

THE SPRINGS CHAT~DECEMBER 2019

A newsletter by and for the residents

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Now, more than ever, there are divisive issues in our society that are troublesome to communities like ours. Please remember, that we **can** have differences and still walk together. We **can** be good neighbors and still vote our preference. The worst thing for America is to focus on disagreements instead of the common good. We all need to take a step back from rhetoric and look to the future. The place to start and rebuild is right here. I am hopeful we can take care of the local issues, still keep our eyes on the big picture, and be respectful of differences.

A blessed holiday to you all,

Rebecca Keenan
President of The Springs HOA

CALENDAR & EVENTS & INFO

- Rental Agreement
- Picnic at the Park
- Board Member Info

The Springs CHAT is your newsletter.

Communication and sharing information can contribute to the vitality and the culture of our community.

The CHAT invites your contributions - information you would like to share with the community.

The editor also wants your ideas and suggestions, so just email them to editor.thesprings@gmail.com



The volunteers for the recent HOA mailing gig on November 30th were SO FAST that it took less than 20 minutes to complete the job. Jeannie McGaughey says it was a new record for preparing 450 mailings. We all had fun and time to chat a bit.

Please consider joining us on December 28 at 10 am in the Fiesta Room when another HOA mailing gig is planned for the 'annual meeting mailing'. Leftover Christmas cookies will be served. Last years volunteers had to eat fruitcake.

NOTICE OF THE SPRINGS H.O.A. BOARD MEMBER OPENINGS

We will have 3 board members whose two-year terms expire on January, 25, 2020 (date of the annual meeting). If you desire to serve on our board please go to this internet link,

http://www.thespringshoa.org/pdf/info/Nomination_Volunteer%20Letter_2019.pdf

fill in the details, and then provide a brief, half-page description regarding your interest in the board and other pertinent biographical details about yourself. You can email it to me at

hoa@thespringshoa.org

or put a printed version of it to my attention in our mailbox on the north side of the entryway/office no later than December 15, 2019.

To communicate any questions about this please email me.

the entryway/office that you are interested in being on the board., I will print out and deliver the form to you and it should be filled out and returned to our mailbox no later than December 15, 2019.

We welcome and encourage your interest in serving on the board!

Brent Gordy

Vice President, The Springs at Santa Rita H.O.A.



HOLIDAYDECORATION COMMITTEE

Great job in making our entrance a beautiful holiday scenery.
The volunteers in our community are amazing.
Thanks again.

January 2020...Republic Services Changes

Just a reminder that the new Republic Services contract starts in January. The base rate for 2020 has gone down to \$15.50/mo. with 7% increases in years 2021 and 2022; so the overall costs to our residents for the next 3 years is basically the same. There are no other changes since our last contract.

If any questions, please contact Brent Gordy at hoa@thespringshoa.org or put a note to his attention The Springs mailbox at the front entry.

NEEDED: HOSTS FOR 2020 PICNICS IN THE PARK

Picnics in Perry Park

Sundays - Jan/Feb/Mar/Apr - TBA

Social: 12:30 pm - East at 1:00 pm



Doug and Nancy Crosby will no longer be able to host our popular picnics. Thanks Doug and Nancy for all the good times you made possible for us! We are seeking new hosts for the 2020 season. If you or someone you know are interested in helping with this easy and fun social time please email me at the Springs HOA address as soon as possible. The picnics are great fun, let's keep them going!

Brent Gordy, V.P.

Reminder:

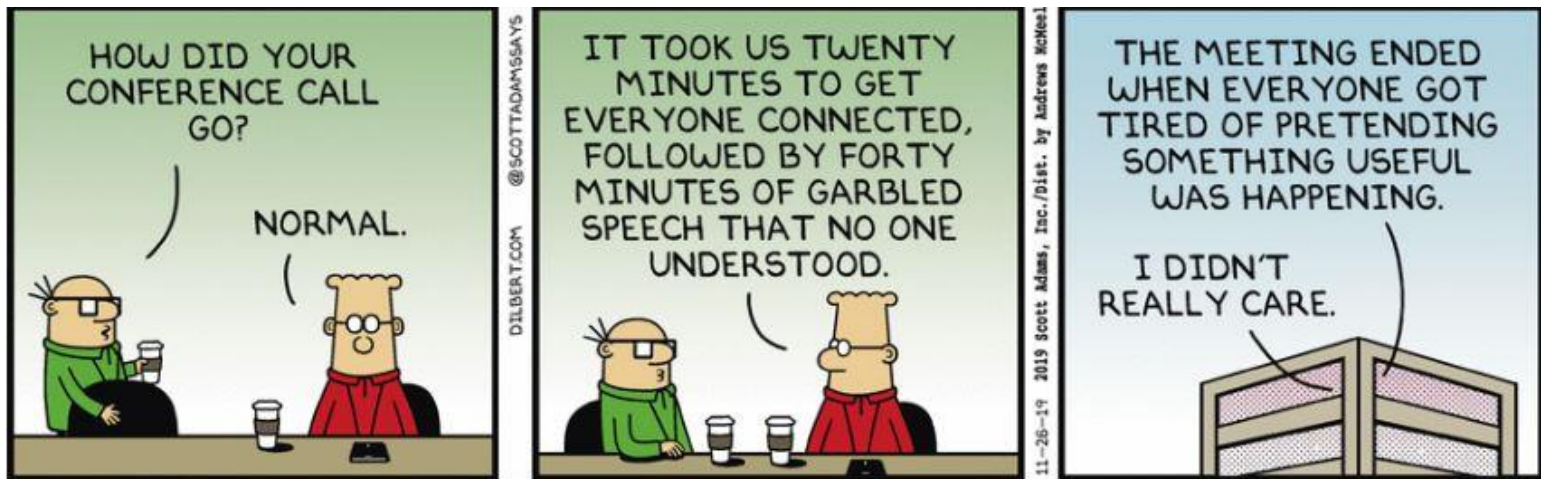
At the November board meeting, the Board approved a 3% increase in association dues.

The dollar amount of the increase is \$15.00!

Get your GVR cards renewed!

Local office at The Springs are open 8am-1pm Monday-Friday if you have any questions.

We all have had those days on the phone! Ask Brent!



CRITERIA FOR ADDRESS LIGHT FIXTURES AND PLAQUES WITHIN THE SANTA RITA SPRINGS HOA

1. Fixture must take a non-dimmable bulb with standard-sized screw-in. Fixture must allow energy usage of 5 Watts (LED bulbs.) This is a 40 watt equivalent for incandescent bulbs.
2. Fixture must be enclosed except on the bottom for shelter from the weather.
3. Fixture must be open on the bottom allowing easy access to change bulbs. Light bulbs are provided and changed as needed by HOA members (your lightbulb committee.) These people must be able to fit their hands into the fixture easily.
4. Address number must be easily visible from the street. Recommended address number plaque dimensions approximately 11" X 5 ½." Southwestern style recommended.
5. Recommended fixture size approximately 11" wide X 9" high X 5" deep.

*Note: The fixture no longer needs to be wired with a sensor, since our new bulbs have an internal sensor which enables them to turn on at dusk and off at dawn.

If questions contact Patsy Sills.

Key Notes from the Architectural Review Committee from November 2019

Further explanations are in the newsletter.

by Ted Boyett, Chairman

During the last ARC meeting and several notes from homeowners prompted the compilation of the following items that will be of interest to many of The Springs residents.

- 1) The committee modified the guidelines for address light fixture replacement due to the use of new LED bulbs that have built-in, on at dusk or at dawn capability.
- 2) The committee approved Dunn Edwards "velvet" paint for exterior stucco and plaster.
- 3) The committee confirmed clarification the HOA standards on renting property in The Springs.
- 4) We are seeking ways to keep property owners current contact information on file. Do you have suggestions?
- 5) The committee reviewed several safety issues with-in
 - a. Speeding within the springs
 - b. Parking on Fuerte along the GVR complex makes it difficult for vehicles to pass.
 - c. Loitering and hitch-hiking within the Springs
- 6) The committee will recommend to the BOD at the next meeting that the current HOA operation be maintained and not hire an outside management firm.
- 7) Two individuals will be recommended to the BOD to serve on the ARC at it's next meeting. One as a permanent member and the other as an alternate.
- 8) Springs homeowners as a whole have been more compliant with our CC&R's and other community documents resulting in fewer notices of violation; more importantly this has resulted in a more attractive community.

Items prompted from home owners notes. "Before we start this discussion, please, if you want to let us know about something you desire our action; it is most helpful for you to provide us with your name and contact information. This helps insure an understanding of your concern and our ability to contact you if we have questions. We can then help clarify current community documents. If you prefer to remain anonymous, you should contact me directly and I will do my best to keep your identity private."

- 1) Clarification is needed concerning golf carts vs golf cars as it pertains to parking in driveways. It was initially provided 4/18/17 in the document Golf **Car** Liberation. Basically, if the cart is registered with the states, as demonstrated by a current vehicle license, it is considered a car.
- 2) If you are reporting violations such as parking violations or not picking up after a dog and wanting to use photographs, they should be timed stamped and the more the better. I have driven by several reported violations without finding the violation. If it is a noise including dog barking violation, community standards require two witnesses that do not reside at the same address. Two witnesses are helpful in all cases.
- 3) Behavior that is exhibited while not on our property is technically out of our jurisdiction. Therefore, we are limited to bringing the lack of courtesy, such as walking a dog off leash or on the golf course during hours open to golfers, to the attention of the offender. If the actions are in violation county ordinance the complainant should notify the county.

Many items that irritate homeowners can be resolved by neighbor-to-neighbor discussions. In some instances this may seem difficult, but is the best first step. If this is not an option, we stand ready to help.

rare cases some actions by a resident of our community are only resolved with involvement of local law enforcement. This should be, and has been, very rare.

Lastly, The Springs is a great place to live thanks to all of our residents and homeowners.

Golf Car Liberation by Ted Boyett

The Architectural Review Committee has found in favor of two petitioners for review of their notifications for illegally parking their golf cart/car in their driveways. This ruling makes a distinction between golf carts and golf cars as to the term "recreational" which had in the past been used to describe vehicles not specifically named in section 10.26.2 of our CC&R's. This ruling treats golf cars; i.e. golf vehicles that are currently registered with State of Arizona as demonstrated by a license plate with a current year tag, as passenger cars. Golf carts are golf vehicles that are not currently

registered with the State of Arizona and subject to our previous ruling of being kept in the garage except during use and for short periods of time, of up to 4-6 hours, during the day between uses. At no time should either vehicle be parked off the driveway in the yard. All vehicles that are parked in driveways must be driven at least weekly and not stored in the driveways.

The petitioners presented sound arguments and collected over 180 signatures while canvassing about two-thirds of the properties, of which 144 were deemed valid after auditing the lists that were submitted. Each residence was allowed only one homeowner to be counted.

Part of the determination for the liberalization of this specific rule by the ARC was based on the changing demographics of The Springs and our needs. There are more Springs homeowners using golf cars for daily trips within our community and throughout Green Valley. Not only is this helpful for many of our residents, it is ecologically sound. In 2003, approximately 14 years ago, the rules were relaxed allowing passenger vehicles and pickup trucks to be parked in driveways instead of being garaged when not in use.

This rule will become permanent after a one year trial period, to allow for open community comment. Whereupon, if no future action of the ARC is taken, the ruling will stand. Comments should be sent to ARC Chairperson c/o The Springs, 951 W Via Rio Fuerte, Green Valley AZ 85614, hoa@thespringshoa.org, or TBoy@stanfordalumni.org.

Clarification of HOA Rental Policy

Recently, there have been numerous complaints from homeowners concerning rental properties that do not follow the HOA covenants (CC&Rs) and other community documents.

As a reminder, all properties that are rented must be rented for a minimum of 30 days, one person in the rental party must be 55 years of age or older, each rental shall have a written contract/agreement with the renters, and all properties when rented shall be registered with the HOA each time it is rented. There are restrictions on the length of time minors may reside at the residence.

It is helpful to include in all advertising the information on age restrictions and length of time requirements. This may screen out renters that would not be in compliance.

Leaving current phone numbers of both owner and renter with the HOA office, helps provide good lines of communication. This can be especially relevant in cases of suspected unauthorized occupancy, potential harm or damage to the homeowner's assets, and other issues that may arise.

It is strongly recommended that each homeowner renting their property review our community documents. Pertinent sections should be shared with tenants when renting. A good resource for renters (and homeowners) is The Springs Homeowners Handbook.

Homeowners are responsible for compliance to all HOA rules, even by tenants. Failure to follow HOA requirements when renting will result in a warning, citations with fines, and the possibility for the enhanced enforcement clause to be activated.

The Springs is a wonderful place to live, well maintained and with good neighbors. By following the rules we all help to keep it that way.

Ted Boyett, ARC Chairman

Please welcome our new neighbors and guests..
It feels good to feel welcomed when everyone around is a stranger.

2019 HOME SALES

<u>Address</u>	<u>Sold To</u>	<u>Home Town</u>
804 W. Puma Peak Rd	Greg & Pam Fox	Gig Harbor, WA
1022 W. Blue Fox Rd	BDB Capital LLC	Tucson, AZ
3869 S. Camino del Golfista	Royce & Debra Jacob	Ridgefield, WA
3742 S. Avenida de los Solmos	Eugene & Eva Maurer	Reno, NV
3841 S. Camino del Golfista	Pam Pine & Frederick Abernethy	Glenwood Springs, CO
3840 S. Camino del Golfista	James Mason	McKinney, TX
3795 S. Avenida de los Solmos	Luis & Celia Rodriguez	Tucson, AZ
3641 S. Paseo de los Nardos	Larry & Bonita Fuglestein	Richville, MN
800 W. Calle de la Pelotita	Norman & Sharon Brockmeier	Wheaton, IL
3917 S. Calle Viva	Frank & Darla Terry	Breezy Point, MN
3881 S. Camino del Golfista	John & Marcia Chess	Pine City, MN

3908 S. Calle Viva	Edwin & Denise Ruby	?
4033 S. Golden Lynx Rd.	Kenneth Brown	Mill Creek, WA
3881 S. Calle Viva	Lisa Fitch	Clive, IA
3788 S. Camino Comica	Paul Smith & Britt-Marie Berntsson	Pequot Lakes, MN
3971 S. Camino del Golfista	Jacque Bailley	Clitherall, MN
3726 S. Avenida de los Solmos	David Lewis	Green Valley, AZ
998 W. Blue Fox	Ronald Stodieck	Green Valley, AZ
3789 S. Calle Rambles	Christine Duvall	Green Valley, AZ
1005 W. Blue Fox	Mark & Marion Smith	Green Valley, AZ
3763 S. Paseo de los Nardos	Robert North	Hurley, WI
3780 S. Camino Comica	Beth Delanda	Livermore, CA
3755 S. Paseo de los Nardos	Jeff & Melissa Pineault	Middletown, RI
4073 S. Golden Lynx Rd	Bart & Georgia Hillyer	Green Valley, AZ
3701 S. Avenida de Encino	Michael & Linda Oboza	Rosemont, IL
3818 S. Camino del Golfista	Constance Prior Beentjes	Carmichael, CA
3756 S. Camino del Golfista	Larry Gable & Alison Smith	Arlington, MA
3924 S. Calle Viva	Danio Gracin	Madison, AL
4123 S. Golden Lynx Rd	Gary & Elaine Jones	Lakewood, CO
3731 S. Paseo de los Nardos	Diane J. Rinks	Dallas, OR
1022 W. Blue Fox Rd	Linda Quamme	Alexandria, MN
730 W. Calle de la Pelotita	Doug & Johnene Deasy	Hilo, HI
3870 S. Camino del Golfista	Mike & Janet Carlson	Centennial, CO
3982 S. Camino del Heroe	Curt & Marsha Willard	Kansas City, MO
3880 S. Calle Viva	Michael Roy Dickenson	???
975 W. Blue Fox Rd	Elvira Bayless	Redmond, OR
3796 S. Camino del Cefiro	Nancy Negherbon	Durango, CO

How Fast are YOU going?

Do you cringe when someone tells you to “slow down”? Well I am going to do it. Maximum speed on the private roads in The Springs is 20 mph. MAX! With the heavy use of GVR facilities in our community, I realize that residents may not be the only offenders.

Part of me wants to put “ **REALLY!** “ in big orange letters above the first speed sign at the entry, and then “ **SERIOUSLY!** “ above the second sign. Or how about a threat ‘to install the ever popular Speed Bump’ if folks don't slow down? None of these things are probably necessary, but we all know that it is hard to go 20 mph when nobody appears to be around.

So how about a friendly reminder that “you save very little time when you hurry, we are retired mostly, and walkers, animals, other drivers and bicyclers can be unpredictable”. And the speed limit also applies to golf carts, bikes, motorcycles and really fast walkers. **Please stick to our speed limit.** Thanks!

Rebecca Keenan
President (and traffic cop) for The Springs

Celebration of Life for Bill Collins



January 11, 2020
11:00am
EVF Church of Green Valley
1393 W. Mission Twin Buttes Road
Green Valley, AZ 85622

All are welcome. Please come and celebrate with us. Light lunch provided