and super bowl parties and likely many more contributions than I can mention. Ken was that kind of guy. Many will miss you, Ken.

This year's well deserving Villagers of the Year are Ken Benz and Jim Riechers.

April 10 and 17 were our last regular Board Meetings until next September. If something critical comes up that requires Board action a special meeting will be called to handle the matter.

All residents, please mark your calendars for June 12, 1 pm, in Lounge 1 for a special meeting to wrap up the Townhouse Maintenance Assessment issue that has been on the Board's agenda since January. Our HOA attorney will be present.

The Board has approved changing the Board meeting dates to the 1st and 3rd week of each month beginning in September. **However**, in November and December the meeting dates will be the 1st and 2nd weeks to better avoid the holidays.

To our year-round residents, stay cool, stay healthy, stay happy.

Tony G.

Treasurer's Report

May 31, 2024

BMO Operating Checking (1851)	\$143,415.76
BMO Replacement Reserve (0725)	\$ 57,820.34
BMO Replacement Reserve (0717)	\$ 31,786.27
BMO CD (6752) 5.1% apy	\$ 8,608.93
Chase Repl Reserve-Zelle (9106)	\$ 19,219.92
Chase CD (8915) 4.9% apy	\$230,000.00
ASCU (905-00) 5.0% apy	\$154,496.50
Petty Cash	<u>\$ 96.61</u>
Total Checking/Savings	\$645,444.33

Total Liabilities **\$3,591.39**

Outstanding Assessments

(as of May 31, 2024)

- 10 Non pays – Letters sent**
- 9 Payment Plans – Plans end June 30th**
- 1 Deceased – in Probate still**
- 1 Walk Away – Contacted & letter sent**

ARCHITECTURAL

Michael Tonn reported there still requests coming in and they are being handled as swiftly as possible.

The question of “I’m repainting my house the exact same color, do I still need to put in an Architect Request?” The Answer is YES. Reasoning behind this is the request keeps our files updated as to when the house was painted and the color name.

COMPLIANCE

Bill Barnes reported there are still a lot of weeds growing.

Lamp post lights need to remain lit during the summer, even if you leave for the season. With the hotter temperatures, people are walking later in the evening. Snakes are out there so the lights are definitely needed for the safety of everyone.

LANDSCAPING/COMMON AREAS

Our landscaper, Bert Nido, is still continuing to clean up the common areas, even in the summer heat!

REC CENTER MAINTENANCE

Chris and Stewart remain diligently at work, keeping our Rec Center the really pleasing and enjoyable place it is.

Some of the deck side chairs have been or are being fixed or replaced.

The floor in Lounge 1 was stripped, rewaxed and buffed to within an inch of its life! It is truly a ‘work of beauty’!!

Do I have the right Insurance Coverage?

The following was prepared by homeowner Georganne Rodgers-Garn. Georganne is our HOA's insurance broker. Earl Eyre, our former Board VP, worked closely with Georganne to ensure our HOA had the right insurance coverage. That same concern about the right coverage likely extends to our homeowners. To that end Georganne offers this advice and insight.

Is My Home covered?

Insurance on a townhome should be on a form that is similar to a standalone home.

For example, there should be **Dwelling coverage** – which should be the value of the replacement cost of your structure.

Townhome – another name for a home that may be attached to another. Maintenance and upkeep of the townhome is the responsibility of the individual homeowner. Insurance policy should be a Homeowners insurance policy (form HO-3 or HO-5).

Condominium – This is a home, may or may not be attached to another, however the maintenance and upkeep of the Structure is the responsibility of the Association. Insurance policy should be a Condominium insurance policy (form HO-6). Sometimes, with insurance agents unfamiliar with our Homeowners Association, may think that a townhome is the same as a condominium. It is not! There are no condominiums in the Villages.

Rental Properties - It would be a good idea for the renter to have a Renters policy. Many believe that the properties of the renter would be covered by the owner – this is not true. The property owner's policy covers the assets of the property owner, not the renter.

Standalone Homes - Standalone homes have basically two types of insurance policies and within them two different types of loss settlement for the structure.

Everyone has learned that **Replacement Cost** is the best option for loss settlement. This provides replacement at today's cost for building materials that were installed many years ago.

Many policies have a clause that says something like: "we will pay actual cash value for the loss until the repairs/replacements have been completed." Then when the first check arrives, it shows "depreciation" or sometimes "recoverable depreciation". This can be a shock until you know that the balance is payable to you once the work is completed.

Actual Cash Value is another method of loss settlement. In this case, the replacement or repair costs are calculated, but then there is a deduction for depreciation depending upon the usable life of the damaged material. This is not an attractive option.

The two types of policies are referred to as Named Perils (HO 3) or Comprehensive perils (HO 5).

Named perils (HO 3) is just what it says. The policy will cover only those items enumerated in the policy. If it's not there – it's not covered.

Comprehensive policies (HO 5) on the other hand take a different approach. The claim is considered covered UNLESS there is an exclusion that prevents coverage. Generally, such things as Flood, Earthquake, wear and tear, and vermin.

Liability coverage is rather inexpensive and is provided under both policy types. This is your protection against lawsuits and should be sufficient to cover your assets (i.e. home, investments, bank accounts etc.).

Note: On many policies, if you've renewed your coverages for years, you may not have a "complete" policy. One-way companies save money is to issue only those documents that have changed from year to year. So, look for the form numbers on the cover page (declarations page) and see if all the forms are included. If not, request copies of them. Then read your policy.

The same information about **Renters** is also recommended for standalone homeowners.

Endorsements There are a myriad of additional coverages that may be available under your homeowner's policy. Somethings people forget:

Jewelry – if you schedule jewelry, itemize. Often there is little, or no deductible and it will cover the jewelry for a loss of a stone.

Fine Arts – This is any type of collection, art, or sculpture. The cost is nominal and in many cases breakage is available.

Guns – Some companies have a maximum limitation on the values of Guns – so if you have some check your policy.

Service line – this covers the sewer, water, electric coming into the home. It is a rather recent endorsement and not all companies provide it. There was a homeowner who had a Saguaro cactus fall and the sewer pipe underground was crushed. The repairs were around \$10,000.

Trust - name the Trust, if applicable, in the policy.

There are dozens of additional forms, just a few are mentioned.

If you think you have a need, contact your insurance agent.