



The Springs at Santa Rita, 951 West Via Rio Fuerte, Green Valley, AZ 85614

**November 2022**

Phone: 520-648-1699 - Website: [www.thespringshoa.org](http://www.thespringshoa.org) - Chat email: [thespringschat@gmail.com](mailto:thespringschat@gmail.com)

**The Chat** is a venue for the Springs HOA Board of Directors to communicate with the residents of the Springs, but more than that, the newsletter hopes to contribute to a sense of community camaraderie.

Board of Directors : Brent Gordy, president; Elvira Bayless, VP; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Mark Koruga, Streets & Infrastructure; Ted Boyett, ARC. You may contact these members at: [hoa@thespringshoa.org](mailto:hoa@thespringshoa.org)

## NOVEMBER CALENDAR

### **Wednesday – Nov 2 – HAPPY HOUR – Fiesta Deck 3-5**

Please bring your dinnerware, napkins, beverage, and a munchie to share. In the event of inclement weather we will meet in the Anza room. Looking for a volunteer to take over this position.

**Tuesday – Nov 8 – US general election** One of the “voting centers” will again be the Anza Room and we can expect additional traffic in the area on that day.

### **Tuesday – Nov 15 – HOA Board Meeting**

We plan to have a hybrid meeting again this month. The meeting will be held in the Anza Room beginning at 9:00 am. Zoom information will be included in the agenda.

### **Thursday – Nov 17 – Potluck - Anza Room 5-9**

Potlucks are open to residents, their guests, and renters. The food is excellent and it is a good way to go off your diet. You need to bring your dinnerware and beverage. In addition, bring a dish to share that will feed 8-10 people (also a name tag) If nuts or shellfish are in the dish, please make a small card stating that. Also if you make gluten free or vegan dishes, a sign is helpful. Food assignments for Nov 17.

Last name starting with A-F (main dish)

Last name starting with G-O (dessert)

Last name starting with P-Z (salad)



Donations to the food bank will be welcomed.

## BOARD BUSINESS

From the Prez

### STATUS OF CAPITAL RESERVE FUND AS OF 10/2022

As a reminder, this fee was to be used to collect a modest contribution to the Capital Reserve Fund from all new home sales in The Springs.



- Shortly after we recorded our amendment with Pima County, the AZ Supreme Court rules via a legal challenge by another HOA in a totally unrelated matter that amendments to HOA CC&R's are invalid unless there was reasonable and foreseeable notice given in their **original** CC&R's that such amendments might be made in the future. That adequately summarizes the issue.
- This ruling was a surprise to legal firms in AZ that deal with HOA laws, including ours.
- The only way this ruling can be changed is a new law, and that is likely to happen because this ruling has far reaching adverse effects on all Arizona HOA's
- Such new laws are already being considered by AZ legislature committees, but they cannot be introduced until the next legislature is in session (Jan 2023). If one were to be passed, it probably would not go into effect until approximately fall of 2023.
- Therefore, per our legal counsel's recommendation, the Board decided to put the fee into "abeyance" until the legislature clears up this issue.

The Board will keep the community up to date when the legislative status of this issue is clarified.

Please know that the inability to presently collect this fee in no way whatsoever puts the Springs into any kind of financial difficulty. The absence of this fee should have only a small effect on future fee increases. We are financially sound.

From the ARC Chair

### MINOR DETAILS CAN MAKE A DIFFERENCE

We are all cleaning up, repairing, recovering from the monsoons, hailstorm, and even COVID. Paying attention to some of the smaller issues that not only detract from the beauty of The Springs but can cause serious injury to individual walking and/or using assistive equipment is also important. Please maintain vigilance to ensure that there are no sidewalk overhangs, weeds growing in the cracks of the sidewalks, or rocks both on the sidewalks and in the streets just beyond the skippers in front of your property. Rocks can be a crucial issue after each major rain.

We ask that you also check out those areas between your homes. For the most part, there are NO common areas between homes (either on the sides or in the back) and each of us is responsible to see that the weeds are cleared.

Most of us are doing a fine job of maintaining our properties and deserve "Big Kudos." There are a few who, for whatever reason, are unable or choose not to be good neighbors. This is sad and brings shame on them and lessens the beauty of our neighborhood. Let's encourage them to do their part.



Please help us keep our neighborhood safe and beautiful

## From the Secretary

### Highlights From Your HOA October 2022 Board Meeting

By Cathy Roberts

The first official hybrid in-person/ZOOM meeting was a great success. The October meeting was called to order with 25 homeowners present. Roll was called and a quorum was established.

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

- President: Work on the 2023 budget has commenced, completed the new contract for the Compliance Agent (CA), and worked closely with the ARC to fine tune the compliance guidelines after consulting with the attorneys.
- Vice President: Absent
- Treasurer:
  - Checking/Savings Balance 9/30/2022 \$587,037.99
  - Reserve Fund/Savings 9/30/2022 492,116.47
  - Operating Fund Savings 9/30/2022 62,986.34
  - Operating Fund Checking 9/30/2022 31,935.18

- ARC: While keeping within the Arizona Planned Community Act, adjustments will be made to the time allowed for corrections – yards 21 days from notice postmark, structure 183 days from notice postmark. Extensions may be granted by the CA. Habitual violators will be subject to Enhanced Enforcement and will receive notice by Certified Mail. Please consult your HOA governing documents. The attorneys will review the proposal adjustments and all will be reported to the board in November for action.
- Grounds: September saw 100 volunteer hours donated by residents in the ongoing effort to keep The Springs in tiptop shape. The rains continue as well as the July 16<sup>th</sup> storm cleanup. The pump for the fountain was replaced and the dog run was cleaned up. This included relocating an unwanted rattlesnake visitor. If you are considering joining a volunteer team contact Jim Owen or email [Grounds.thespringshoa@gmail.com](mailto:Grounds.thespringshoa@gmail.com)
- Infrastructure: Phase II of the Green Asphalt was completed. Of note, about 25% of the cost is related to utility adjustments for sewer and water access covers in the street. Work continues on the tower. Repairs were made to the roof and tiles replaced as needed. A new waterproof LED flag light is in place. Mark is working on having the streets swept by a group out of Tucson.

Kudos to Jeannie McGaughey for her diligence in setting up the hybrid meetings.

The monthly potlucks and Happy Hours have resumed so check your calendars. Info can be found at each HOA bulletin board next to the mailbox banks.

Your Board of Directors is selected by the homeowners to represent you. Please utilize the website to communicate any concerns with the board. Anonymous submissions will not be accepted. Please sign your name so that we can address your needs. There are committees in need of volunteers so come out and join. There are sign-up opportunities for volunteers.

The Springs Web site: <http://www.thespringshoa.org>

## WHAT IS THIS ???



**HEARTSafe** is a public health initiative intended to help more people survive after sudden out-of-hospital cardiac arrest. When someone's heart suddenly stops, they will generally not survive unless a number of interventions take place immediately, including CPR and defibrillation. In order to facilitate this process, a strong system must be established to ensure the rapid execution of each step.

HEARTSafe Communities is a program designed to promote survival from sudden cardiac arrest. Our contact person in The Springs is **Roger Brink** New owners need to opt-in to the program so volunteers can respond to their address. Roger can answer all questions or concerns about the life-

saving program that is provided in The Springs. His email address is [\*\*rogerbrink8@gmail.com\*\*](mailto:rogerbrink8@gmail.com)



## BOARD OPENINGS

There will be four Board openings. If you are interested in running for one of these positions, the nomination form is on our website under "Notices" and should be completed and dropped off at the HOA mailbox on or before the deadline of December 15, 2022.

## SOCIAL

### Happy Hour

Hosts Bill & Sandy



**23 residents  
attended the first  
Happy Hour of the  
season**



## Potluck



Photos by Sally Bryan and Eileen Owen

Around 45 residents attended the October monthly potluck. This was the first one since March 2020 when covid ended them. A death in the family prevented Kathy Szeto from hosting but Bill Perry filled in. Our long time resident, Malou Nelson was in attendance and we helped celebrate her 96<sup>th</sup> birthday. Everyone stood and sang "happy birthday."



## FILL THE FEEDERS

If you have a hummingbird feeder in your back yard, you may have noticed more hummingbirds than usual; that is because Arizona's migrating hummingbirds begin leaving the state in late September, migrating south to their overwintering areas in Mexico, Guatemala, Belize, Honduras, El Salvador, Nicaragua, Costa Rica, and Panama. Arizona migrating hummingbirds will all be gone by mid to late November. Changes in the weather, temperature, time of the season, decline in food supply, and decreased amount of sunlight are all factors that trigger an individual hummingbird's instinct to migrate.



As migration approaches, hummingbirds routinely gain 25% to 50% of their body weight by consuming increased quantities of nectar from feeders and flowering plants as well as catching an increased quantity of bugs mid-air for protein.

Male hummingbirds are the first to begin the southern migration in the fall. The females will leave as soon as they have completed raising their offspring. This staggered migration pattern ensures resources are not consumed and depleted all at one time.



It takes an Arizona hummingbird about 37 hours of flying at its average migrating flight speed of 30 mph to fly from the middle of AZ to the middle of Mexico (1,100 miles away). They do not migrate in flocks as do other migrating birds; they migrate individually on their own personal time clock.

All hummingbirds have excellent memories and can remember flowers and feeders they visited during spring migration and will return to those locations along their migration pathway year after year.

Anna's, Black-chinned, and Costa's hummingbirds live in Arizona year-round. They are more tolerant of cold temperatures than most people realize. Home owners who leave their feeder up all winter provide much-welcomed nutrition for these full time residents as well as migrating hummers who are too old or injured to migrate.

## HOME SALES

The following is a list of homes sold in the Springs since the last newsletter (Oct 2022)



### Address

3796 S. Calle Rambles  
830 W. Calle de la Pelotita  
3720 S. Camino del Golfista  
3789 S. Calle Rambles

### Sold To

Laurel Prior  
Jim Obremski  
James & Kathryn Kelly  
Sue Hunt

### Home Town

Green Valley, AZ  
Phoenix, AZ  
Waupun, WI  
San Diego, CA

## BIERMAN'S PICS



This **Loggerheaded Shrike** is a fairly common bird of the wintertime desert. They have a hooked beak similar to a hawk. They do not have talons so they capture their prey with their beak and impale it on a thorn or barb of a fence to eat. Lizards and large insects are their main diet. The nickname for them is Butcherbird. This one I photographed at The Canoa Ranch Conservation Park just south of The Springs. **Submitted by Dick Bierman**

## DID YOU KNOW

The Green Valley Fire District will put a secure lock box by your front door for \$75. The box will contain a key to your home, and therefore the fire department will be able to enter your home in an emergency without destroying the door. The box cannot be accessed by others. Only the fire department has a special coded key to the box which they carry on the fire apparatus. To request a lock box, call 520-625-9400. The homeowner must provide the house key to be kept in the box.



The Green Valley Fire District's Smoke Alarm Battery Program allows homeowners to have their smoke alarm batteries changed on a regular schedule for a small fee of \$20 for a standard number of alarms (8 or fewer). 520-393-7505. Good news for those of us who shouldn't use ladders anymore!

GVFD services also include snake removal and chirping smoke alarms. 520-629-9200

## REPEAT

In last month's Chat, there was an article about starting social groups limited to Springs residents. One person has volunteered to be in charge of a mahjong/canasta group and two people have expressed interest in men's or women's social 9 hole golf. Two women are interested in a quilting group. If you didn't respond last month and you are interested, please let me know. I am also interested in helpers with the Chat. Eileen - [eileenowen42@yahoo.com](mailto:eileenowen42@yahoo.com)





## MAKIN' MUSIC

Our own Springs resident, Marty Bender, is part of a local band called **Marie & the Rock & Soul Express**. They play classic rock and soul music. The band is comprised of Marie G (Percussion, Vocals), Marie's husband Bobby G (Sax, Percussion, and Vocals), Greg Locklin (Lead Guitar, Vocals), W. Deacon Olson (Drums, Vocals), Gary Georgianna (Bass, Keyboards, Guitar, Vocals) and Marty (Bass, Keyboards, Guitar, Vocals). Their upcoming schedule for the next two months is listed below. All shows are 6-9 PM and in Green Valley.

**Nov 4** - American Legion Post 66

**Dec 2** - American Legion Post 66

## WHERE HAVE YOU BEEN

Recently I was included in a group from Green Valley that toured the Border Patrol Agency in Nogales for an interesting and very eye-opening trip! The tour started with a welcome from three agents of varying age and experience with the agency and began with a slide show approximately 1 ½ hours long.



Questions and answers were freely asked and freely answered during this presentation. The Border Patrol and the Office of Field Operations (Port of Entry and formerly known as U.S. Customs) are two agencies that work together under the umbrella of the Department of Homeland Security. The Port of Entry is concerned with the regulation of trade and leisure activity in ports along our southern Arizona border as well as air travel originating in and out of the United States. The Border Patrol's responsibility is the security of the land between the borders of Mexico and Canada. The Tucson Field Operation is responsible for the overseeing of an area from Ajo in the west to the eastern border of the state of Arizona and as far north as the Casa Grande area including airports. There are 9 field offices set up with the busiest being the Lukeville, Nogales and Douglas offices, all of which make direct contact with well- established highways running south into Mexico.

**The Border Patrol's main purpose is to maintain immigration control.** This involves checking for correct documentation to prevent human smugglers as well as the secondary result of intercepting weapons used by terrorists and drugs. Agents have a badge similar to a pager as part of their uniform which detects radiation emissions. While there are some medical reasons for this badge to react, the more important alert is for more dangerous findings. Fentanyl and methamphetamines have become the drugs most often found recently. With their chemical manufacture, they are easy to make and much easier to transport than cocaine or marijuana. There is no long growing period or bulky product to deal with and the market is exploding!

The immense area around the Nogales office is patrolled with the help of many, many infrared cameras placed in desert, mountain, and urban locations surveying the fence. These cameras operate 365 days a year, 24 hours a day and are positioned for maximum benefit along the areas most likely to intercept foot traffic. These monitors have special software and coverage is provided by agents as well as the National Guard in order to free up agents for more "boots on the ground". Ground control also consists of two field vehicles with roof cameras and dash monitors as well as a mounted horse patrol. Both of these observe and respond to areas of



interest. The Nogales field office has 24 horses which are owned by the government and assigned to regular riders. The patrol covers 2 out of 3 shifts daily-365 days a year, 24 hours a day and are stabled on the grounds of the agency. The covered paddocks in the barn area were built by the agents themselves and the building materials used are remnants of border fence. When a horse is retired, they usually become the property of their partner for the remainder of their life.



Aerial control is supplied by two unmanned aerial vehicles which are flown out of 1 of 2 local airports. Also in the sky is a blimp with cameras operating at 3,500 feet which is much more accurate in searching deep canyon areas that may otherwise be out of sight. The blimp is more sensitive to weather conditions and not always available for this reason. The success of these controls is determined by the number of agents out in the field and available for response at any given time.

We are all familiar with the border checkpoints that are set up to monitor vehicles coming north from the border area. Cars, trucks and the big produce haulers all move through the lanes where they are checked by both human and K-9 agents. Yes, the dogs are agents. They work a schedule that fits their particular mental and physical capability, with breaks for water and playtime to keep them fresh. As do the humans! When a dog retires it is not uncommon for the dog to spend their retirement years with the partner they have worked with for several years.

The agents working in the Border Patrol have a never-ending job. With large border areas, not enough agents and no significant consequences for being detained, processed and returned to Mexico the agents often see familiar faces multiple times. A disappointing fact. **Article submitted by Tish Mowrer**

Tours are available to groups by contacting the Border Patrol Agency in Nogales, AZ.

HAPPY  
Thanksgiving  


