



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

**November 2023**

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; Bruce Grieshaber, VP; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Mark Koruga, Streets & Infrastructure; Rick Fillion, ARC

## November CALENDAR

### **Nov 1 - Wednesday – HAPPY HOUR – Fiesta Deck - 3:00**

Bill Perry and Bruce Grieshaber will be “fill in” hosts. **A volunteer is needed to take over this social event.** See vice president Bruce Grieshaber for more information. Please bring your dinnerware, napkins, and beverage. A munchie to share would be great.

### **Nov 10 - Friday – – Potluck - Anza Room - 5:00**

Note—Change of date. Kathy Szeto is the host. Potlucks are open to residents, their guests, and renters. The food is excellent and plentiful. 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 November:

Last name starting with **A-F (main dish)**

Last name starting with **G-O (dessert)**

Last name starting with **P-Z (salad)**



### **Nov 14 - Tuesday – – HOA Board Meeting – 2:00**

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

## BOARD BUSINESS



### Highlights From Your October HOA Board Meeting

By Cathy Roberts

Our October meeting was held using the hybrid format. The meeting was called to order with 21 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: Finalized new HOA insurance policy and payment with American Family Insurance Company.
- Vice President: Attended the GVC President to President meeting. Worked with George Anderson to finalize report for Fire Wise program. Working on grant application to receive funds to help with grounds improvement as it relates to fire prevention. Recruited Becky Meinking as new Block Captain chairperson. Still looking for a volunteer to host happy hour.
- Treasurer:
  - Checking/Savings Balance 9/30/2023 \$442,172.01
  - Reserve Fund/Savings 8/31/2023 \$348,042.10
  - Operating Fund Savings 8/31/2023 \$ 90,357.77
  - Operating Fund Checking 8/31/2023 \$ 3,772.14
- ARC: The recent inspection shows maintenance violations are down to only 22 from a past total of over 100. Homeowners have voiced concerns with the inability to engage contractors for maintenance and landscape work. The area is growing and this type of labor is in great demand.
- Grounds: Through September of this year there has been 1,356 volunteer hours posted. That is an amazing feat when you consider that is a HUGE savings to The Springs. All the efforts keep The Springs looking beautiful year round. If interested in volunteering, contact Jim Owen or email [Grounds.thespringshoa@gmail.com](mailto:Grounds.thespringshoa@gmail.com)
- Infrastructure: Mark has secured two bids to repair the bell tower and dome. The paving project for the year is complete with the exception of a few housekeeping details. Welcon used the area back by the equipment storage building to stage their equipment during the project. That worked well for them and they asked if they could continue that practice while they complete a project across the highway. Mark worked out a deal to allow them to use the area in exchange for gravel to be delivered and spread over same area once they are finished. That's how it's done. Great work.

Bob Muldoon was appointed to the ARC Committee. Bob will be a great asset to the team.

A reminder that the full minutes and other reports are available in their entirety on The Springs Web site: <http://www.thespringshoa.org>

## **Notes from the CA (Compliance Agent)**

I am going to start this off with another welcome back to our migratory residents! There's a lot of activity in the neighborhood these last weeks of October between RVs and trailers and moving trucks. So, a couple of words on parking.

**Parking in general (from our Handbook).** The general rule is that vehicles may be parked in garages or driveways of a lot only, and not on public or private streets. When parked, vehicles shall not obstruct the sidewalk. Short-term parking is allowed on the street in front of the residence for visitors. Overnight parking is prohibited with the exception of overnight guests, and then only when the driveway and garage are fully occupied. Long term street parking of vehicles is prohibited.

**RV parking (also from our Handbook).** A Recreational Vehicle ("RV") may be parked on the street or driveway of a Lot for loading or unloading, or for guest parking for a maximum of 72 hours in any 30-day period.

So, I don't mark tires and count hours like a Boston meter maid (remember that bumper sticker "Metermaids Eat Their Young"? I had one ... ), but if I do see an RV, or camper trailer, or other vehicle in the same spot, day after day, in front of your house, you can expect an email or a windshield note. And yes, I do indeed receive complaints from neighbors about streets being constricted because of parked RVs, but that's generally when the RV has overstayed its welcome.

**NOTE:** If you need to relocate your RV, please be mindful that the GVR parking lot is NOT our overflow parking lot and they (the GVR) get testy when our residents and/or guests of residents use it as such. Plus the fact, the parking structures there are kind of low for large RVs.

**House Maintenance:** I'll say it again! The neighborhood looks great. Thank you all for staying in touch and letting me know what's going on with your projects. I look forward to meeting up with the handful of folks who wanted to review colors etc. upon their return. Safe travels and see you soon!

**The Color Thing:** Please remember that as CA, I live and breathe by color samples provided to me by the ARC. They are what I use as the standard against which to judge color, and I am more than happy to "look with you" at colors so we can "see together".

**Paint Suppliers:** I currently have woodwork samples for DunnEdwards, BenMoore, and a separate sample for True Value. Something for everyone.

**Purplish Beams:** The woodwork color has been a major pain for us as we transitioned the color a couple of years ago. The old color was turning a shade of purplish brown over time, so the ARC switched over to the new Cedar Bark standard. **If you painted your beams 2 to 3 years ago, please don't use that same can of paint today - the color is likely off.** Or "cawl me" we can look at the label to see what's what.

That's all for now. Firebirds rejoice! The cooler weather is finally here!!!

## Notes From the ARC Chair

Confusion might have been created by an article in the last Chat newsletter stating the enforcement of compliance being limited to the fronts of all houses and the sides and visible portion of the back of the houses on corner lots. This limitation is for “compliance”, not architecture change. The area for an architecture change project is defined in the Architectural Change Request and applies to the entire project area. Changes to the original architecture require approval even though the changes are not visible from the front of the house.

**Compliance** is the enforcement of standards such as paint colors, yard neglect, etc. defined by the HOA governing documents. **Architectural review** is a change to the existing building or lot such as enlarging a patio, adding walls, etc. Architecture changes are reliant on the committee’s interpretation of nonspecific requirements that vary from request to request. The reliance on interpretation of vague restrictions is why decisions must be made by a committee rather than an individual.

The Springs mission statement is to promote a friendly and enjoyable community where property values are enhanced by maintaining common ground areas and upholding community standards. Compliance and Architectural Change controls are the architecture teams’ way to support the HOA mission. Thank you for your support

Rick Fillion, ARC Chair

## Board Openings

There will be three 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.

## **WHY Do We Have A Newsletter—The Chat?**

Even though most of us are retired, we still lead busy lives. It’s hard to find time to attend a Board meeting because there’s pickle ball, golf, cards, meetings, social events, etc. So if we don’t attend a Board meeting, how are we to know what decisions have been made by our leaders that will affect us as residents of this community. Well, your email box could be full of weekly messages from the Board, or better yet, the Board could communicate with you through a newsletter. As editor, I try to fill the first couple of pages with Board Business for those of you who like to “cut to the chase.” The rest of the newsletter is devoted to the lighter stuff. Our informative website also contains information that should be important to you.



## **UPDATE Your Phone number for the HOA Website Directory**

Occasionally someone here in the Springs wants to contact a neighbor or friend and a wrong phone number is listed in our website directory. If you want your phone number published in

the directory, please check to see if it is correct. You can find your name either alphabetically or by street address. <https://thespringshoa.org/directory/directory.html>

### **WHY Do We Need A Strong HOA?**

Our community is made up of smaller, more affordable homes so we probably have as many part-time residents (snow birds) as full time residents. We also have our share of rentals. Without rules and regulations, and the enforcement of them, our community could look like parts of south Tucson—cars parked on the sidewalk, weeds in abundance, garbage cans in the yard, weird house colors and on and on. If you get a “heads up” letter from the Compliance Agent about a possible violation, don’t be offended, it is our way of keeping our community a desirable one.

### **We Made the Green Valley News**

For those of you who do not get the GV newspaper, in the Oct 11 edition there was a picture of the front entrance of The Springs with the heading **Blessing or Curse?** The article being an information piece about HOAs. The long and short of the article was if you have never lived in a subdivision with an HOA, read the covenants, conditions, and restrictions before you buy. There may be some costly surprises if the HOA isn’t well set up and you might get stuck with an assessment. No worries about that here in The Springs.



There may be rules about bird feeders, wind chimes, parking cars and RVs, house colors, etc. that would be a deal breaker for you. Under the paragraph GET ANSWERS, our own Jeannie McGaughey was spotlighted with a brief summary of her own experience with HOAs and questions to ask when considering if a HOA run subdivision is the right choice for you. Good advice, Jeannie! Personally, I think realtors here in Green Valley should make that article available to all prospective buyers.

### **Who Are You??**

If you go to a Springs social event, you will want to wear a name badge. For most of us, not even Prevagen is going to help us remember names. Nancy Kelly is our “go to” person for ordering name badges. She takes orders at the monthly potlucks. Nancy left word that she is traveling and will not be here until the December potluck. You can see her then with your order and money. Cost??? She will confirm a price later.

### **Are you Altruistic?**

That means someone who volunteers a lot. I think we have a lot of altruistics here in The Springs, in fact I would guess our subdivision has one of the highest number of altruistics in Green Valley.

Volunteers says it improves their happiness, mood, and sense of social connection. If so, then why aren't there more volunteers? When people who had not volunteered in the last

three years (or ever), were asked what was stopping them, the most common reason was not wanting to make an ongoing commitment.

So what is the hardest part of volunteering? Some say being overworked, undervalued, and stressed. We hope that isn't the case here--we love and appreciate our volunteers. Thanks all you altruistics, you make The Springs great. **Don't forget, a volunteer is needed to host the monthly Happy Hour.**

### **What's With Those Garbage Cans Blocking The Sidewalks**

If you are walking on the sidewalks here in The Springs on Monday or Thursdays, you know what I am talking about. It's a challenge to stay on the sidewalks with some garbage cans and recycle bins taking up most of the space. If you have a long vehicle parked in the driveway that extends into the sidewalk area, that is a problem, too. Our CC&Rs state garbage containers should be placed on the side of your driveway or an area just above the sidewalk. No vehicle should extend into the walkways either. **Sidewalks need to be clear of all objects.**

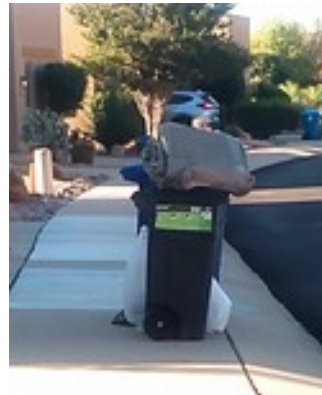
**If you are one of these residents who put your waste containers on the sidewalk, these violations are enforceable by our Compliance Agent.** If you place your waste containers on the sidewalk you may be getting a letter or an email from the CA about a possible violation.



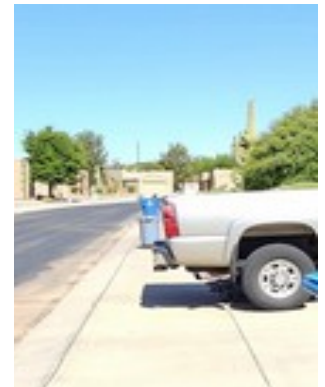
**Yes**



**No**



**No**



**No**

### **Bierman's Pics**



These baby Desert Cottontail rabbits were born in our backyard a couple years ago. They are cute but most of them eventually end up as a meal for coyotes and bobcats.

## SOCIAL

### Happy Hour

About 35 residents attended the first Happy Hour of the season. Bill Perry and Bruce Grieshaber filled in as hosts. A volunteer is needed to host this event. See Bruce Grieshaber for details.



### Potluck



Around 40 residents attended the October potluck. There was one birthday and two anniversaries.

## Picnic in Perry Park

About 35 Springers enjoyed a beautiful afternoon in Perry Park. Thanks Dave & Gloria Dewing for hosting. Due to Thanksgiving and Christmas holidays, there will be no picnic in the park for November and December. It will resume in January.



## Recent Home Sales

3965 S. Calle Viva  
3689 S. Avenida de Encino  
4103 S. Golden Lynx Rd  
956 W. Blue Fox Rd  
3742 S. Avenida de los Solmos  
3781 S. Avenida de Encino  
3725 S. Camino de Cefiro  
3989 Via de Cristal  
3865 S. Camino del Golfista

Theresa Rendon  
Lisa Sleister  
Jeffrey & Georgelle Weingart  
Milo & Sally Weingart  
Ron & Anne Williams  
Judith & Patricia Lehman  
Rhonda Calhoun  
James & Vicki Clausen  
Jeffrey McNally

Surprise, AZ  
Green Valley, AZ  
Canal Winchester, OH  
Green Valley, AZ  
Green Valley, AZ  
Green Valley, AZ  
Galesburg, IL  
Hurst, TX  
Green Valley, AZ





## A Parade for the Dogs

Thanks Sharon Toborg for organizing the Dog Halloween Parade. Over a dozen dogs and owners participated in the parade. Costumes were great. The grand marshals of the event were our own Gene and Jeanie McGaughey.



### What Are They Saying???



Did you see Agent 007 ?



Yes, Ladies, Bond....James Bond



No way, YOU move!



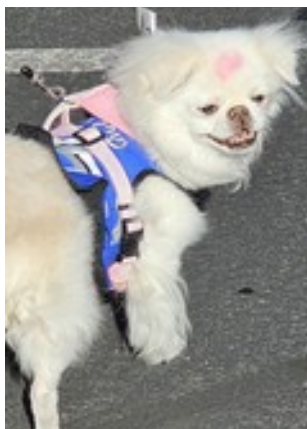
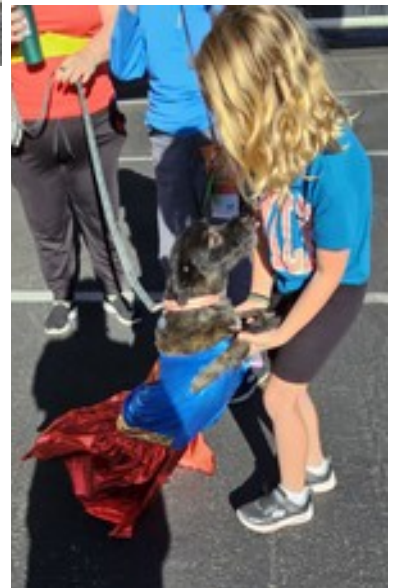
Who needs a chill pill?



Yikes, don't let them know I'm a pinata



Mom, I don't like them!



Looks like a lot of "Springers" got into the Halloween spirit. Thanks Lynn Daniels-Anderson for taking these pictures and arranging them in a collage.







CELEBRATE WITH TUBAC

# DIA DE LOS MUERTOS

DAY OF THE DEAD  
PROCESSION

..... 11:00 AM | NOVEMBER 4 .....

