

The Clip Board



March, 2019

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

Margaret Heide
360-742-6235

Secretary / Compliance

Cindy Doty
515-577-4054

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

Office Email:

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

tuccoxmail.com

From the President:

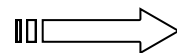
Happy Spring!

Congratulations to Jack Bourquin - he was awarded our Villager of the Year for his dedication to our neighborhood and our neighbors. I understand he helps with keeping some rentals in good shape and does grocery shopping for house bound residents. Way to Go! The Board is back to work. We have some great additions to the Board and look forward to serving you this next year.

We are exploring:

- **Sewer Warranty options due to the age of our sewers and the potential for breaks.**

Lease agreement with Spring Pointe for the far side wash.



Continued

Member Meeting - March 27th 1:00 pm

President's Message Continued

Chris Christensen accepted the appointment to be the Board's contact for the Architectural Committee. Tony Gleadhill, who joined the committee last year is doing a great job and will continue - Thank You Tony!

Linda Christensen is hard at work in the office and doing a fabulous job!

Georganne Rodgers-Garn

Treasurer's Report

Account Balances as of February 28, 2019

Checking Account	\$153,750
Money Market Reserve Account	\$ 74,186
Replacement Reserve Account	\$237,931
Petty Cash	\$ 50
Total Cash Assets	\$465,917
Fixed Assets	\$ 21,747
Total Assets	\$488,767
Total Liabilities (Payroll Taxes)	\$ 1,930

Past due accounts: One account, in the amount of \$1265.15, remains past due. This is an empty lot with the owner claiming to be a real estate developer and exempt from the lot assessment. The balance is for the four years we have been assessing empty lots.

Margaret Heide
Treasurer

Maintenance Report

1. We have gotten some new chaise lounges around the pool. They are in sizes large and extra large so try them and see which fits best. There are also a couple of sun chaise lounges for the tanners in the crowd.

2. We also have a new pool heater, according to the service guy the old one lasted about 50% longer than is typical in a commercial pool system. We're going to try to get even more life out of this one.

3. Rec Center trim has painted in a new color. The brick decking around the fountain has also been repainted.

4. The pool table has gotten a tune-up and is much better for playing pool now.

5. We now have a NuStep semi-recumbent exercise machine. It is good for general aerobic exercise as well as a pre and post operation conditioning.

6. Several relatively minor issues have been dealt with. The flagpole has been re-engineered with the goal of the pole not getting quite so funky looking.

Please remember if you are the last person leaving a function in either of the Lounges or the Artist Alcove to turn off the Lights!

Thanks,

**Chris Christensen
Rec Center 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, trimming dead branches from trees, clearing out desert undergrowth and working to keep the common areas looking good. It is an ongoing project.

We sprayed pre-emergent in the Spring, so the volunteers have been busy. We do need more volunteers. We will need to spray some weed killer also. The hiking team has been helping trim trees and with cleanup. Thanks to all of them.

Any concerns or reports pertaining to the common areas call Linda in the office to report it. Trees next to townhomes call Linda and let her know.

We use no products using chemicals that cause cancer.

THURSDAY MORNING WORK CREW

The Thursday Morning Work Crew is “hard” at work once again, raking, trimming, and cutting. They truly do work at keeping the areas around the Rec Center looking good.

Be sure to come on down and join them. They don't work terribly hard and enjoy coffee and treats after about an hour, hour & 1/2 actual work.

Call Ken Benz at 399-0757 for further information.

HIKING TRAILS

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

THANKS,

JIM RIECHERS

Compliance

I received 3 compliance issue requests. One is pending follow-up and one is resolved. The third involved a trail maintenance issue and is in the process of being resolved.

COMPLIANCE POINTS TO KEEP IN MIND

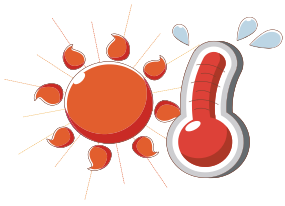
- **Front & side yards are to be kept free of weeds, debris & over-grown bushes & trees.**
- **Half of the alleyway behind free standing homes is the home owners' responsibility to keep clear of weeds and debris.**
- **Carports, front entrance areas & side yards need to be kept clear of unsightly articles. Pack rats love hiding places but your neighbors may not like the pack rats.**
- **Mailboxes & Lamp Posts are to be painted black. Lamp Post lights are to remain in working order. So please check your Lamp Post from time to time and make sure the 'Light is still working.' If you are a snowbird, please have a neighbor keep an eye out for your Lamp Post for you.**
- **Parking on the gravel in front of or next to your house is prohibited by the CC&R's.**

Please let us know if you have any questions or concerns

Paving

Cul de Sacs 7 thru 13 & 22 direct access driveways are scheduled to be sealed in March. The affected homeowners will be notified of the dates that the work will be done on. Vehicles will need to remain in the carports or moved to the street early AM or the night before. We will check this the morning of the scheduled sealing to make sure the area is cleared. Your co-operation will be greatly appreciated.

**Thanks,
Linda Keller**

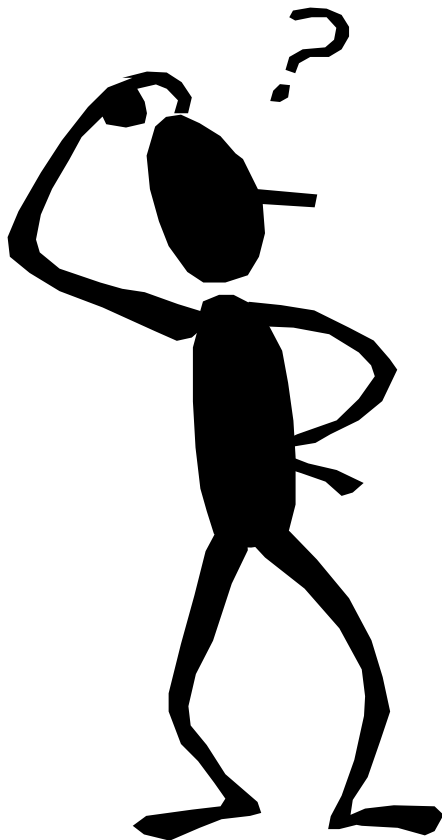


The following information is brought to you by the weather reporting station located here in the Villages of Green Valley. We thought this might prove to be interesting both for those who stay year round and for those who only come to enjoy our beautiful winters.

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			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			