

The Clip Board



October 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

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:

vgvoffice@gmail.com

We have several projects in the works -

CC & Rs

A revision of our CC&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.

Garbage -

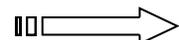
We have a myriad of providers using our streets (yes even our cul-de-sacs) at least once a weekly per provider - and sometimes twice a weekly if they pick up recyclables. Our intent is to whittle this number down to 2 providers and we will be doing a survey of our residents to see which ones will win out and will work with us.

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

Fire Department -

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

What do we do about their family? Their pets?



Member Meeting - October 23 1:00 pm

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.

Sewer -

We've been working with the Service Warranties company about the 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 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 -

Keep an eye on your emails as we will be trying to save our HOA significant funds by going to electronic voting - details to follow.

Nomination Committee -

Brad Richards has agreed to head the nomination committee for this years Board elections.

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

Georganne Rodgers-Garn, President

Treasurer's Report

September 2019 Treasurer's Report

Account Balances as of 9/30/19

Checking Account 1851		\$61,640.32
Money Market Reserve Account	0725	74,210.62
Replacement Reserve Account	0717	238,009.41
Petty Cash		50.00
Total Cash Assets		\$373,910.35
Fixed Assets		21,746.75
Total Assets		\$395,657.10
Total Liabilities (Payroll Taxes)		1,415.31

MaryAnn Jackson

Treasurer Pro Tem

Vice President's Report

Green Valley Council Report

It has been a busy summer working on the Canoa Park Project.

The Green Valley Council

Her full report will be posted in the September Board meeting minutes.

Deborah Kenyon

Maintenance Report

1. The fence around the courts and the shuffleboard courts were brought up to Pima County code. Our chain link fence had 2" openings and code is to be no larger than 1.75".
2. The pool got all new chemical lines installed. The Spa got a new cover.
3. The AC for the office and the front rest rooms went out on us this summer. A new AC unit was installed. Work was also done the the AC unit behind the Artist Alcove.
4. If you find something broken or something breaks while you are using it please report it so we can get it fixed.
5. The kitchen got a new paint job done by Chris Crum. Be sure to check out the new color the next time you are at the Rec Center.
6. The wall with the glass sliders under the Ramada got all new beams and repainted. Also, a number of the portico beams were replace. All of the old beams had dry rot.
7. The old timer turn switches have been updated to new push button switches. That should save us on our electric bill.
8. The pool was closed a couple of times as the pump seals had to be replace.
9. There is a Dart Board in Lounge 2. If you don't have your own darts you may contact myself or Linda to check out the darts we have to throw. Linda has offered to give lessons to anyone that is interested in learning how to play. Just meet her at 2:00 pm when she gets off from work and she will be happy to teach you. We would like to get a HOA dart league going for those interested.

Thanks,

**Chris Christensen
Rec Center Maintenance Director**

Landscape Report

September 2019

Bert was given a list of trees around the townhouses that were thought to be close enough to the houses that they could have the potential to cause structural damage. He has been working on the removal of the trees on that list as time allows with his normal landscaping duties.

We have a few rock banks that need attention that I am working on.

We wish to slightly change the way landscaping concerns are reported to the office. Instead of a phone call, I would prefer an email to the office. It will improve the efficiency of the reporting and it also gives us a documentation of the reports.

A reminder to the Stand alone home owners that you are responsible for maintaining the alley way behind your home. You may check with the office if you are not sure how much of the alley is your responsibility. It should be clear enough for people or vehicles to pass through.

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

LANDSCAPE DIRECTOR

COMPLIANCE

September 2019 Compliance and Paving

No paving for 2020

Compliance stats for 6/19 to 9/19:

Some complaints were not valid, already being addressed by home owner or law enforcement issues.

11 complaints requiring follow-up: **9 resolved** * 2 letters sent* 1 in process of compliance, 1 pending follow-up

Time to do post summer yard maintenance. Many yards get neglected because owners are gone or residences have a hard time keeping up with the weeds in the summer heat and rain. Now is the time to catch up on neglected yards.

Other complaints: People not picking up after their dogs. Fines can be assessed for people leaving pet waste behind. If you see someone not picking up after their pets, try to address the matter with them first. If you see further violations please report them to the office.

Goals: The Architectural Committee and Board are working on changes to the rules applying to lampposts and mailboxes. I would like to personally thank those that offered feedback. Both, support for and objections to the changes being considered, were greatly appreciated and taken into consideration.

We feel changes are needed for a variety of reasons. One of them is the safety of medications being delivered by US Mail. The current black mailboxes are approximately 25 degrees hotter in the inside, than outside temperatures. White mailboxes normally are the same temperature in the inside and out. This difference can destroy many heat sensitive medications. Black also oxidizes faster in the desert heat. As you can see, driving around the neighborhood, we have many mailboxes and lampposts needing a facelift.

We want to give people choices and at the sometime make sure to have some checks and balances.

The rule change being considered will establish a few standard colors and shapes for mailboxes. The same standard colors choices will also apply to lampposts.

Other shapes or colors will be considered but must go through the Architecture committee for approval.

Hopefully we will finalize a solution that will work for everyone.

Procedure for compliance issues: 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.

Just a Note: The residents that showed up at the Board meeting on 09/25 expressed valid concerns and opinions that were very helpful. Every opinion counts. This is a perfect example of why we need more people to attend our HOA Board meetings. We need your input. Let's try to fill every seat next month.

Linda Keller
HOA Board Compliance Officer
linda@wavenetworks.com

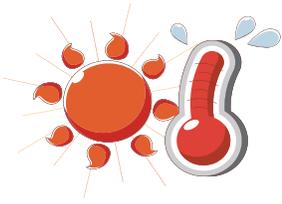
**Important Correction For
Dee Beard's Memorial**

It starts at 2:00 pm!

**The time posted in the Voices included their
set up time.**

**Please do not show up before the schedule
2:00 pm.**

My apologies to the family.

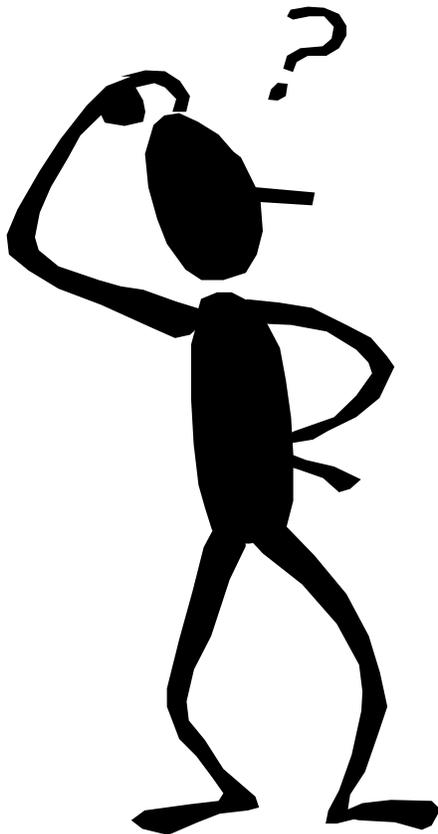


The following information is brought to you by the weather reporting station located here in the Villages of Green Valley. We thought this might prove to be interesting both for those who stay year round and for those who only come to enjoy our beautiful winters.

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			
NOVEMBER			
DECEMBER			

Linda's Corner

Good News, Dawn Wroble has volunteered to be in charge of the plant watering for the Rec Center.

Many Thanks to Dawn!

Thank you to all the current watering team. Great Job!

We also have one volunteer for the Wednesday morning Coffee Social. A new resident of the HOA Linda Lee has stepped up. Please be sure to introduce yourself to her as she wants to meet more neighbors. We could use one or two more volunteers to help with the coffee hour. You may contact me here at the office if you wish to participate.

Much Thanks to Linda!

MaryAnn is now serving the HOA again with her talents. She is our Treasurer Pro Tem through January. So you will see her here from time to time.

Thanks yet again MaryAnn

One last note...

I will be on vacation from October 9th - 16th.

I will see you when I return.

**Have a great October and a
Happy Halloween!**