



SPRINGS CHAT

MAY 2021

PHOTO CREDIT: DICK BIERMAN

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HOA April Board Meeting Highlights

By Cathy Roberts, HOA Board Secretary

Meetings continue to be presented on ZOOM with 26 homeowners present for April. As frustrating as things have been with COVID preventing in-person meetings, our attendance has trended higher on ZOOM rather than at live gatherings.

The Financial Report was presented and accepted by The Board. It will be filed for audit. The 2020 financial review has been completed. The audit report was received and accepted by The Board.

Board member reports were presented and can be found on the HOA website, www.thespringshoa.org for your review. A brief synopsis follows.

- President: Attended a ZOOM meeting by our attorneys titled “Enforcement and Amendment of Governing Documents”. Enforcement of the CC&Rs was stressed. An article was submitted for the CHAT related to motorized traffic on the Master Association pathway. New phone books were distributed. Responded to questions related to conditions at Perry Park and an incident involving rude behavior by a Green Valley realtor was addressed.
- Secretary: Recruitment for Block Captains is underway. Contact Jacke Marketti to assist with this. A brief rundown of each board meeting will be submitted for the CHAT each month by the secretary. New caution signs will be placed at Perry Park and on the Nature Path reminding all to observe CDC guidelines for health and safety.

- Treasurer: 2020 Audit Report completed
 - Checking/Savings Balance 3/31 \$846,447.48
 - Reserve Fund/Savings 3/31 \$621,747.98
 - Operating Fund Savings 2/28 \$222,862.73
 - Operating Fund Checking 2/28 \$1,836.77

- ARC: Monthly walk-around was completed March 28 by the Compliance Agent. Reminder that you need to seek approval for outside changes/renovation before work commences. There is an opening on the ARC committee - for anyone interested contact the ARC chairman on the HOA webpage for more details.
- Grounds: Working on Tuesday and Friday the crew posted 154 volunteer hours for the month of March. Kudos for all their dedication.
- Infrastructure: The area around the office will receive striping for a safety walkway. TEP has fixed seven street lamps with the new LED lights. They are gradually all being updated. See Mark's full report on the website for updates on paving, sealcoating, etc.

Roger Brink also gave a report on the purpose and history of the Master Association. Please take a look at this on the HOA website.

Open Form discussions included concerns related to need for twice-weekly trash pickup. Our current contract covers twice weekly and includes recycle once each week. There was also a conversation around the future for Perry Park. Casey McInnis presented a suggested long-term, sustainable, low-maintenance option. A committee is forming to further study possibilities. Another ongoing discussion is a Fall fundraiser for the continuation of the bench project. You can see Judy Bierman's beautiful tile work on benches throughout The Springs.

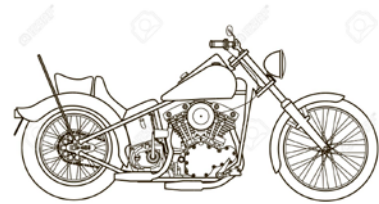
Please follow your Board of Directors on ZOOM during the month of May and read full reports on the website. Your input is important.

NO MOTORCYCLES AND ATV'S ON THE MASTER ASSOCIATION PATHWAY

By Brent Gordy, President, Santa Rita Springs HOA

In the late 1990's, Springs HOA granted an easement to the Master Association to maintain the concrete pathway that connects The Springs to The Greens. Many of us utilize this pathway that goes around Farmer's Water tanks.

The easement only grants pedestrians, bicyclists, and golf carts permission to use the pathway. All other motorized vehicles including motorcycles and all-terrain vehicles are, for obvious safety reasons, not allowed to use the pathway.



Farmer's Water vehicles are an exception as they use the pathway to enter the area to service their equipment.

The only other exception would be as an emergency exit for our residents in the event our main front entrance was blocked. The pathway entrance is so marked.

While we suspect most people breaking this rule don't live in The Springs, we respectfully request that everyone adhere to the limitations of the pathway use. If you see someone on a motorcycle or ATV using the pathway, it is acceptable to POLITELY request that they not do that. However, please don't argue with them.



We plan to post some signs about this at both entrances to the pathway in the near future.

Thanks for helping with this important safety issue.



This Male Hooded Oriole is a fairly common Summer resident here in The Springs and elsewhere in Southern Arizona. Photo credit: Dick Bierman

MEET YOUR NEIGHBORS

By Tish Mowrer

Kathie and Bert Rotter relocated to Green Valley from Bellingham, Washington. Kathie and Bert were both born in the Midwest, and, as young children, each moved with their respective families to Southern Arizona. Bert's family lived in Tucson and Kathie's in Rio Rico. Both attended University of Arizona but met later while both of them were employed as UPS drivers.

After marrying, they worked in the Tucson area for several years. Kathie worked as an interior plantscaper and Bert was in food & beverage management. During those busy years of working, raising a son and daughter, they travelled whenever time allowed. They enjoyed cross-country trips, camping and visited every battlefield and other points of interest across the U.S. While in Bellingham, Kathie spent 21 years with Costco and Bert spent 23 years in the banking industry.



While renting a home in The Springs, they saw a “house for sale” flyer on the bulletin board, toured the house, made an offer and all was settled in two days. Since moving in 5 months ago, they have been painting and planting, and are impressed with the friendliness of Springs neighbors.

Music has always been a large part of Bert's life, but he is now pursuing a new passion. While taking art classes offered by GVR, he has discovered watercolor, acrylic, pen-and-ink and is “exploring his options”. He has a great appreciation of the Santa Rita Art League, the Tubac Art Center and the many art galleries in this area. Kathie is involved with the planning and development of landscaping around their home.

Bert & Kathie recently celebrated their 35th wedding anniversary with a trip to the Grand Canyon with family. They anticipate more travel and day trips to see more of our beautiful state.

Santa Rita Springs Master Association

By Jan Canning

In the mid 1990's a group of investors purchased the land formerly owned by Roadhouse Resorts Inc. The original intent was to build a 1,800 lot RV resort.

According to Eddie Leon, one of the original investors, the building that currently houses Valley Assistance Services was built as the onsite manager's home and administration office for the RV resort. The two towers at the entrance to The Springs and Sunrise Pointe already existed as well as a pool and some buildings that were known as Recreation Village. Some of the buildings were just shells and torn down to create space for parking; the second floor of the current rec center would be added later after the Recreation Village was incorporated into the GVR.

The investors' intent was to create a community of homes, all meeting certain requirements regardless of builder. Home styles were Mission, Pueblo and Contemporary Southwest. The exterior building materials and colors were also regulated. Suggested colors were browns, tans, and grey with additional accent colors.

As each builder started their respective developments, there weren't enough homeowners to create individual HOA's. So, in 1995, the original CC&R's for the Santa Rita Springs Master Association (SRSMA) was recorded. It was the umbrella HOA for the following developments:

- Silver Springs
- Sunrise Pointe
- Sunrise Pointe Vistas
- The Greens
- The Legends
- The Links
- The Springs
- And later The Fairways

The responsibilities of the SRSMA have fluctuated over the years, but the initial responsibilities included:

- Maintaining the two towers and landscaping adjacent to them. This included electric and water but not the security gates.
- The maintenance, repair and replacement of all common area assets in each development.
- All the areas along I-19 Frontage Road.
- The area along Calle Torres Blancas Drive
- All the areas along Abrego Drive up to the walls of individual subdivisions including street lights
- The golf cart/walking trail
- Liability insurance
- Full and complete Architectural/landscaping plan approvals.
- Monitoring and enforcing homeowners' maintenance responsibilities.
- The enforcement of "Age Restrictions, Covenants and Conditions" including age verification of residents and compliance with the Fair Housing Act.
- Enforcement of the use and occupancy restriction in each subdivision's CC&R's.
- Collection of assessments

In 2003, the SRSMA assigned and delegated most of its authorities and responsibilities back to the individual subdivisions. It did retain responsibility for the golf cart/walking trail between The Springs and The Greens and two street lights at Calle Torres Blancas Drive. During the Frontage Road reconstruction, the two street lights at Calle Torres Blancas Drive were removed; and, when they were put back up, the responsibility to maintain them no longer fell under the SRSMA.

Over the years, there have been a couple attempts to disband the SRSMA. At one point, a proposal was made to the residents of The Greens to take over the responsibility of the golf cart/walking path. It was voted down!

So, here we are today, maintaining as well as carrying liability insurance on the golf cart/walking path. Thankfully, many members of The Springs grounds crew help with this endeavor. The initial intent of this pathway was to allow access from the other communities to the Rec Center without going onto the I-19 Frontage Road. It now also serves as an emergency egress if we are unable to use the Frontage Road.

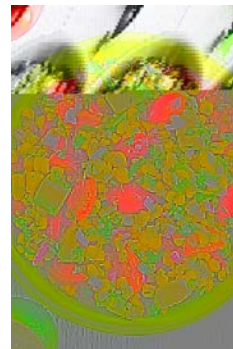
The dues that each individual HOA pays per house is currently \$3.75 per year. Some of this money is used for maintenance and repairs along the golf cart/walking path. This year there have been two benches placed along the pathway as well as a convex mirror that allows people to see who or what might be coming around the curve. The SRSMA currently has approximately \$38,000 in reserve accounts. These accounts are being maintained for future repairs when the bridge will have to be replaced.

So, now you know!

MEXICAN CORN SALAD WITH **AVOCADO**

Submitted by Kathie Rotter

- 1 can 15 oz. corn, drained
- 1 can 15 oz. black beans, drain & rinse
- ½ cup red onion, finely minced
- ¼ cup cilantro, chopped
- 1-2 avocados, diced
- 1 T. lime juice, plus some zest of lime
- 2 T. olive oil
- ¼ t. each salt, pepper



Whisk dressing ingredients together and combine first 5 ingredients in bowl. Just before serving, add avocados and dressing to salad.

If you would like to contribute a recipe for the CHAT, contact Tish Mowrer at 520-647-9270 or cell 916-801-6513.

Torres Blancas Golf Course Request

Canoa Ranch and Torres Blancas Golf Clubs have experienced an increasing number of:

- **WALKERS**
- **CYCLISTS** riding full speed through golfers
- people **FISHING** from our ponds
- people walking **DOGS on & off LEASH** with occasional damage to areas of the course.

Often we encounter these situations during golfing hours. This is not only unsafe but is not what our golf course was designed for. We are trying to be good neighbors, and we've been heavily investing in the property, making our neighborhood a more attractive area.

Because of increased frequency of walkers, bicyclists, people fishing, dogs often running free, and vandalism to the property we will soon be posting signage, supported by the Pima County Sheriff, that everyone will see upon entering golf course property.

AZ Revised Statute 13-1502 states: Trespassing on a commercial or residential property in Arizona is unlawful and can be a Class 3, Class 2 or Class 1 misdemeanor offense - and sometimes a Class 6 felony - depending on the details surrounding the incident.

If you have any questions, contact Mike Cochran, General Manager of Canoa Ranch Golf Club & Torres Blancas Golf Club. 520 352-1031 mcochran@canoaranchgolfclub.com

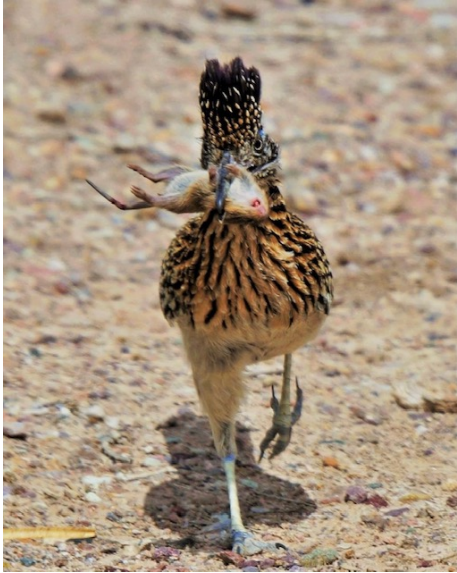
Roadrunner 101

by Rebecca Keenan

These outrageously fast birds are members of the Cuckoo family, and the Greater Roadrunner's Latin name, *Geococcyx californianus*, means Californian earth-cuckoo. While the roadrunner doesn't share many traits with other cuckoos, they are all zygodactyl birds (this means that they have four toes - two pointing forward and two pointing back, which leave tracks that look like X's). The long legs that are attached to those strong "zygodactyl" feet and a powerful large bill make them excellent hunters. These large slender ground-dwelling birds measure 18 to 24 inches from tail to beak and weigh 18-24 ounces.

There are two species of roadrunner. The Greater Roadrunner is the one we see and are found throughout the southwestern U.S. and parts of northern Mexico. The Lesser Roadrunner is a slightly smaller bird whose habitat extends further south including western portions of Mexico and Central America. The two species' habitats do not overlap.





The Hopi and other Pueblo tribes believed that roadrunners were 'medicine birds' and could protect against evil spirits. Their unusual X-shaped footprints are used as sacred symbols to ward off evil in many Pueblo tribes—partially because they invoke the protective power of the roadrunners themselves, and partially because the X shape of the tracks conceals which direction the bird is headed (thus cleverly throwing malignant spirits off track). The roadrunner tracks have been found in the ancient rock art the Anasazi and Mogollon cultures. Roadrunner feathers were traditionally used to decorate Pueblo cradleboards as spiritual protection for the baby. In the Pima tribe it is considered good luck to see a roadrunner. In some Mexican tribes, the bird was considered sacred and never killed, but most Mexican Indians used the meat of the roadrunner as a folk remedy to cure illness or to boost stamina and strength.

Now, other members of the Cuckoo family are tree dwellers, dull colored, and secretive. Well, Roadrunners are not. As most of you know, roadrunners have dark brown-and-white streaked bodies with a distinctive spiky head crest and a colorful bare patch of skin behind each eye. If you look closely, this patch is bright blue close to the eye and the color fades to red towards the back of their head. Roadrunners have bright yellow eyes. The Greater Roadrunner's tail is long and broad with white tips on the three outer tail feathers. In the spring you can often see the male showing these off to their best advantage, but mostly they provide balance to this active bird. Although capable of flight, the Greater Roadrunner spends most of its time on the ground. They can run at speeds of up to 20 miles per hour and generally prefer this sprinting to flying. The short wings can keep their large body airborne for just a few seconds at a time. They will usually only fly up to escape predators or when moving on steep slopes.

Roadrunners are thought to be monogamous birds. Breeding season varies each year depending on the temperature and food availability. The male and female work together to get the nest ready for the eggs - the male collects the materials, and the female builds it on a low tree or cactus. A roadrunner nest is made of anything the male can find such as sticks, snakeskin, feathers, cow dung, fur and leaves. It is usually difficult to spot.

Typically, the female lays 3-10 white eggs. Because the female's body temperature drops at night (to conserve energy), the male oversees nighttime incubation. After 20 days, the chicks hatch and both parents care for them. The first ones to hatch often crowd out the late-arriving runts, which are sometimes eaten by the parents. Usually only 3 or 4 young are left to fledge from the nest after about 18 days. They will start to hunt then but the parents continue to care for them for about 30-40 days more. A roadrunner may produce two clutches of eggs in a year. This is more common in rainy years. In the Sonoran Desert of Arizona, they breed in the spring and will again in August or September only if the summer rains increase their food sources. The lifespan of a roadrunner is roughly 8 years.

Roadrunners enjoy perching high to sunbathe. Feathers on its back can separate to expose skin to the sun after a cool night. When perched, they vocalize with both a dove-like “coo” or a rapid clattering noise made with their beak. In addition, roadrunners can make 5 other calls, but the “coo” and the “clatter” are most common.

This bird is a well-adapted omnivore, and its diet consists of large and small insects, centipedes, snails, tarantulas, small reptiles, small mammals, eggs, nestlings, and various fruits and seeds. They also eat many venomous desert species like spiders, scorpions, and rattlesnakes.

Roadrunners can leap in the air to catch insects or even hummingbirds, and commonly bash live prey against the ground quite thoroughly to subdue them. This predator usually hunts by walking rapidly, looking for prey, then making very rapid dash forward to catch prey in its bill. It can be disturbing to watch the Roadrunner attack a nest with new baby birds, the parents quite unable to stop it.

Interesting facts:

1. The roadrunner is the state bird of New Mexico.
2. It is one of the very few animals quick enough to prey upon rattlesnakes.
3. The roadrunner is also called “Chaparral Bird.”
4. These desert birds are so well adapted to their environment that they can survive on the fluids they get from their diet. Roadrunners absorb the water found in their prey through their very efficient digestive systems. To stay hydrated, they get rid of the excess salt found in their diet through active salt glands located near their eyes.
5. The word for roadrunner in the O’odham language is “taḍai,” which is the name of a transit center in Tucson.
6. The roadrunner does not migrate. It lives in the southwestern United States or Mexico year-round where it “enjoys” desert conditions with open brush on the ground.
7. According to “The Real Roadrunner” by Martha Anne Maxon, scientists have clocked the speedy birds running at 15 to 20 miles per hour. Coyotes can run twice as fast as even the fastest roadrunners, but luckily for the birds, coyotes would rather eat small rodents, plants, and lizards instead of birds.
8. A roadrunner life does have dangers. They are occasionally preyed upon by hawks, house cats, raccoons, rat snakes, bull snakes or skunks. Coyotes will eat the nestlings and eggs. During harsh winter months, many die due to extremes of freezing, icy weather.

Tips For Spotting Roadrunners:

- Listen for the “coo” noises made by these birds.
- Roadrunners blend into their surroundings very well. Keep a look out for their shaggy head crest or their white-tipped tail.
- Because of their speed, you must keep a sharp eye out when looking for them.
- Roadrunners can be very skittish near the nest, so sit still or watch from a distance using a pair of binoculars.

WELCOME TO THE SPRINGS!

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