



# Casa Paloma 1 Home Owners' Association Newsletter

November 2022

[www.casapaloma1.org](http://www.casapaloma1.org)



## Social Life in Casa Paloma 1

When			What	Where
November 9	Wed	9:00 am	Ladies Tea	CP1 Rec Center
November 15	Tues	9:00 am	HOA Board Meeting	CP1 Rec Center
November 15	Tues	2 – 3:30 pm	Women Who Whine	344 Sonador
November 17	Thurs	10:00 am	Book Club	CP1 Rec Center
November 24	Thurs	1 - 5:00	Thanksgiving Pot Luck	CP1 Rec Center
December 13	Tues	9:00 am	HOA Board Meeting	CP1 Rec Center
December 13	Tues	2-3:30 pm	Women Who Whine	See web site for host location
December 14	Wed	9:00 am	Ladies Tea	CP1 Rec Center
December 15	Thurs	10:00 am	Book Club	CP1 Rec Center
December 24	Sat	1 - 5:00	Christmas Pot Luck	CP1 Rec Center

**GVR only confirms scheduling for a few months ahead, so, as yet, we do not have dates for January, February, and March, but we anticipate they will be the same schedule as above except for the Pot Luck dinners which will be on the 3<sup>rd</sup> Friday.**

CP1 HOA Board meetings are open to all residents, owners and renters alike. This is a good place to hear news of what's going on, have an opportunity for discussion, and meet your fellow residents. The meetings are always on the second Tuesday morning of each month in the CP1 Club House (Rec Center).

## Updates from the CP1 Social Committee

---

---

The **Ladies' Tea** will begin meeting again on Wednesday, November 9th in the Recreation Center. This will be a good time to get caught up on all of our summer adventures! The contact person for the Ladies Tea is Kathy Green, phone 419-204-7594.

**Women Who Whine!!!** The first Women Who Whine get-together will be on Tuesday, November 15<sup>th</sup> at Norma U'Ren's house - 344 Camino Del Sonador - from 2:00 – 3:30 pm. Bring an appetizer and your favorite beverage! This will be a moving event. Future hostess places will be posted on our HOA website at <https://casapaloma1.org/>

The **CP1 Book Club** is active! Meetings are on the 3rd Thursday of the month at 10:00 am in the CP1 Rec Center. If you want to participate in the book club, contact Rebecca Shuman at [shuman.rebecca@gmail.com](mailto:shuman.rebecca@gmail.com) or text her at 505-228-7237. November's book choice is *Once There Were Wolves* by Charlotte McConaghy.

The monthly **Neighborhood Potlucks** are held every third Friday of the month. The exceptions are the two holiday potluck dinners coming up in November and December. The sign-up chart for the next potluck is always posted on the bulletin board under the patio roof by the pool. If you would like to be part of the planning committee for this, please contact Gia DeNigris at 909-520-9074 or Barb Nelson at 425-761-9566.

The **Holiday potlucks** will be on a Thursday and a Saturday. The HOA will provide turkey and ham. Bring your favorite holiday dish to share from 1:00 pm to 4 or 5:00. People will then have Thanksgiving evening and Christmas Eve evening and day free to celebrate with family or friends. There will also be a White Elephant Gift exchange for the Christmas potluck.

The Casa Paloma 1 **Yellow Ribbon Sale**, our annual neighborhood-wide patio sale, is held on a **Saturday in March from 8:00 am to noon**. More information will be available at the HOA Board meetings and the CP1 web page as the date draws near.

---

---

**Moaners and Groaners:**

**Why is it so hard to come up with a cactus joke? *Because it is such a thorny problem.***

**Did you hear about the clown who lived in the desert? *He had a dry sense of humor.***

**What do you get if you cross a dog and a mountain lion? *Well you won't be getting any mail, that's for sure.***

## News from the CP1 Board

---

---

Sheila Austin, Vice President

The Board of Directors have been busy this summer. Here are few of the items we have been working on.

- **New Corresponding Secretary** - As some of you may know Tom Scarlet who served our HOA for many years passed away in September. Evelyn Stalter will take over many of Tom's former duties. She has been working on cleaning up our data base and going more digital. If you want to receive HOA email alerts, please make sure that she has your email address as well as other contact information. You can email your contact information to [contact@casapaloma1.org](mailto:contact@casapaloma1.org). Make sure to put your name, address and lot number (if you know it) in the subject line. We are requesting that you make sure Evelyn has your correct contact information.

- **Trimming Palm Trees** – our palm trees are beautiful but of course they must have attention every two years. Jim Ford does a wonderful job in making our HOA look good for us and the public. Thank you, Jim.

- **HOA Dues are NOT going up in 2023. Please get your Dues in on time this year.** It makes life easier for the board. You can always pay your dues early and not wait for the invoice. Our mailing address is: Casa Paloma I. PO Box 411 Green Valley, AZ 85614.

- **The Fire Department contacted me and wanted our HOA homeowners to know that they can install a lock box at your door.** If you live alone or go away for the summer, this gives the fire department access to your home in case of an emergency without damage to your home. Contact Beverly at 520-625-9400 for more information. The fire department will also check/install your smoke detectors on a regular basis. Contact 520-393-7505 for assistance.

- **Storms** – if you are away, it would be a good thing if you put someone in place to check your home for damage. As many of you may know we had an active monsoon season this year with lots of hail damage to some properties.

- **Oleanders** - need to be trimmed. Your Oleanders should NOT be higher than your roof line.

- **Care of your Home when you are not here – Weeds** can get out of control during the monsoon months. It is the homeowner's responsibility to make sure that weed control is done throughout the year.

Our home owners are great people. As the HOA Board of Directors we strive to make sure that Casa Paloma 1 is a secure, nice looking and a safe place for members to live.

Lastly, I want to welcome our snowbirds back. It is good to see all of you again.

**Blue Tarps and Road Refurbishment, Duane Rupert, HOA Board Treasurer and Chair, Architectural Committee**

As you know, our “Monsoon” season provides some benefits for our ECO system, but it can also provide some serious challenges for homeowners. Groundwater drainage infrastructure can quickly become overwhelmed and create serious erosion issues. Under the leadership of Jim Ford, our HOA Maintenance Committee has been working with contractors and homeowners to address resolvable issues in a timely manner.

The heavy rains coupled with blistering sunshine can also work to undermine the integrity of our roofs. Most of us have chosen to live in Southern Arizona because we love our sunny days and mild winters. Unfortunately, the continuous sunshine does work to dry-up caulking around sky lights, HVAC units, and in other unexpected areas. Several of our homes have recently experienced minor to serious roof failures. At least one of our CP1 homes was under a blue tarp for months before a contractor could be retained to, essentially, reconstruct the entire roof.

Generally, most homeowners have their **roofs power-washed and recoated at least once every five years**. What we want to avoid are water leaks that support a build-up of mold and wood rot. It is highly recommended, by the Architectural Committee, that homeowners carefully inspect the caulking on their roofs for cracks and separation every year. Small cracks can lead to big problems. Since many of us are not going to get on a ladder, it would be good to have a trusted contractor do the inspection and any necessary repairs. The cost of an annual inspection and minor repairs is much, much less than the cost of a major roof restoration project. A list of vetted roofing contractors is available from the Green Valley Council.

On another issue, it is time for a periodic **pavement preservation** treatment for the 2.2 miles of CP1 roads. Over the years, your HOA has been diligent about having the asphalt treated to extend the life and quality of our streets. The HOA Board has been in touch with several contractors to determine appropriate costs and timing for the project. As of now we are expecting project implementation to be in the Spring of 2023. Substantial cracks will be filled prior to the application of a high-density mineral bond. The entire project will take no more than three days to complete. Our goal is to reduce the amount of cracking and potholes. Streets in good condition also support higher property values.

The good news is that the HOA Board has been saving for this project over the years and an “extra” fee will not need to be collected this year from our homeowners. Much more information about this project will be forthcoming. Our intention is to complete the project with minimum inconvenience to those who call CP1 home.

## Good to know, if you don't already

---

---

The CP1 Board has decided that due to so many scams on seniors, soliciting from companies and churches, and on the advice of our attorney, **the Locator** will no longer be printed and distributed. Please reach out to your neighbors personally if you want their phone or email address. We love our community and it is the responsibility of the Board to keep this a safe zone for all.

**GVR Pie Bake-Off** Tuesday November 15, 2:00 pm at Santa Rita Springs Anza Room. The first 20 who respond will secure a chance to compete. Email [events@gvrec.org](mailto:events@gvrec.org) to throw your hat in the ring. Eaters, buy your tickets now! Five prize categories: best in show, best fruit, best cream/custard/mousse, most beautiful, ugliest.

**Prayer Team.** Casa Paloma 1 has a prayer team of residents who pray daily for the needs of the people in our neighborhood. If you would like prayer for your situation, please contact: Jerry Miel at 520-370-7258 or Ranae Hamby at 520-625-7041

---

---

### Moaners and Groaners:

A father is asked by his friend, "Has your son decided what he wants to be when he grows up?" "Yes, he wants to be a garbage collector." To this his friend responds, "Strange ambition to have for a career." "Well, he thinks that garbage collectors only work on Tuesdays!"



**"I think the seller will accept your offer,  
but the Homeowners Association will  
never approve that shirt."**

## Need Help?

---

The following listings are information that CP1 has at hand. They are not recommendations. Use your own judgment in selecting a service and feel free to add to the list if you have had a positive experience with another source.

### Heating and Air Conditioning

Green Valley Heating/Cooling 520-625-1234  
Oasis 520-648-1755

### Roofing

Territorial 520-625-5823  
Trinity 520-578-1159

### Painting

Ayer's 520-404-7784  
Straight 2 U Services 520-625-1277  
R&C Quality Painting LLC 520-392-3784

### Plumbing

Green Valley Plumbing 520-625-8976  
Aaron Watts 520-625-7636

### Repair and Remodel

Jeffrey's 520-625-2391  
Tom Collister 520-331-3754  
Clint's Handyman Service 520-488-2655  
M&Ms All Things Construction 520-221-1389

### Pest Control

Removal Specialists (bees) 520-982-9000  
Burr Exterminating (bees) 520-628-1951  
Desert Swarm (bees) 520-310-0707  
Truly Nolan (bees, termites) 520-399-7355  
GV Fire Dept. (snakes) 911 or 520-629-9200

<i>The current CP1 Board of Directors</i>		<i>The current CP1 Committee members</i>	
President	Ray U'Ren	Social	Gia DeNigris, Barb Nelson
Vice Pres	Sheila Austin	Landscape/Maintenance	Jim Ford
Treasurer	Duane Rupert	Neighborhood Watch	Linda Bentancourt
Secretary	David Messick	Rules Enforcement	David Messick, Ray U'Ren
Member at Large	Jim Ford	Corresponding Secretary	Evelyn Slater
		Architectural	Duane Rupert, Jerry Miel, Julie Nikolai
		Locator	Jim Ford
		Courtesy	Barb Nelson
		Lamplighter	John Stevenson
		Website	Richard Peterson
		Legislative	Richard Peterson
		Newsletter	Susan Sheets

The CP1 newsletter is distributed twice a year, Feb/March and Oct/Nov. In addition, the current issue is posted on the CP1 website at <https://casapaloma1.org/>. Suggestions for content are graciously received by the editor, Susan Sheets, at [susansheets5@gmail.com](mailto:susansheets5@gmail.com).