



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

October 2022

Phone: 520-648-1699 - Website: www.thespringshoa.org - Chat email: thespringschat@gmail.com

THANK YOU, SALLY

A big Thank you to Sally Bryan who has been your Chat editor for the past two years. Before becoming editor, she wrote a column for the Springs CHAT titled "Meet Your Neighbor." Sally has served as The Springs' Potluck Coordinator and is currently a Springs Block Captain. She is not leaving the Springs, just going on to new volunteer opportunities. Thanks, Sally, for a job well done.



NEW EDITOR



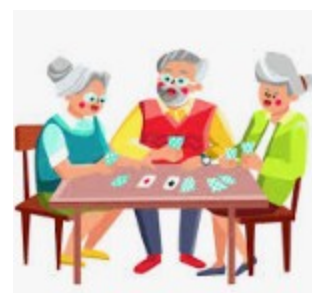
The old saying, "what's old is new again," well, this rings true. Eileen Owen was the first editor of The Springs Chat and now she is the new/returning editor. When the Chat started in 2013, Sandie Stone was the President and wanted a newsletter to communicate with the Springs residents. Eileen was one of six people to volunteer for the job. Having a background as a business teacher, she was familiar with computers and software and took over formatting and editing the newsletter. After serving for three years, she turned over the job to a new volunteer.

Eileen's hobbies include quilting, pottery, hiking, walking, bicycling, and reading. She also serves on the ARC Committee. Although you may not know Eileen, most of you know her husband, Jim, the Grounds Chair. Jim and dog, Chakita, are frequently seen zipping around the Springs on a white golf cart checking for broken branches, uprooted cacti, sprinkler leaks, etc. Jim and the Grounds crew are out every Tuesday and Friday mornings to keep our community looking great.

Do you like writing? If so, your talents are needed. We are looking for volunteers to help put together articles for the newsletter. Please, please, step up and help. Contact Eileen at thespringschat@gmail.com or eileenowen42@yahoo.com

GROUPIES

Are you interested in joining a group **limited to Springs residents**—like cards/games to be held at a member's house. Perhaps a book discussion group, an easy rider bicycle group, a dog walker's group, men's social 9 hole golf, women's social 9 hole golf, or some other venue. If so, email me with suggestions. Include your name and email address and if you are interested in joining or leading one of these groups. Eileen Owen – eileenowen42@yahoo.com



OCTOBER CALENDAR

Wednesday – Oct 5 – HAPPY HOUR – Fiesta Deck 3-5

Bill Perry will host this first happy hour get together since covid hit in 2020.

NEW this year, please bring your dinnerware, napkins, and beverage – just as we've always done at our Potluck events. A munchie to share would be great. Looking for a volunteer to take over this position.

Tuesday – Oct 11 – HOA Board Meeting

We plan to have a hybrid meeting 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 – Oct 20 – Potluck - Anza Room 5-9

Kathy Szeto is the new volunteer in charge. Many thanks to Bill Perry, the former potluck organizer who did an amazing job for many, many, many years. Bill hasn't left the Springs, just on to other volunteer jobs.

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 Oct 20:

Last name starting with A-F (dessert)

Last name starting with G-O (salad)

Last name starting with P-Z (main dish)



Kathy Szeto, our new potluck volunteer

Kathy Szeto is our new potluck organizer and has lived in the Springs since April of 2014. She has been coming to Green Valley since 2007 for vacations and retired in January of 2014 from being an administrator for physicians in Seattle. Kathy was born and raised in Washington state but loves the AZ desert and the constant stream of sunshine versus the constant rain and drizzle of Washington state. The abundance of sunshine and friendly people makes Green Valley a wonderful place to live. As a pet lover, you might see her out walking her dog, Maggie, whom she adopted in June of 2014 when the pup was only eight weeks old.

Kathy says the Springs is a beautiful place to reside and finds most people to be very friendly and helpful. It is a great community, and she is excited to be a part of it. Recently she has taken up pottery and loves being able to walk to the studio.



Taking on the role of potluck organizer is something she looks forward to doing. Kudos to Bill Perry who did an excellent job for many years; she feels she has big shoes to fill! Kathy looks forward to meeting everyone at the monthly get togethers and greeting old and new friends.

Please welcome Kathy on October 20, our first potluck since Covid. Thanks, Kathy, for volunteering to carry on a social event enjoyed by many residents here in the Springs.

Picnics in Perry Park

These fun afternoons usually begin in January. The new hosts/organizers are Dave and Gloria Dewing. More information forthcoming in the next newsletter.

Summer time, Summer time!



Winter Visitors, this is what the nature park looks like in July and August after the monsoon rains have arrived.

HOA's, CC&R's: Why do we have them???



Individuals who buy homes in a Home Owner's Association (HOA) governed community generally do not do so with intent to make changes in the community. They do so because they like what they see and hope the structure that provided for that consistency remains. They realize that rules or conditions, covenants, and restrictions (CC&R's) and other community governing documents are in place to provide for their health & safety, provide for their quality of life, and maintain their property values. Change is sometimes needed.

The pillars for maintaining community standards by your current Architectural Review Committee (ARC) use the principles behind our community documents. They are:

- While respecting the rights of each individual, we are charged with enforcing the standards as written. Some wiggle room is permitted allowing the ARC to determine the level of compliance. Also, there is opportunity for homeowners to respectfully disagree with rulings through due processes.
- Educate homeowners through personal contact, postings on the community bulletin boards, educational seminars, and articles such as this, about their rights and responsibilities.
- Encourage neighbor-to-neighbor interaction.
- Use a compliance agent to make periodic inspections and inform homeowners of deficiencies.
- After due process, use fines, penalties, and other legal means to encourage compliance when other means have failed.

ARC tries to equally enforce all rules, either at a neighbor's request, or from obvious violations as seen from the sidewalk, street, neighbor's yard, or common area.

If you received a request/letter from the ARC and have completed the task, please let the compliance agent know by sending a brief note to the HOA office.

Meet our Compliance Agent: Alison Smith

I am a native New Yorker, born and raised in Yonkers, NY. Most recently, I relocated from Massachusetts, my residence of almost 30 years save for a seven year hiatus in Wisconsin where I lived north of Milwaukee (Cedarburg) while getting a degree in Communications. I am blessed with two boys who are now both in their mid-20's, and starting a VC funded software company with an engineering colleague from (what is now called) Rockwell Automation.

Four years prior to moving here in 2019, I left a position as VP of Strategic Planning for a publicly-held software company in Massachusetts to focus full-time on real estate investing and development, which has been my avocation for almost 35 years. As a matter of course, I hold an active real estate sales license here in AZ. When not thinking about managing properties, maintenance projects, and remodeling, I think about which new recipes I want to try, and when to hit the pool to do laps. I am an avid reader, love hiking in mountains (most recently, Heart of the Rocks in Chiricahua National Monument), birding, science fiction, and (probably because of the software background, two boys and all their friends!) I enjoy video games and the culture of storytelling and world building that has evolved with, and around, them.



Notes from your Compliance Agent

I had to send myself a notice of house condition. Post hail storm, one of my walls looks like someone threw a whole bunch of mud balls at it. After walking around the neighborhood, I know that most of you know the spattered look I'm talking about, because my house was not alone. Anyway - picked up my mail and there was a letter from the HOA. I thought nothing of it, but when I opened it and saw the Notice of House Condition, my knee jerk reaction was instantly defensive "what do you mean paint the house??? I just painted it!!". And then the "uhhhh wait a minute. I'm the one who wrote it up." Yep. Okay. So, on to those spatters.

Spattered Houses If I sent you a notice that your house needs a paint job, it may be that you have a spattered house (and you'll know when you look at your house if you are among the Spattered Ones). If yes, then what I am really trying to flag is that house needs attention. Maybe it does need a touchup paint job on that East or South facing wall. But maybe, just maybe, it needs a good power washing. For the record, I am going to try the power washing approach before I get out the 5 gallon bucket of house paint. I hear it works on those white streaks under the window corners as well.

Musical Chairs??

GVR is planning some room moves involving Santa Rita Springs facilities. We (Santa Rita Springs) are Green Valley Recreation's largest social center.

- Arts and Crafts Room at Desert Hills will be moving to Agave Room within the existing Computer Club space
- Computer Club will be moving to Kino Room (which was part of camera club facility)
- Future Glass Arts on drawing board to move to current computer club space
- Santa Rita Springs fitness Room expansion slated to begin October 17 (no move, just an expansion).

To see a complete list of GVR facilities projects, see website:

<https://www.gvrec.org/construction-updates>

Highlights From Your HOA September 2022 Board Meeting

The September ZOOM meeting was called to order with 16 homeowners present. Roll was called and a quorum was established.

Beginning in October meetings will be presented in a hybrid form. They will continue to be presented on ZOOM as well as in person. Hopefully this will give everyone ample opportunity to attend in whichever format meets their needs.

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: Busy summer in the land of OZ (Kansas) as well as training and presentations sponsored by the GVC.
- Vice President: Absent
- Treasurer:
 - Checking/Savings Balance 8/31/2022 \$695,639.78
 - Reserve Fund/Savings 8/31/2022 \$600,076.57
 - Operating Fund Savings 8/31/2022 \$55,933.71
 - Operating Fund Checking 8/31/2022 \$39,629.50
- ARC: Semi-annual property inspections have been completed and followup inspections are underway for outstanding violations. Weeds have been a tough issue over the summer due to the heavy monsoon rains. Be a good neighbor (property owner) and keep on top of weeds and landscaping. It might be difficult for those with rental properties and those of us who are not full time residents, but it is the right and courteous thing to do in keeping The Springs in stellar condition. It can be managed even from a distance.
- Grounds: August saw 120 volunteer hours. The summer rains and especially the July 16th storm tested the stamina of the grounds crew. They put in countless hours; more than one could have ever predicted would be needed. The small but mighty summer crew was busy every Tuesday and Friday and multiple days following the storm. Please consider joining the team; contact Jim Owen or email Grounds.thespringshoa@gmail.com
- Infrastructure: Older and faded streets signs have been replaced at a cost of \$2,400. The tower at the entry way sustained some storm damage and is currently being repaired. Tiles on the roof were broken, the east side and knee walls also received damage. The flag pole is up and the search is on for a long lasting LED spot light to keep within proper flag etiquette.

Dr. Bob Muldoon has graciously agreed to be the liaison for The Springs with the Green Valley Council. Jeannie McGaughey is working with GVR to establish meeting rooms for our meetings, pot luck dinners, and happy hour.

Contact Roger Brink to get information and "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 homeowner, to represent you. Please utilize the website to communicate any concerns with the board. Remember that anonymous submissions will not be addressed. Please sign your name so that we can address your needs. There are a number of committees that are in need of volunteers so come out and join. There are always sign-up opportunities for volunteer positions.

The Springs Web site: www.thespringshoa.org

HOME SALES

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



<u>Address</u>	<u>Sold To</u>	<u>Home Town</u>
3818 S. Camino Golfista	Steven Gilworth	Irvine, CA
956 W. Via de la Fonda	Raymond & Rachel Poitras	Litchfield, NH
4004 S. Via de Cristal	OpenDoor	Tempe, AZ
3900 S. Calle Viva	Victoria Strauss	Green Valley, AZ
3980 S. Calle Viva	Carol Keim	Green Valley, AZ
3725 S. Camino del Golfista	Peter & Jeanette Nunnenkamp	Bend, OR
3757 S. Calle Rambles	Neal & Karen Greathouse	Livingston, MT
3747 S. Avenida de los Solmos	Frederick Scott & Deborah Anne Frost	Boise, ID
830 W. Via Rio Fuerte	Kurt Yunhans	Tucson, AZ
3808 S. Camino Comica	George Bennett & Lisa Mann	Palm Desert, CA
3763 S. Paseo de los Nardos	Jolleen Biesecker	York, PA
3969 S. Camino del Golfista	Randy & Kim Baird	Bonney Lake, WA
3716 S. Paseo de los Nardos	Drew Fibus	Torrance, CA
3857 S. Camino del Golfista	Aloisia Christine Johnston	Sahuarita, AZ
3816 S. Camino Comica	Daniel Rottman & Richard Smith	Denver, CO
1005 W. Blue Fox Rd	Mary & Ricky Dow	Chehalis, WA
1000 W. Via del Placio	Arleatta Williams	Spokane Valley, WA
3901 S. Camino del Golfista	Alison Smith	Green Valley, AZ
955 W. Via de la Fonda	Gary & Jatzen Short	Tucson, AZ

Do Your Homework

Recently, I received a card in the mail for a free catered seminar to be held at a local restaurant. The subject matter was something I was interested in so I thought I could give up a couple hours of my time for a free lunch. The card stated BBB accredited, A+ rating. I decided to check with the Better Business Bureau and see if any complaints had been filed against this company. When I went on line to the BBB website, I found there was pending government action against this company. Since the action is pending, it doesn't mean they are guilty but it does raise a red flag.

If you are looking for a painter, roofer, window replacement co, or any business that hasn't been personally recommended by a friend, do your homework and look them up on the Better Business Bureau website. BBB will indicate if they are a licensed contractor or if they have been accredited or have a rating.

If you have had a problem with a contractor or business person who was rated or accredited with the BBB, they will help you. They will ask that you try to work out a solution with the business. If there is no cooperation, BBB will contact the business and try to help resolve the problem. I personally have dealt with the BBB and they were able to resolve the problem I had with a licensed window company. My neighbor had a problem with a licensed painter and when the BBB got involved the problem was solved. The website for BBB is: <https://www.bbb.org/us/az/tucson>

Eileen Owen

A Winery in our area?? Really!

Yes, Elephant Head Vineyard in Amado. They grow their own grapes, produce and bottle wine, have a tasting room, and even offer tours. Elephant Head Vineyard is owned and operated by A10 Warthog Commander-Lieutenant Colonel Steve Jackson. It is a small boutique winery located off Elephant Head road.



Wine tasting at this Amado winery is by appointment only for a group of 4 or more. Phone 520-444-8642 Appointments are Friday, Saturday & Sunday only. Tasting \$20 per person or fee waived if wine is purchased. Website with info about setting up a tour:

<http://box2091.temp.domains/~elephbc3/contact-us> or google elephant head vineyard amado az

Amazing Volunteers—Lee, Jim, & Sharon

As most of you know, in July we had a major weather event here in the Springs—rain, wind, and hail. There were trees downed, broken branches everywhere, sky lights and windows cracked, street lighting poles on the ground, streets covered with debris, broken roof tiles on the entrance overhang, etc. A big mess!

As soon as the storm passed Lee Blahnik and Jim Owen were out surveying the damage. Next day they contacted companies to remove the 12 downed trees, 12 ocotillo and a couple saguaros. The Grounds crew fired up the chain saws and chipper and within a week, the 22 parks and 7 common areas were looking good again.

Our new Treasurer, Sharon Toborg was also there the next day, gathering pictures, contacting the insurance agent, filling out reports, meeting with the adjuster, etc. Thanks to her perseverance, she was able to get \$17,000 in insurance money to help with the clean up costs. She is still filling out claims with the hopes of getting more money. The residents here in the Springs are lucky to have volunteers like these three.



Grounds Crew saves an Ocotillo

This big ocotillo near the Rio Fuerte wash was blown over by the above storm. Recently the crew was able to upright it thanks to these hard working men: Mark Koruga, Lee Blahnik, Mike Seipal, Jim Owen, Bob Muldoon, Bob Fillion, Tom Becker, Bill Studer, and Bruce Grieshaber. Great work guys!

Makin' Music

A new permanent resident of the Springs, Marty Bender, is now 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).

Marty and his wife Nelly moved from NYC to Green Valley this past June. Marty and Nelly are not new to the area, as Marty's parents moved to Green Valley in 1997. It's because they were familiar with Green Valley that they decided to make it their permanent retirement home.

Marty spent his career working for U.S. Customs while Nelly worked for a trade show association. Marty has played music professionally for the past 30 years. He was a member of NYC's #1 live karaoke band (the Human Karaoke Experience) from 2004-2020 until Covid ended the band.

That same fate happened to Marie & the Rock & Soul Express. That band started in 2020 and was immediately forced to go on hiatus until recently. Marty met Bobby and Marie at their local karaoke show at the Easy Street Lounge located in the Arizona Family Restaurant. All three are originally from Brooklyn, NY, so there was a common bond besides a genuine friendship.

Marty wanted to continue performing live music and was thrilled when the opportunity presented itself to join Bobby and Marie's band. At the first rehearsal he was impressed at the skill level and professionalism of the band, moreover he liked the fact that the band members were nice people, too.



Marty's first gig was Sept 23 at the Elks Lodge. He looks forward to making wonderful music that people can just listen to or get up on the dance floor to enjoy. The band is currently planning their 2023 schedule, so be sure to check their website for updated information. Listed below is the band's website with photos of the band members as well as their calendar of performances through the end of the year. http://www.sw-sunsets.com/BnM/photo_gallery/photos.html

??? Why have a newsletter (THE CHAT)

The Chat is how the Springs HOA Board of Directors communicates with the residents. The purpose of the Board of Directors is to maintain the common areas, ensure compliance with governing documents, and conduct the financial business of the association. Rather than send many emails with decisions that will affect the residents, the Board supports a newsletter for that purpose.

But more than just the Board communicating with residents, the newsletter is a way for neighbors to get to know one another better. The Chat lists dates of social events in the Springs open to all residents in the hopes of encouraging new friendships. In the past there have been articles spotlighting new residents, volunteers, pets, favorite places to eat, interesting places to visit, favorite recipe from the potluck, etc. The Chat editor is open to suggestions regarding content of the newsletter. You may send comments or suggestions to: thespringschat@gmail.com