



The Clip Board



October - November 2022

The Villages of Green Valley Homeowners' Association, Inc.

Villages Business Information from your Board of Directors

2022 BOARD OF DIRECTORS

President

Phil Clifton
520-730-9313

Vice President/GVC

Brad Richards
520-505-8592

Treasurer

Lynn Ehmann
682-365-8063

Secretary

Pam Reinhardt
303-815-8173

Architectural

Dayle Davidson
970-685-8289

Landscaping

MaryEllen McEldowney
303-399-8065

Maintenance

Nick Vugrinec
715-891-1760

Compliance

Nancy Lambert
520-398-5544

Paving

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

**Don't forget that your 2023 Board of Directors elections are coming up. There are six openings - that's right!!!!
SIX OPENINGS.**

***Brad Richards (current Vice President)
will not be re-running***

***Dayle Davidson (current Architectural)
will not be re-running***

***Lynn Ehmann (current Treasurer)
will be re-running***

***Nick Vugrinec (current Rec Center Director)
will be re-running***

***MaryEllen McEldowney (current Landscaping)
will be re-running***

Paving is currently open

IMPORTANT TIME CHANGES:

***The November Planning meeting will be at
11:00 am on Weds, 11/23/22***

***The November Board Meeting will be at
1:00 pm on MONDAY, 11/28/22***

Planning Meeting - November 23, 11:00 am
Board Meeting - November 28, 1:00 pm

Treasurer's Report

Account Balances as of 10/31/2022

Checking Account	\$ 96,814.19
Money Market Reserve Account	\$111,714.17
Replacement Reserve Account	\$102,959.71
Chase Bank	\$214,199.00
Petty Cash	\$75.00
Total Cash Assets	\$525,762.07
Fixed Assets	\$50,762.01
Accumulated Depreciation	\$(37,645.33)
Net Assets	\$13,116.68
Total Liabilities (Payroll Taxes)	\$1,166.51
Past Due:	\$3,654.30

Two are deceased and still in Probate, one is a “walk away” and is in collections

Lynn Ehmann

Treasurer

Maintenance Report

The pool was drained and refilled. A visual inspection showed no cracks. The plan is to recoat the bottom with epoxy the next time it's drained. This process will take approximately 7 to 10 days. There is no date set yet.

The spa light was replaced and is working excellently. The spa is normally drained every 4 to 6 weeks depending on the water quality.

Aboveboard Construction is currently working on power washing and re-coating the Rec Center roofs. They started Thursday, 11/27 and should be finished by Monday, 11/21/22. **BE CAREFUL** when walking inside the compound as the walkways may be wet.

Some of the paper signs we've been using may be replaced with metal or fiberglass.

3 firms have been scheduled to provide estimates to resurface the covered walkways. These estimates will be reviewed at the November Planning meeting.

A new OSHA approved First Aid Kit has been purchased and installed in the Ramada adjacent to the phone and bulletin board.

We sent out a blast to the residents advertising for a maintenance person to work 3 days a week - Thursday, Friday and Saturday. Work shift is 6 hours per day (6 am until 12 noon). Vern Veer, a Village resident, started November 10th. Be sure to welcome him when you see him.

There is interest in installing door openers on the office hall restrooms. We received a proposal of \$7,129.00 from DH Pace, not including wiring. We can provide the wiring for \$200.00 for materials and the labor would be free. If the Board is interested, it may be included in next years (2023) budget.

Nick
Rec Center Director

CLARIFICATION ON POOL COVERING

The office uses the National Weather Service website to determine when the pool will be uncovered or stay covered during the winter season. There are other weather websites that can be used. However, they all will show different temperatures. So we have picked this one & this is the website we use.

If it shows the daily temperature is going to be 65 or higher—the pool will be uncovered & opened at 7:00 am

If it shows the daily temperature is going to be 64 or lower—the pool will remain covered and closed.

If you would like to use this website yourself:

Type in forecast.weather.gov/

This will bring up the National Weather Service
Type our ZIP code-85614-in the upper left box labeled Location Help. A drop down box will appear so pick the Green Valley, AZ.

This will bring up the extended forecast for “2 Miles NNE Green Valley AZ”. This area is just south of our HOA location so the temperatures are comparable.

Landscape Report

All the property outside the walls of the townhouses, between townhouses, cul de sac medians and other land not owned by single family home owners is owned by all of us and referred to as HOA Common Area. HOA Common Area is maintained by the Villages through the volunteer services of the Work Crew led by Ken Benz. Anyone interested and available to help keep our community looking good is encouraged to come to the Clubhouse every Thursday at 8:00 am to help. They work about 1 hour and serve coffee and treats afterwards. It is also a good way to meet your neighbors. Although their numbers are few, they have done a great job keeping up the Clubhouse and the areas around it.

In addition, we hire a professional landscaper 3 days a month to take care of the rest of the 20+ acres owned by the Villages. If you see work that you think is in the Common Area, please call the office and give them the information to get the work put on the list.

We are also attempting to address some of the erosion damage to these areas caused by the monsoons and adding rocks as budget permits to slow the water down and try to keep the sand off the streets and people's patios.

Your help in keeping our community in good condition is appreciated.

MaryEllen
Landscape Director

COMPLIANCE

Monsoons are definitely over

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 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.

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

www.villagesofgreenvalley.org

GENERAL INFORMATION:

Sections 3.06 talks about Nuisances

Section 3.07 talks about Exterior Maintenance

Section 3.08 talks about Lawns & Landscaping

Section 3.09 talks about Native Growth, Planting &
Common Areas

Section 3.14 talks about Unsightly Articles