



SPRINGS CHAT

MARCH 2022

PHOTO CREDIT: DICK BIERMAN

The SPRINGS at Santa Rita, 951 West Via Rio Fuerte, Green Valley, AZ 85614
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CHAT Editor: Sally Bryan

Highlights From Your HOA February 2022 Board Meeting

Submitted by Cathy Roberts

The February meeting was called to order with 19 homeowners present. Roll was called and a quorum was established.

Although the Covid numbers are trending down, meetings will continue to be presented on ZOOM through May. As usual, we will not meet June, July, and August. Once meetings resume, we will evaluate the possibility of returning to in-person meetings.

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

- President: Brent spent the month organizing the proposed CC&R amendment change, responded to a Heart Safe alarm, and finalized the installment of Sharon Toborg as treasurer.
- Vice President: Worked with secretary to develop a volunteer homeowner committee to count and tabulate results of ballots for proposed CC&R change.
- Secretary: Monthly article submitted to the CHAT, worked with VP to establish a volunteer homeowner committee to count and tabulate results of ballots for proposed CC&R change.

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• Treasurer:

◦ Checking/Savings Balance	1/31/2022	\$849,266.75
◦ Reserve Fund/Savings	1/31/2022	\$619,404.06
◦ Operating Fund Savings	1/31/2022	\$221,929.01
◦ Operating Fund Checking	1/31/2022	\$7,933.86

• ARC: The team continues to monitor and address yard and weed issues as well as other community violations. Alison Smith is settling in nicely to the Compliance Agent position.

• Grounds: The volunteer team continues to work in the Nature Park as well as clearing the washes. Having our winter folks back in residence makes all the difference. Big shout out to the Grounds Committee. If interested in joining the team contact Jim Owen or email

Grounds.thespringshoa@gmail.com

• Infrastructure: Repair of the damaged front gate has been completed and invoice sent to Tucson Asphalt. Also, new street signs will be ordered in the near future to replace those that are damaged and faded.

Contact Roger Brink for information or to "opt in" to the HeartSafe program. Keep those on your property safe. You never know when someone may suffer a cardiac arrest.

Your Board of Directors is a group selected by the homeowners to represent you. There are several committees that are in need of volunteers. There are sign-up opportunities for volunteer positions. Contact any Board member! Web site: <http://www.thespringshoa.org>

RED-NAPED SAPSUCKERS

Submitted by Dick Bierman

These Red-naped Sapsuckers are common winter visitors in our area and mostly found in the



mountains.

MEET YOUR NEIGHBORS

Submitted by Joyce Lambert

This month, we introduce you to Sue and Chris Agan.

Sue and Chris first rented in Green Valley in 2019. They recently purchased a home in the SPRINGS, across the street from a fellow Iowan. Sue hails from Newton, Iowa where she was a CT Technologist (Cat Scan) before retiring. Chris is from Knoxville, Iowa. Chris operated a farm business with family. Later, he pursued various other ventures, including his own startup business. Chris enjoys all things mechanical. Sue boasts that he is a Jack-of-all trades and very talented.



After meeting on an online dating site, Sue says they 'hit it off 'right away. In fact, on their first date they talked for three hours before ordering dinner! They have been married for three years, having discovered lots of common interests.

An active couple, they enjoy walking, bicycling, and dancing. Sue is also learning to play Pickleball. Expect to see them together on their Harley Trike and Honda Pioneer side-by-side. They love our mountains and attending performances at CPAC.

They both have adult children and enjoy going to their grandchildren's sporting events when in Iowa.

SPRINGS Roads Update

Submitted by Mark Koruga

Following is an update about the process of maintaining and rebuilding our roads.

The plan is to have most of our streets receive an overlay of “Green Asphalt” in a four-phase schedule. The first phase is complete and includes the entrance and all of Rio Fuerte to Camino del Golfista and Camino del Heroe to Golden Lynx. The second phase, in year 2022, will be all of Camino del Golfista, Avenida de los Solmos, Camino del Cefiro and parts of Paseo del Cuple.

In the third phase in 2023, the following will be paved: Wolf Run, Golden Lynx, Puma Peak, and Florido. For the last phase, in 2024, the following streets will be paved: Paseo de los Nardos, Camino Erranle, Avenida de Encino, Calle Rambles, Camino Comica, and the remainder of Paseo del Cuple. Calle de la Pelotita was rebuilt in 2019.

We plan to crack seal and seal coat as needed. The streets on the south end of our community (Blue Fox, Via de la Fonda, Via de Cristal, Calle Viva and Via del Placio), were rebuilt about 6 years ago when they started to fail much sooner than anticipated. They will not receive the “Green Asphalt” until they have reached their planned life. Traditional maintenance will continue on these streets.

Our streets are our largest outlay of HOA expense. The original expense audit gave the lifespan of our streets 25 plus years. Except for some of the original roads in The Springs (on the north side of the SRS Rec Center), that has not been the case. In researching our options, we decided last year to use this “Green Asphalt” overlay to reduce our maintenance and give our Capital Reserve funds time to build in anticipation of total rebuild of our streets in approximately 15 years.

Following is a short explanation of why and how we are going to use green asphalt and why it makes sense at this time. The cost is less than half the traditional method and the life span is a bit shorter. However, ongoing maintenance savings add up, making it the right choice currently. Several HOA’s in Green Valley and the town of Sahuarita are now using “Green Asphalt”, a patented process which uses high heat, ground rubber and adhesives; it is not green in color, but rather uses recycled tires and less use of trucks and heavy equipment in the process.

Contact me if you would like more information or have questions. Mark Koruga, Chairman of Infrastructure, The SPRINGS HOA (425) 478-2050.

IN THE KITCHEN

Submitted by Tish Mowrer

This will be my last contribution for In The Kitchen. If anyone is interested, I am a member of a very small informal recipe exchange (with friends from my travels to New Orleans, Austin, Nashville and other locations) and would be happy to add additional names. Contact me at home 520-647-9270 or cell 916-801-6513.

For a little extra punch, brighten your mug with a splash of cinnamon schnapps.

Aztec Chocolate

Ingredients:

1/2 cup dark cocoa powder
3/4 cup superfine sugar
1/2 teaspoon vanilla
1/2 teaspoon ancho chili powder
1/4 teaspoon chipotle powder
1/2 teaspoon Vietnamese cinnamon

Directions:

1. Thoroughly combine all dry ingredients with whisk.
2. Add 2-3 tablespoons to 8 oz. (or more, depending on size of mug) hot milk.
3. Add the vanilla to the hot cocoa before serving.





Like all the other volunteer programs in The Springs, the HeartSafe program is looking for new volunteers. If you'd like to know more about the program or are interested in volunteering, please let us know! Also, we are planning on CPR/AED training with the Green Valley Fire Department in March. If you're interested in attending this training, please let us know!

Our email address is springchainofsurvival@gmail.com



2022 HOME SALES

Address

920 W. Calle de la Pelotita
3748 S. Avenida de los Solmos
3733 S. Avenida de los Solmos
3765 S. Calle Rambles

Sold To

Susan Davis
Daniel & Laura Ridder
Mel & Pat Hanson
Larry & Sandra Ashworth

Home Town

Green Valley, AZ
Kearney, NE
Green Valley, AZ
Prescott, AZ