

# The Chat

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

**Website:** [www.thespringshoa.org](http://www.thespringshoa.org)

**Chat email:** [thespringschat@gmail.com](mailto:thespringschat@gmail.com)

**March 2023**

**Editor:** Eileen Owen

**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; Bruce Grieshaber, VP; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Mark Koruga, Streets & Infrastructure; Ted Boyett, ARC.

## MARCH CALENDAR

### **Wednesday – March 1 – 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. Hosted by Jo Adams.

### **Saturday – March 4 – Annual Garage Sale – 7-11 a.m.**

Maps will be handed out at the gate for homes participating. Juanita Kauffman, chairperson.

### **Thursday – March 9 – 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 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. Hosted by Kathy Szeto. Speaker will be representative from Master Gardners.

Food assignments for February.

Last name starting with A-F (dessert)

Last name starting with G-O (salad)

Last name starting with P-Z (main dish)



### **Tuesday – March 14 – HOA Board Meeting 2:00 pm**

We plan to have a hybrid meeting again this month. The meeting will be held in the Anza Room beginning at 2:00 pm. Zoom info will be included in the agenda.

### **Sunday – March 26 – Picnic in Perry Park 12:30**

Hosted by Dave & Gloria Dewing. Hot coals for grilling provided. You bring something to grill (or a sandwich if you prefer), glasses and silverware, and something to drink. A dish to share like an appetizer, salad, or dessert is optional but appreciated.

## Board Business

### Highlights From Your February HOA Board Meeting

By Cathy Roberts



Though not without challenges, we continue with the hybrid in-person/ZOOM format for our meetings. Technology is a wonderful thing when it cooperates. The February meeting was called to order with 7 homeowners present on Zoom and 11 in-person. 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: Attended the Green Valley Council meeting – heard about many other HOAs locally having assessments for road repairs. Thankfully, our finance committee has worked hard creating the Capital Reserve thereby keeping The Springs prepared for future needs without the need for assessments.
- Vice President: The new contract with Republic Services has been completed. Please see the full report online for an explanation of fee rates.
- Treasurer:
  - Checking/Savings Balance 1/31/2023 \$753,052.54
  - Reserve Fund/Savings 1/31/2023 \$502,517.96
  - Operating Fund Savings 1/31/2023 \$227,095.55
  - Operating Fund Checking 1/31/2023 \$23,439.03
- ARC: The appointment of Lynn Daniels-Anderson to the ARC Comm. was announced. The board was asked to consider a “HOA Self-Help” fee for remediation of weeds on private property after homeowner has not complied with correspondence related to violations of CC&Rs. This was reviewed, voted on, and passed. See the ARC Chairman's report for full details on the HOA website.
- Grounds: January posted 240 volunteer hours. That's all volunteer hours donated by residents. That's a savings of \$3,600 at a rate of \$15/hour. Quite impressive that our residents are this dedicated. If you see the crew out working give them a big shout out. They are working for free for all of us. If you are considering joining a volunteer team contact Jim Owen or email [Grounds.thespringshoa@gmail.com](mailto:Grounds.thespringshoa@gmail.com)
- Infrastructure: Mark received a bid of \$1,800 from fencing contractors to remove the metal panels on the back side of Blue Fox Road that were damaged during the July storm. Volunteers were recruited and this was handled at no cost to residents

The community-wide garage sale is scheduled for March 4, 2023. Contact Juanita Kaufman for more information.

Contact Roger Brink by email at [Rogerbrink8@gmail.com](mailto:Rogerbrink8@gmail.com) to get information and "opt in" to the HeartSafe program.

## From the President

I attended a meeting at the Green Valley Council and the subject of homeless folks came up. This is what I learned from the experts. Most of the homeless people seen in our area on occasion are transitory, that is, they are simply moving through and will not remain here. Presently, it is not a major problem. It is understandable and only human to feel for their plight and to want to help. However, the worst thing any of us can do in The Springs when they knock on our door is to give them food, money, clothing, shelter, etc. Never let them in your home or your vehicle. That can put the provider in danger. According to the Pima Co. sheriff and other knowledgeable authorities, what we should do is send them on their way and call 911 to report them. You can help these people by donating to agencies that are in business to assist them such as the Salvation Army, Valley Assistance Services, Friends in Deed, churches, etc. By the way, this principle also applies to any of our residents who are not well known to you and would knock on your door asking for help, food, money, etc. or attempt to hitchhike on or near our property or anywhere else. Simply refer them to an agency whose business is to assist them. **Your safety and well being come first.....always.**

Brent Gordy



## ARC Update

At the February HOA Board meeting, the directors approved a clean up fee, 2 man hours minimum, at \$25 per hour, along with a \$100 fine for when the Self Help clause, article 9.4 of the CC&Rs is used to remedy violations of our community standards.

New Committee member: The Board approved Lynn Daniels-Anderson as the newest member of the ARC Committee. She will be replacing Nancy Kelly and Dr. Bob Muldoon who have resigned. The committee consists of five members—Lynn Daniels-Anderson, Juanita Kauffman, Eileen Owen, Alison Smith (non voting member) and Ted Boyette, as the chairperson and HOA Board member.

The committee is finalizing a revised Paint Policies and Suppliers document which will be summarized in the Chat next month and posted on the website when finished.

## Notes from the Compliance Agent

### Semi-Annual Inspections Start Saturday March 11th, 2023

This is a brief reminder for all our residents that the semi-Annual home inspection process (the “walkabout”) is going to start on Saturday March 11th and continue until done. Inspections take place between 10 AM and Noon so that all of the homes are observed under similar lighting conditions. My preference is to walkabout on weekends but, pending weather and my schedule, I may also do inspections on weekday mornings. See you out there!



## Here Come the Weeds

With all of the rain we've had over the past month, I see a lot of yards with nice, young, fresh, green weeds. Here's the thing - ***please don't feel you have to wait for us to drop you a postcard before you clean up your yards*** - Honest, I won't take offense if you clean up those yards before I get there!



## **New !! Reduced Timelines!! for Compliance Starting with March 2023 Inspection**

- **Landscaping** compliance **from 31 days to 21 days**
- **Painting/staining & other Maintenance Issues from 578 total days to 245 total days** (1st notices now have 6 months to remedy instead of a year)

These changes substantially streamline the process so that if remediation does *not* occur within the initial time-frame, the homeowner will receive a second "late" notice stating the cure period, and in that same notice, the homeowner will receive the additional notifications and opportunity to respond as per Arizona law in order for the HOA to move to available remedies with no further notifications to the homeowner. **Bottom Line: Gets your neighborhood cleaned up faster with less hassle.**

## Keeping Score - Statistics

- Post COVID - March 2022 - roughly half (around 200) of our homeowners received house condition notices
- Roughly another half received notices from the August 2022 inspection after that horrendous hail storm last summer
- Over the past 18 months, only 3% of homeowners needed 2nd notices on their house and/or yard conditions per inspection period (thank you for your diligence)

## Bright Bulbs

I was doing a quick tour of the neighborhood a couple nights ago and noticed that we still have a bunch of missing house numbers and some of the bulbs in those house light fixtures on the north side of Rio Fuerte are just wild - dark orange/yellow, screaming bright white, red (yep). There is help! Check out <https://www.thespringshoa.org/pdf/info/Light%20Bulb%20Policy.pdf>

## Off the Wall

Final thing. I do look at the walls that surround various properties - in particular, the masonry and stucco walls that create yard/sidewalk borders. The HOA does not maintain these. They are the private property of the homeowner, and it is the homeowner's responsibility to keep them well-maintained, painted, hosed off, etc. which is not (I might add) an inexpensive undertaking.

Which brings me to dog urine. Over time, dog urine causes paint corrosion and fading, as if the sun isn't already bad enough. As these walls are private - not public - property, **please be mindful and respectful of the homeowners who have invested their personal resources to keep these walls scraped, clean, and painted.**

## **I Know who you are!**

Thanks for wearing your **name badge** at The Springs socials. (I can't seem to remember a name for more than 5 minutes at best). If you don't have a name badge, no worries, **they may be ordered at the March potluck.** Then there will be a break in ordering until November. Going forward the ordering schedule will be November-March.

The Springs volunteer, Nancy Kelly, will be at the March potluck from 5-5:30 to take prepaid orders. Previously ordered badges can be picked up during that time. The cost is \$9.00.

## **Reminder**

Community wide garage sale Saturday, March 4. Hours 7 to 11 AM. Please watch for vehicles--they may not be paying attention because they are busy looking at all the spread out bargains!



## Love Those Volunteers

On the first Saturday in February, thirteen Grounds volunteers, Keith Smith, John Fredrickson, Gary Moe, Mark Koruga, Don Kelly, Tom Becker, Don Roberts, Mike Mitchell, Bob Muldoon, Rick Fillion, Dan Ritter, Dewane Winters, and Lee Blahnik used the trailer to transport 25 damaged fence panels that were blown off an HOA owned wall behind Blue Fox, adjacent to the TEP road. The four foot high metal panels were damaged during the severe storm event that happened last July. The crew stacked the panels near the dumpster; some of which could be re-purposed for use elsewhere. Mark estimated that the volunteer work by the crew, which took about an hour and a half, saved The Springs HOA approximately \$1800.

In addition to the above extra curricular work, each week anywhere between 12 to 18 guys show up on Tuesday and Fridays (more than half of them are winter residents) to trim and remove cacti, rake and clean up parks, prune trees and bushes, fix irrigation, etc. That's a lot of hours to put on a time card.

We live in a unique community that values volunteerism. I don't know of any other HOA that has so many residents willing to help keep the community well maintained and looking great. Thanks grounds crew. Awesome!

Big thanks also to our volunteer hosts for social events, block captains, and committee members. You all help make our community one of the best.

## February Potluck



About 60 residents attended the February potluck. Once again the food selection was great—so many choices! The above photo shows Kathy Szeto, host, passing out birthday candy to Picnic in the Park host, Gloria Dewing, Roger Brink, the guest speaker, gave an informative presentation on the HeartSafe program. If you haven't already opted in, see Roger for forms.

## Perry Park (the beginning)

I have been a long time resident of the Springs but didn't know the history of Perry Park. I did a little research and the following is information that I would like to pass on to others who have wondered **how the park came about, who named it, and why.**

As noted in the Capital Reserve summary, 2004, What is now Perry Park was known back in the day as Park #13 or "the picnic park"

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**Comp #:** 1013 Granite (Park #13) - Replenish

Quantity: Approx 125 Tons

Location: Phase 1: park area at Camino Del Celfiro & Paseo Del Cuple

Evaluation: Park #13 is approximately 24,750 square feet. It is a mixture of grass and rock areas. We estimate approximately half of the area consists of rock. Granite surfaces are practically bare dirt. This is the worst park in the community, and it should be first priority for replenishing.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$5,000.00  
\$40.00/Ton; Estimate to replenish

Worst Case: \$6,250.00  
\$50.00/Ton; Higher estimate

Cost Source: Estimate Provided by Client

In 2005, The Board voted to convert three parks to desert landscaping to reduce maintenance and water consumption. It was decided that Park #13 would remain the only grassy park as it was set up with BBQs and picnic tables for use by our residents.

Bill Perry had been hosting the monthly potlucks for several years. At some point he decided that in addition to potlucks, we should have a Sunday picnic in the park. Bill & Kay would bring coals, fire up the BBQ, and residents would all bring food to cook & share.

In 2009 the Board of Directors named and dedicated Park #13 as **Perry Park** in honor of Bill and Kay Perry for their exceptional efforts in volunteerism in The Springs. Ernie Cox provided the wonderful photos of the dedication ceremony honoring Bill and Kay Perry. (2009)



The unveiling of the Perry Park Plaque





The following is the proclamation given at the annual meeting in the Anza Room of the Santa Rita Recreational Center on the 7<sup>th</sup> of January in the year 2009.

**WHEREAS**, the residents of The Springs at Santa Rita through their Board of Directors hereby issue this proclamation honoring Kay and Bill Perry for their exceptional efforts in maintaining, uplifting, and encouraging the physical, mental and social welfare of its inhabitants.

**WHEREAS**, for several years they have coordinated monthly potlucks, providing orderly food consumption and after dinner entertainment, including Hershey chocolate for celebrated birthdays.

**WHEREAS**, they have initiated monthly Happy Hour events, formerly known as Meet and Greets, to promote long, lasting friendships among our residents.

**WHEREAS**, they have encouraged physical fitness by holding the annual Christmas caroling walk and weekly winter bike rides.

**WHEREAS**, they have sponsored the semi-annual community garage sale encouraging residents to clean out usable unwanted articles thereby improving the overall appearance of our community.

**WHEREAS**, they have initiated once a month "picnic in the park" on Sunday afternoon, thereby, once again, giving the residents the opportunity to gorge themselves with food and fun.

**THEREFORE**, we the residents through the Board of Directors of The Springs at Santa Rita hereby honor the Perrys by renaming the grassy area bordered by Camino Del Cefiro on the east, S Ave De Los Solmos on the west and W Paseo Del Cuple on the north, as **PERRY PARK**.

Thank you long time residents, Bill Perry, Barb Wolf, and others who have laid the groundwork and set an example for volunteerism here in The Springs. We are grateful.



## Makin' Music

If you attended the February Picnic in the Park, or the March Happy Hour, you heard Dan Ridder entertain us with his guitar and vocals. Another example of volunteerism.

Dan and his wife, Laura, are both from a small town in Nebraska, Oconto, with a population of 145. They attended the same high school, got married, and in March, will celebrate their 50<sup>th</sup> wedding anniversary.

Back home in Nebraska they made their living farming and raising Angus cattle. Six years ago they retired and rented out the ranch so they could have more free time. They have two grown children and six grandchildren.



Dan started a country band in 1976 and still plays a few gigs each year. He says now he enjoys doing solo performances mostly at senior centers and nursing homes.

Last winter Laura and Dan purchased a house in The Springs. Currently they are "snowbirds," but will transition to full time after the grandchildren finish school.

Dan is also volunteer with the Grounds crew.

## Following the Music

Our own Springs resident, Marty Bender, is part of a local six member band called **Marie & the Rock & Soul Express**. They play classic rock and soul music. Marty plays bass, keyboards, guitar, and vocals. They would love to see friends and neighbors show up at any performance. Their upcoming schedule for the next two months is listed below. All shows are 6-9 PM.

**March 17** – Elks Lodge, Green Valley (2951 S. Camino Mercado)

**March 31** - American Legion Post 36, Tucson (5845 E 22 St.)

**April 8** – American Legion Post 36. Tucson (5845 E 22 St.)

**April 21** – Coach's All American Bar, Green Valley (19221 S Alpha Ave)

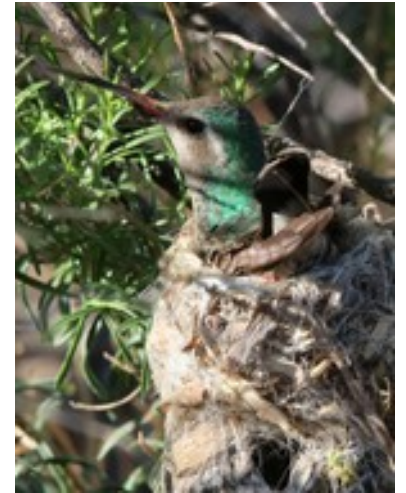
**April 28** – Elks Lodge, Green Valley (2951 S. Camino Mercado)



## Bierman's Pics



Two photos of **Broad-billed Hummingbirds**. The one on the left is the male and the one on the right is the female on a nest. Both photographed here in The Springs. They are common spring, summer and fall residents. A few will winter in the area also.



All pets are  
therapy pets.  
Most are just  
working undercover

Three pets died—two dogs and one cat. When they reached heaven, St. Peter asked each of them what they had done on earth and where they wanted to be in heaven.

The German shepherd said, I was a police dog and caught bad guys and I want to sit on your right and be your guard dog.

The Rottweiler said, I saved my master from being robbed and I want to sit on your left and be your guard dog.

The cat said, I did nothing and I want you to get the hell out of my chair.

**I received no articles this month on your Rescue Pet. Are there no more rescue pets here in The Springs????? In case you have forgotten where to send the article: [eileenowen42@yahoo.com](mailto:eileenowen42@yahoo.com)**