



The Clip Board



September 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

Richard Trethewey
517-294-6707

NORMAL OFFICE HOURS

9:00 AM—2:00 PM Mon to 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 great Fall & Winter.

For those of you that missed it, we had a reasonably good monsoon season.

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

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 three vacant seats on the board, so please consider taking your turn in a leadership role.

The 1st Board Meeting of our Fall/Winter season will be on Wednesday, September 28th, at 1:00 pm in Lounge 1. Please try to be there. These meetings are important for our Neighborhood.

Planning Meeting - September 21st, 1:00 pm
Board Meeting - September 28th, 1:00 pm

Treasurer's Report

Account Balances as of 8/31/2022

| | |
|--|----------------------|
| Checking Account | \$119,641.09 |
| Money Market Reserve Account | \$111,712.30 |
| Replacement Reserve Account | \$102,957.99 |
| Chase Bank | \$214,199.00 |
| Petty Cash | \$75.00 |
| Total Cash Assets | \$548,585.38 |
| Fixed Assets | \$50,762.01 |
| Accumulated Depreciation | \$(37,645.33) |
| Net Assets | \$13,116.68 |
| Total Liabilities (Payroll Taxes) | \$1,545.48 |
| 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

SUMMER INFORMATION CATCHUP:

June was relatively quiet - which is always good.

We started to see some problems with the pool as a result of the weather and monsoon season. Chris had to close the pool to shock it to control the algae growth due to rain and high temperatures. This is something we see yearly. Chris continued to monitor the pool and take corrective measures as needed.

Chris started working on removing the paint from the covered sidewalk areas. Our goal is to have them ready to stain and seal after the roofs are re-coated this fall.

We received the new pool covers. Chris and Jim Riechers put them on the racks. Not an easy job!!!!

July was also fairly calm.

The pool again had to be shocked early on to eliminate the algae growth. Chris repeated this at the beginning of August.

After a particular heavy rain, Chris had to open up a traffic lane to access the parking lot. According to the county, we should expect this from the wash next to the Rec Center whenever we have a heavy rainfall.

Several roofing companies have been contacted to review their quotes for recoating the roofs. I should have the information ready for the September Planning meeting and finalized at the monthly Board meeting.

August also continued to be steady.

The monsoons were mild, fortunately. Chris has been doing a great job controlling the algae growth in the pool. We have seen a large number of flies and both Chris and Dago have been busy cleaning the pool and the Rec Center sidewalk areas.

We have had 2 snakes reported. Chris had one on the east entrance sidewalk and Dago had one on the concrete area behind the Ramada. Chris put the phone number for the GV Fire Dept on the bulletin board. They will come and relocate the snake to the desert. Keep in mind we have common areas all around the Rec Center so there are plenty of open areas for the snakes to come from.

Nick
Rec Center Director

Landscape Report

Our landscaper, Bert Nido is now coming 3 times each month which greatly helps in the never ending task of keeping our HOA looking good. 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.

COMPLIANCE

We have had a few compliance issues over the summer. These were addressed with letters to the owners and face to face visits.

Once the monsoons are officially finished (the latter part of September), contact will begin to notify Free Standing Homeowners about yard & alley cleanup.

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.

It is a play by the CC&R's or face the consequences.

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

www.villagesofgreenvalley.org