



The Clip Board



October 2021

The Villages of Green Valley Homeowners' Association, Inc.

Villages Business Information from your Board of Directors

2021 BOARD OF DIRECTORS

President

Jim Riechers
417-252-0466

Vice President/GVC

Brad Richards
520-505-8592

Treasurer

Lynn Ehmann
682-365-8063

Secretary

Judy Squires
520-591-7593

Architectural

Judy Squires
520-591-7593

Landscaping

Jim Riechers
417-252-0466

Maintenance

Nick Vugrinec
715-891-1760

Paving

Gary Kidd
480-822-9531

NORMAL OFFICE HOURS

9:00 AM—2:00 PM

Monday — Thursday

Phone: 625-9851

Villages Website:

www.villagesofgreenvalley.org

Office Email:

vgvazhoa@gmail.com

From the President:

I hope everyone has had a good Summer and is now ready to have a good Fall.

For those of you that missed it, we had a very strong monsoon season. Lots of rain and strong winds. I am sure that if you talk to some of your neighbors that were here all summer, they will have some stories to tell about it!

As we slide into fall, we have a few things that we all must be thinking about:

Joining in on any of the clubs or games we have enjoyed over the previous years .

Starting up some new activities and coming to those.

With the Covid threat constantly in our awareness, we must all make our own personal choices as to where, how safe and how secure we feel in any situation or location. We do not have the right to question or berate anyone else's personal choices - they are personal.

As always, we are in need of volunteers to head up or help with all of our activities, as well as run for our Board of Directors. There will be four vacant seats on the board, so please consider taking your turn in a leadership role.

Jim Riechers

Board Meeting - October 27th , 1:00 pm

Treasurer's Report

Account Balances as of 8/31/2021

Checking Account	\$133,933.21
Money Market Reserve Account	\$58,367.95
Replacement Reserve Account	\$102,947.71
Capital Replacement Reserve	\$200,232.50
Petty Cash	\$76.91
Total Cash Assets	\$495,558.28
Fixed Assets	\$50,762.01
Accumulated Depreciation	\$(34,789.24)
Net Assets	\$15,972.77
Total Liabilities (Payroll Taxes)	\$2,077.20
Past Due:	\$3,696.06

At the end of September, we had 5 past due accounts. Two are still in probate, two are in collections and one is paying down regularly.

Lynn Ehmann
Treasurer

Maintenance Report

This summer has been a busy summer for the Maintenance Crew. Bruce Roberts retired in July after giving us his best for the past 6 plus years. He did a fine job and we wish him the best in the future. Dagoberto (Dago) Bernal was hired the first part of August and is coming up to speed. Both Chris and Dago have attained their Pool Certifications and are sharing the Rec Center cleaning duties and maintenance up-keep duties. Chris is getting some well deserved time off - besides his normal hours, he was also “on call” during his off hours.

During both July and August, we received more monsoon rains and runoff than we have seen in recent years. This resulted in drainage issues, roof leakage issues and pool issues. Chris was busy making repairs to the roof above the men’s shower/ restroom. We will be addressing the entire roof problems a little later this fall.

We had to shock the pool to kill the large amount of algae present from the increased rain water amounts. The pool is now in great shape and the levels are in the normal ranges where they should be.

We had a lot of erosion from the wash beside the Rec Center buildings. Chris repaired the areas with river rock as needed and shoveled out the excess sand, gravel and landscape debris that had washed down over the entrance roadway.

We’re going to be looking into automatic doors for Lounge 1. These would make it much easier for those of us who use walkers, canes or wheelchairs to access the rooms.

We are also going to start covering the pool in the evenings since the nightly temperatures are starting to fall more and more. The Pool Covering Calendars are hung up on the bulletin board under the ramada. Please sign up to help us with this; covering the pool only takes about 20 minutes (or less) and greatly reduces both the wear and tear on the pool heaters as well as the HOA costs for electric and gas. Chris and Dago do the uncovering in the mornings.

Nick Vugrinec

Pool Only Hours (does not affect the Spa)

The pool will not be uncovered for use October through April if the daily forecast high is 65 F or below.

For Residents:

October through April - 7 a.m. until 5 p.m.

(Depending on Temperatures - see reminder note below)

May through September - 7 a.m. until 10 p.m.

For Guests Under 16:

May through September - 11 a.m. until 1 p.m.

and again 5 p.m. until 7 p.m.

October through April - 11 a.m. until 1 p.m.

and again 4 p.m. until 5 pm.

IMPORTANT REMINDER:

October & November temperatures can be tricky BUT once the evening temperatures begin to dip into the Mid 60's (65 or lower), the pool will be covered around 5 p.m. to keep our energy costs down. Once the covers are on, the pool is CLOSED to any and all swimmers until it is taken off by one of the Maintenance Team. A corner cannot be peeled back so someone can go in. THIS IS A SAFETY FACTOR that MUST be observed by everyone.

When the daytime temperatures are forecast to be 65 or below, the covers will not be taken off at all for that day(s).

Our pool contains approximately 65,000 gallons of water. It takes a lot of gas and electricity to keep the temperature as close to 82 to 85 degrees when the air temps go down. That is why covering it at night and during cold days is so important.

When the pool is left uncovered, especially at night, the water temps fall dramatically and the pool heaters must run constantly trying to keep the water warm.

Landscape Report

The heavy storms that we received in July were a mixed blessing. The much needed rains saved a lot of our desert plants that were starting to show signs of stress from the extended drought. On the other hand, the winds and heavy downpours caused a lot of tree damage and erosion.

We hired our landscaper to come in extra days in the last two months to help get caught up on some of the damage. We also enlisted the assistance of a couple of tree services. Some of the drainage areas have been worked on and others are going to need some renovations. The large wash next to our clubhouse is going to be a county project that will be addressed next year. Pima County will work with us to assess washes and help us get them fixed.

Homeowners of Free Standing houses need to take care of the weeds and grasses that have sprung up - not only in their front and back yards, but on their side yards and alley areas. **ALL** Free Standing homeowners are responsible for 1/2 of the alley behind them. Utility boxes need to be cleared of weeds, grasses, bushes and trees so the utility companies can access them for maintenance or outage problems.

Palm trees have also grown wild with the excess rains and need to have dead fronds taken down. Dead fronds not only cause injury to people walking under or by, but also damage to cars and houses when they fall. They are also a haven for bees to build hives in, rodents to build nests in and bugs to gather in.

As always, please address any concerns to the office during working hours for distribution to the proper people

Jim Riechers

COMPLIANCE

We have had a number of compliance issues over the summer. Most have been addressed with letters to the owners who have remedied the problem.

Some notices have been ignored, so letters to comply or pay the \$50.00 per day notice have gone out.

The Villages of Green Valley Homeowner's Association CC&R's are available on our website:

www.villagesofgreenvalley.org