

# THE SPRINGS CHAT ~MAY 2020~

A newsletter by and for the residents

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## Community Values – A Reminder

We have guidelines for many things in our community and all are necessary for a healthy HOA. One is important above all others, and it is listed first: "Friendliness, respectfulness and caring for one another."

- **VISION STATEMENT**

**The Board of Directors of The Springs at Santa Rita HOA envisions a community in which:**

**1. Friendliness, respectfulness and caring for one another are primary characteristics.**

This is not a law, but it is what we "do" and it is expected that The Springs' residents will put their best foot forward with other residents when interacting in the community.

The Board is pleased to say that most of the time, it is the norm.

Recently, I have heard of a number of interactions that were less than respectful of residents in common areas. Please think before you speak. Others are just as stressed as you are. The "F" word is personal. Multiple uses of the "F" word are very personal and intimidating. I have never heard a conversation where using profanity made it any clearer or was helpful to any form of understanding. It's abusive, mean, and uncalled for.

Please take care of yourselves. Talk with friends or family when you are upset or need help. If there aren't any of those folks available, use a help line. That is what they are for. Yelling at unsuspecting neighbors doesn't solve anything. We all have problems and challenges that we face, so let's try to temper our passionate words with compassionate ones. Or stay silent until you feel calmer. Your choice.

With concern and compassion,  
Rebecca Keenan  
President of The Springs HOA

## CALENDAR & EVENTS & INFO

- Helping Others
- What's that Noise?
- Paint & Stain
- Are You Leaving?
- Compliance Agent

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](mailto:editor.thesprings@gmail.com)

**UNTIL FURTHER NOTICE  
ALL MEETINGS AND  
SOCIAL GATHERINGS IN  
"THE SPRINGS" ARE  
CANCELLED.**

**ANY IMPORTANT  
UPDATES WILL BE SENT  
TO YOUR EMAILS.**

## Compliance Agent

The compliance agent is an independent contractor and not an employee of the HOA.

### Duties:

- Reviews all architectural and design requests of homeowners & meets with home owners to evaluate requests as necessary;
- Approves or disapproves requests as outlined in community documents in a timely manner;
- Conducts **2** maintenance and yard inspections of each lot annually with monthly follow-up inspections on the lots that were in non-compliance with community standards
- Inspections include but are not limited to vehicles, out of home businesses, plants, trees, weeds, sidewalk obstructions, outside house/structure paint and stain with approved colors & texture, and location of cables, satellite dishes, solar panels, patio screens, etc.;
- Issue and maintain records for records/notices of compliance violations;
- After required notifications, and with approval of the ARC/BOD places the property in enforcement until the compliance issue(s) is/are resolved;
- Shares records of requests & non-compliance issue with the office manager and makes monthly reports to the ARC chairperson.

### Qualities:

- Thick skinned with excellent inter-personal relationship skills;
- Good organizational, computer (excel and word) & record keeping skills;
- Previous work as a compliance agent, close work with governing boards, or as a BOD member;
- General year round availability.

**Compensation:** \$5,500 per year paid quarterly, with a performance review after six (6) months of the first year.

**Reports to:** ARC Committee Chairperson, and works closely with the Office Manager.

**\*\*Preference will be given to homeowners or permanent residents of The Springs.\*\***

**To apply:** Send a resume indicating your qualifications and contact information to Rebecca Keenan, chairperson of the Personnel Committee at [hoa@thespringshoa.org](mailto:hoa@thespringshoa.org)

**Application Deadline:** 5 PM, Friday, November 20, 2020.

**Interviews:** December 1, 2, and/or 3, 2020;

Board approval will be requested at the Tuesday, December 8, 2020 BOD meeting.

**Contract start date:** January 1, 2021.

For more information contact Ted Boyett, Chairperson ARC [TBoy@stanfordalumni.org](mailto:TBoy@stanfordalumni.org)  
1(401)649-0991

## Mechanical Noise by Rebecca Keenan

Recently, several residents in the south end of The Springs have been troubled by noise coming from the Fremont Mine pumps near the substation. A couple of residents have talked with the Fremont Community Service Representative. That person has been responsive and helpful, but the problem is not completely solved.

Turning off an old pump was helpful, but it did not stay off and the noise continued. When I was asked to help, the concerned neighbors provided complete information and I was able to get a good response from the Fremont representative again. The old pump was again turned off, the noise again diminished, but has not abated. At the recent Board meeting, having the mine company put in a noise containment wall just north of the pumps was discussed and is currently being proposed to Fremont.

Thanks to all who have helped us identify the issues and we hope to report more soon. Take care!



## Retirement Information from the Board

Some of us retire just once, others do multiple retirements, some even 'retire from retiring', and a few never retire.

A couple of individuals who work in The Springs have announced their most recent plans to retire.

**Marina Harsha**, editor for The Chat, is moving just a few blocks away. Unfortunately, that location is no longer in The Springs. Marina's help with The Chat over the past year has been much appreciated and she is a wizard when it comes to formatting. There have been many appreciative comments about her work, but please thank her when you see her. This is her last issue.

Well done, and a huge **THANK YOU from the HOA Board!!**

Another individual is planning to retire, ending her contract with our HOA as of January 2021. **Stephanie Walters** has been our compliance agent for two years and will have completed her third year next January.

It is not, and never will be, any easy job. She has taken great care to honor the CC&Rs and be responsive to the community. The Board is fully satisfied with her work and is sorry to see her leave the position. We wish her well and appreciate the knowledge of her plans well ahead of time.

Please take a moment to thank Stephanie when you see her. The Board passes along **GOOD WISHES and our profound thanks for a job well done.**

We will miss the efforts of both of these individuals who have given so much to our community.

## President's Report to The Springs HOA Board April 2020

Well I am hunkering with the rest of you and staying in touch with neighbors and family. Work is ongoing on a number of issues, but progress is slow because of the pandemic.

Cooperating with GVR for the cost of street repairs around the GVR site in The Springs is basically on hold. There is a newly elected board that is just getting started. Due to the number of changes and decisions regarding the pandemic, we were removed from the agenda for the March 26 meeting. The April 29 meeting agenda has not been published yet. We are ready to present information. The interim CEO has been contacted again. Stay tuned.

The work with our lawyer regarding a resident has been completed. Letters have been sent stating no hitchhiking, no interference with drivers on our roads, and safety for everyone in the community is our top priority.

We are working to reset our meeting schedule and meeting location with GVR before their employees are placed on furlough next week. Our meeting on April 14 was cancelled and the new date will be Eblasted later in the month. That meeting will be closed and residents can submit comments or concerns to the Board by email prior to the meeting. No major issues will be voted on at the next meeting.

Some snow birds left early, and some are staying longer. Nevertheless folks are out walking. **Please stay off the golf course and cart path during normal golfing hours.** Please also remind your neighbors. It is not our property and it is not a park. Interfering with the paid customers is rude and unsafe.

Enjoy those wildflowers and blooming trees, be safe and at home.

Rebecca Keenan  
President of The Springs HOA

## A Number of The Springs' Residents Have Found Ways to Help Others During the Covid 19 Crisis.

- Speak facts, not hyper politicized fiction.
- Share your cooking talents with your neighbors, especially baked ones - straight from the oven and transferred on a paper plate.
- Make masks! A number of Springs residents have been making dozens of masks using various patterns and a riot of fabrics. Sally Bryan and Marina Harsha shared some pictures with us. Sally chooses to "sell" hers and donate the money to a local charity. Marina has been giving them out locally and also sending packages to friends and family who need them. Watch out - people will be wanting more, so consider learning how to make them from one of the many clever You-tube videos. That's what Neysa Dickey did with a clean old t-shirt, and she didn't have to sew a stitch.
- Make a call to a neighbor who doesn't get out as much during this time. A number of our Block Captains are doing just that. Can you?
- Of course, remember those who don't have jobs right now or whose businesses are at risk : do drive by meal pick-ups, send donations to food banks, buy gift cards for necessities, pay your hairdresser for the appointment you didn't get to go to (and stop looking in the mirror), and the list goes on. Think outside the box and share your idea with others.
- Pray for those in need.
- Smile at people, even if it is through a mask. They can see it in your eyes.
- Learn to trim your own bangs, or help a friend with a haircut wearing a mask and gloves.
- Be kind to those who are working - it's not easy for them.
- Say "thanks" frequently whether to a person, to your pet, or to your God and mean it.
- Fill in this space \_\_\_\_\_ and then proceed to do it.
- Above all, keep yourself as healthy and as happy as you can. That alone is a great help to our world.



Sally Grace Bryan



Marina Harsha

*Editors note: Please contact Sally if you want to purchase a mask: 716-397-8099. \$10 donation that is being played forward to the GV Food Bank.*

## **Are you leaving for the summer?**

Pima county allows you request a sewer fee vacant rate for the months you are away from Green Valley. There is still a fee but it is lower than regular billing. You will need your account number from your billing record. You will also need the dates for when you are leaving and when you will be returning.

<http://pima.gov>

In the custom search box, key in “suspend sewer” and hit enter. Look for sewer billing suspension, click on that link and complete the form, or call phone # 520-724-6609.

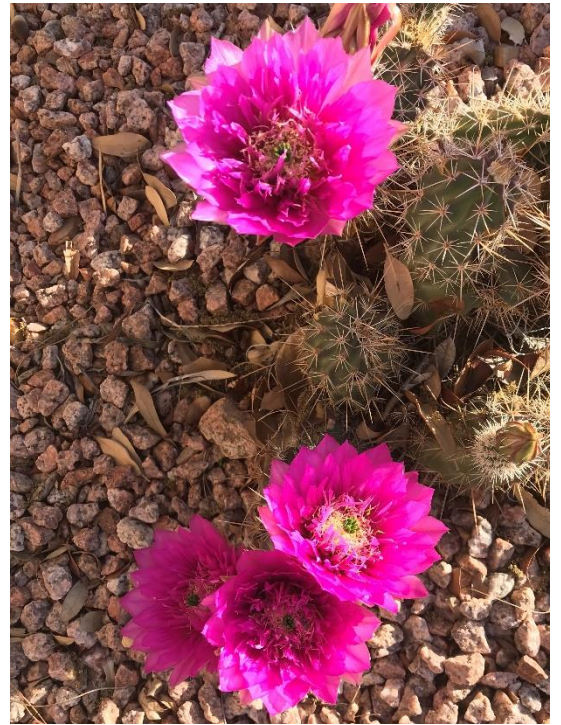
## **Donate to Food Bank in Amado**

The mailing address for the Amado Food Bank is P O Box 729, Amado, AZ 85645. Write “milk and eggs” in the memo line of your check. To have the Springs HOA get acknowledged for the donations we all make put a note stating The Springs HOA with your donation.

## **Strange Things Grow in the Desert**

Why is this Saguaro so strange looking? Notice the low arms. When Park Nine had a larger sized of crushed rock added, around 2010, it took multiple loads to finish the project. On the last load the driver mis-judged the distance and toppled a 6 foot Saguaro. The Saguaro was left there for several days, much discussion it was decided to cut off about 3 feet at the top of the downed Saguaro. This piece was left to harden off. Later this piece was planted. It has grown into this interesting Saguaro.





## The Desert Showing off Its Beauty...

Photos by Marina Carey-Harsha



## 2020 HOME SALES



<u>Address</u>	<u>Sold To</u>	<u>Home Town</u>
3733 S. Camino Comica	Curtis & Patricia Thompson	New London, MN
3781 S. Avenida del Encino	Doug & Johnene Deasy	Green Valley, AZ
812 W. Puma Peak Rd	Richard & Debra Fillion	Green Valley, AZ
701 W. Calle de la Pelotita	Heidi Youssef	Green Valley, AZ
3725 S. Camino del Golfista	Doug Schaffer & Kathy Storm	Big Stone City, SD
3755 S. Camino del Golfista	Nancy Leonard & David Maier	Waldport, OR
3664 S. Paseo de los Nardos	Thomas DeToma	Tucson, AZ
3773 S. Calle Rambles	Deborah Flickinger	Walsenburg, CO
880 W. Calle de la Pelotita	James Fiegel	Green Valley, AZ
973 W. Via del Placio	Mary Susan Agan	Knoxville, IA
3665 S. Avenida de Encino	Lynn Powell	Lake Oswego, OR
3778 S. Camino del Golfista	Gerald & Rita Ann Dalzell	La Crosse, WI
3725 S. Camino del Golfista	Doug Schaffer & Kathy Storm	Big Stone City, SD
3665 S. Paseo de los Nardos	OfferPad, LLC	Chandler, AZ
3725 S. Avenida de los Solmos	Carl & Sue Olsen	Bozeman, MT
3809 S. Avenida de Encino	Friedburg & John Schilling	Ladysmith, BC, Canada
3958 S. Camino del Heroe	Victor Frankfather	Tucson, AZ
3645 S. Avenida de Encino	Don & Nancy Kelly	Green Valley, AZ
3925 S. Camino del Golfista	Michael & Karen Mitchell	Old Forge, NY
3747 S. Avenida de los Solmos	Pamela Wright	Las Vegas, NV
3965 S. Via de Cristal	Loretta Wyland	Green Valley, AZ
962 W. Via de la Fonda	Donald Beck	Seattle, WA





Paint or Stain for wood beams and posts by Ted Boyett

The **color** of the paint or stain for wood posts and beams **has not changed**.

**Our formula was changed to maintain the HOA color because the manufacturer changed their ingredients.**

The recommended repainting/staining schedule for wood is two years as is stated in our Homeowners Handbook. Therefore, after we found out about the manufacturers change and several homeowners had re-painted or stained their wood using the existing (old) formula, we took a one year hiatus and wrote up no violations that year for wood color violations in case others had used the old formula, so as not to penalize homeowners for the manufacturers' and stores' failures to notify us of their changes.

Typically, a first violation notice provides for a year to remedy the issue before a second notice is sent, and that one gives an additional six months to remedy the issue before issuing the third notice. The third notice indicates that, at the end of one additional month, fines may be instituted. With the formula problem, we have actually allowed for greater time than that recommended for repainting or staining, as stated in the Homeowners Handbook. This provides, at a minimum, the one year hiatus and then a year and seven months to rectify the issue; two years and seven months total. This is more than enough time to make a plan and address any issues that have occurred due to the change in the formula.

Non-compliance notices are not based on the homeowner's time between painting or staining, rather they are based, first on the wood condition and second on compliance to the color standard. That has not changed since I have been an owner and I have been told that it has not changed since the beginning of the compliance evaluations.

While investigating this issue we were able to establish that the paint and stain manufacturers that tried to replicate the Frazee formula have most closely accomplished this with their highest quality paints and or stains along with proper preparation and application. (Frazee was the original wood care and color required of our homeowners by the community documents.) Using lesser quality products, along with inadequate preparation and application, results in a shorter time frame before the paint or stain breaks down and therefore does not protect the wood as well. Often the aging product develops a yellow or purple tinge.

Given these all these findings, the ARC is authorizing the Compliance Agent to allow **slight** variation (yellow or purple hue, tint, or tinge) before issuing a notice of non-compliance.

Individuals that received a violation notice may ask for a year's extension citing this (tint, tinge, and hue) exception, before the clock starts on notification(s) of non-compliance and potential fines and any and all other actions the HOA may take to bring the property into compliance. All **future** contesting of the color of the post and beams under this

(tint, tinge, and hue) exception will require the homeowner to provide evidence that they used the current correct formulary and had painted or stained the wood with-in two years before the date of inspection.

The bottom line is that neighbors, the Architectural Review Committee, and Board of Directors should encourage all homeowners to:

- use the highest quality paint or stain they can afford for the wood posts and beams;
- perform proper wood preparation;
- perform correct application (no watering down of the paint, etc.);
- repaint or stain **every two years**.

**The price of poor maintenance is an even more expensive replacement of your wood beams and posts. So please take heed, and know that we are trying to help you care for your property and navigate the recent formula change. Thank you!**

## **April/May Board of Directors Meeting**

The Minutes from the recent April/May Board meeting were posted on the HOA website and are also included below. I would like to thank the entire Board and Jeannie (less than 10 people) for attending on my rather warm and sunny patio, and all were socially distanced. Also attending were a Gila woodpecker, a quail momma, several flies, and occasionally some random golfers. Doughnuts were served. We had good discussions and it was very pleasant to see each other. One resident wrote in and suggested using Zoom, and we may need to do so in the future. For now, this was a very productive meeting and we got a lot of work done. There were no major votes, just a lot of information to process.

The Springs at Santa Rita HOA  
Board of Directors' Meeting – Closed due to COVID-19  
April 28, 2020 – 9:00 a.m.

Board Members Present: Rebecca Keenan, President; Brent Gordy, Vice President; Roger Olson, Treasurer; Cindy Deckinger, Secretary; Directors Ted Boyett, Mark Koruga, and Jim Owen.

Homeowners present: 0

Call to Order: President Keenan called the meeting to order at 9:05 a.m. The roll was taken and a quorum was present.

MSVA\*: Brent Gordy moved to approve the agenda. Ted Boyett seconded the motion.

MSVA\*: Brent Gordy moved to approve minutes from the last Board meeting. Ted Boyett seconded the motion.

### Treasurer's Financial Report

Checking/ Savings Balance.	3/31/2020	\$748,414.85
Reserve Fund/Savings.	3/31/2020	\$517,402.28
Operating Fund Savings	3/31/2020	\$226,127.56
Operating Fund Checking.	3/31/2020	\$ 4,885.01

The Board accepted the Financial Report and it will be filed for audit.

Brent Gordy specifically and the Board in general thanked Roger for all of his work on the HOA books. Roger reported that the current tax return has been completed and filed. He also stated that the prime interest rate is of concern and may affect the contribution to the Capital Reserve account next year.

Reports presented and posted on the website: President, Vice President, ARC, Grounds, and Streets.

MSVA\*: Roger Olson presented the annual audit report which is now posted on the website. Ted Boyett moved to approve the report. Mark Koruga seconded the motion.

Ted Boyett discussed several compliance issues:

- (1) RV illegally parked on the street – in process;
- (2) Wood stain wrong color – continuing through the ARC process;
- (3) Pedestrians standing/hitchhiking under the front canopy – in process, however, the ARC urges residents to call the sheriff about this public safety issue rather than confronting individuals if they perceive a danger; and
- (4) compliance issues regarding homes in escrow.

Ted stated that there continues to be a problem with compliance with house paint colors. The Board agreed that the current Paint Policies & Suppliers document makes it very clear what is required and the formulas to be used.

Rebecca discussed complaints regarding noise in the south side of The Springs. This is coming from a pump owned by the mine. Mark suggested we contact the mine and request that they install a noise-containment wall. Rebecca will follow up.

Rebecca stated that, because of COVID-19, she has been unable to meet with GVR regarding the sharing of expenses for street repairs. She will ask to be on the agenda for their next meeting.

Ted advised the Board that this is Stephanie's last year as Compliance Agent. Rebecca will compose a notice that the position is open for the Chat. The new contract will run from January 1st through December 31st.

Mark reported that sidewalk repairs will be scheduled for this summer. Also, he expects that sometime in 2021 the berm walls in the main wash will be repaired and, based on his research, the funds available in Capital Reserves will cover the expense.

Cindy expressed concern about an aggressive dog in The Springs. The Board agreed to attempt to find the owner and find a solution.

Any homeowner with additional questions regarding discussions at this meeting are asked to contact the HOA and the appropriate Board member will be happy to call or email them.

Adjournment: The meeting adjourned at 10:50 a.m. Cindy Deckinger, Secretary Springs HOA

**\*\*\*The next scheduled HOA Board Meeting – TBA**

**MSVA** -- Motion made, seconded, voted, and approved.

Remember to check The Springs Website: <http://www.thespringshoa.org>

**To the SNOWBIRDS who are Staying in AZ longer than usual:**

- 1) drink enough water;
- 2) be sure your pet has enough water;
- 3) enjoy the birds and flowers and butterflies you don't usually see;
- 4) when you leave, travel safely and wisely.



## Green Thumb

Arlene Szypulski  
Resident of The Springs



When I moved from Denver to Green Valley, December, 2017, I quickly enrolled in the GVR class to learn about the desert habitat. It was my first time experiencing life in a desert environment. Upon my walks throughout the neighborhood that first spring, I was especially drawn to investigating people's front yard plants. The varieties of plants, their mature sizes, the shapes and color of leaves and blossoms, the growth rate and vitality of each species. My vision, mind, and spirit were all heightened with pleasure and joy as with any new experience in life.

I spotted a nice size red geranium in a front yard. The pot was in a shaded area. I wondered, might that work in my front yard in full morning sun and afternoon shade? I will try it! A large empty 24" plastic pot remained in my front yard left by the previous owner, was screaming at me to be filled. I decided upon 2 small sized pink geranium plants. Both plants went into the pot. With rich potting soil surrounding them. Throughout that first summer, I watered, trimmed and attentively cared for them as they grew into a nice size flowering plant. In the long hot scoring days of summer, they struggled, but fall brought relief and they seemed to regain their vigor.

As fall came, the plants remained healthy. I was determined to keep them alive if possible. As December approached and a freeze warning alert came, I covered the plants with bed sheets to prevent frost bite. Finally, I decided to bring them into my garage when the anticipated freezing days came. I did not quite know how to care for them properly, but I put forth my best effort. By spring, one of the plants was not well and I removed it.

The large potted plant in the picture is the one original plant, going on its 4<sup>th</sup> summer. I hope to have this Geranium for many years