



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

**February 2024**

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

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

**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 :** Bruce Grieshaber, President; Becky Schroer, VP; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Victor Frankfather, Streets & Infrastructure; Rick Fillion, ARC.

## FEBRUARY CALENDAR

### **Feb 7 – Wednesday – 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.

### **Feb 13 – Tuesday – HOA Board Meeting** – Anza Room - 2:00 pm

Hybrid meeting. Zoom information will be included in the agenda.

### **Feb 15 – Thursday – Potluck** – Anza Room – 5:00

Potlucks are open to residents, their guests, and renters. Please 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. Food assignments for January.

Last name starting with A-F (Main Dish)

Last name starting with G-O (dessert)

Last name starting with P-Z (salad)



### **Feb 25 – Sunday – Picnic in Perry Park** - 12:30

Hot coals for grilling will be provided. You bring something to grill (or a sandwich if you prefer), dinnerware, and something to drink. A dish to share like an appetizer, salad, or dessert is optional but appreciated.

# The Voice of the Board

The Voice of the Board is one way the HOA Board communicates with The Springs HOA homeowners regarding current activities or issues.

## Highlights From Your January 9, 2024 HOA Board Meeting

By Cathy Roberts

Our first meeting of 2024 was held in the Anza Room following the hybrid format. The meeting was called to order with 23 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:** Attended the GVC Board of Representatives as an observer. Prepared for the annual meeting and volunteered with envelope stuffing. Attended the HOA Board President's Round-table at GVC. Spoke with the sheriff's auxiliary about additional monitoring of the front entrance hitchhiker as this poses a significant safety risk to him and others. Consulted with attorney regarding a renter making threatening remarks to residents. Renter has since moved out. Worked with the grounds crew.
- **Vice President:** Still looking for a volunteer to host the monthly Happy Hour. Researched the potential cost of "electrifying" some of the gas powered tools used by the grounds crew. Worked jointly with the president in completing annual reviews of independent contractor positions.
- **Treasurer:**

◦ Checking/Savings Balance	12/31/2023	\$320,897.02
◦ Reserve Fund/Savings	12/31/2023	\$255,939.62
◦ Operating Fund Savings	12/31/2023	\$ 62,185.44
◦ Operating Fund Checking	12/31/2023	\$ 2,771.96
- **ARC:** A fairly quiet month with 50/50 ratio of new violations identified to resolution of outstanding ones.
- **Grounds:** By December 19 there were a total of 1,826 volunteer hours posted for 2023. Consider at the going rate of \$20 per hour that adds up to \$36,520. That is a HUGE savings to The Springs. All the efforts keep The Springs looking beautiful year round. When you see the crew out working, give them a thank you. They are working for you free of charge. If interested in volunteering, contact Jim Owen or email [Grounds.thespringshoa@gmail.com](mailto:Grounds.thespringshoa@gmail.com)
- **Infrastructure:** The paving project is complete along with the painting of lines at the stop signs, payment submitted. Three street lights were reported to TEP for repair. Bill Perry, our unsung hero, continues his daily perusal of the curbs and sidewalks reporting any issues he identifies. Many thanks Mr. Perry.

Snippets from Dr. Bob Muldoon's report the most recent GVC meeting.

- Fire Chief Wonder reported the new station is open and course for 14k annually
- Sheriff's aux. Reported 212 traffic stops with 42 citations issued in December
- Pima Co. is spending \$1 million per/week housing undocumented immigrants
- County Dir. Of Health fears disease from those not vaccinated
- County is looking at an initiative to decrease generational poverty
- The GVR President reported a surplus of funds
- No news on the hospital

A homeowner expressed concerns during open forum about residents or others not following the county leash laws and not picking up after the pets. Signage is being evaluated. It's a matter of being a good neighbor and following established laws. There was also a matter of concern about the overflow parking from the Rec Center onto Rio Fuerte. Suggestion was made to paint the curb red to minimize the number of cars parking there during peak times.

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

### **A Message from our new president, Bruce Grieshaber**

Hi! I'm the new President of The Springs HOA Board. My wife Becky Meinking and I are relatively new to The Springs (January 2022) and we have found that this is really kind of a special place. Becky has become Block Captain/Welcome Committee Chair and Heart Safe Administrator. I've been a regular member of the Grounds Crew and have been Board VP for the past year.

Much of what makes The Springs "kinda" special is that we have had, and continue to have, a tremendous number of skilled, caring, dedicated volunteers over our history. It is clear that those who have led this organization to date had great foresight in laying out a culture and framework for success for which we can all be proud and even grateful. The values of financial strength, volunteerism, friendliness, and genuinely caring about each other is what makes The Springs "kinda special." As your 2024 Board of Directors, we will endeavor to maintain and strengthen those values in everything we do.

My immediate predecessor, Brent Gordy, wasted no time including me in the regular business of helping to guide The Springs. His perseverance, attention to detail, and love for The Springs and our residents, is a shining example and blueprint for the future. He served three years as VP and three years as President and I know the Board joins me in thanking him for all that has been accomplished under his steadfast leadership.

The Board will have three new members beginning in 2024, Victor Frankfather, Becky Schroer, and Rick Fillion and four existing members, Sharon Toborg, Jim Owen, Cathy Roberts and me. It's a great mix of experience and new ideas particularly when glued together by our office manager Jeannie McGaughey.

I'm looking forward to 2024/25 with great anticipation and expectations. This place is "kinda" special and I don't want to mess it up. We all hope to hear from you with comments (positive and negative), suggestions, ideas or just a friendly Springs hello! --Bruce Grieshaber

## **Update from the Architect Review Committee**

### Reminder About Changing the Exterior of Your House or Your Lot

The Architectural Review Committee is responsible for the administration of the Architectural Design Guidelines and reviews all requests for modifying the exterior of the house or the lot it sits on. Any unapproved changes are considered non-conforming and the owner may be required to make the house or lot substantially the same as it was prior to the non-conforming work being performed, at the owner's expense. Thanks for having an approved Architecture Change Request before starting your project. **Rick Fillion – ARC Chair**

The ARC consists of a committee of homeowners to assist the Chair. So who are the members of the ARC committee: Lynn Daniels-Anderson, Juanita Kauffman, Robert Muldoon, and Eileen Owen. All 4 members are full time residents of The Springs. They meet monthly with the Board ARC Chair, Rick Fillion.

The ARC responsibility includes the following:

- Promptly review each request for approval
- Meet with requesting homeowner when necessary
- Provide approval/disapproval as soon as possible. List special considerations or specific requirements on approvals
- Explain the appeal process for disapprovals
- Maintain a database of residents' requests, violation letters, status of projects/violations, and actions taken. This information must be submitted to the office manager regularly in order to maintain the database and homeowners files.

All the information you want to know about ARC including the Architecture Change Request form can be found on the HOA website: <https://thespringshoa.org/arc/arc.html>

## **We Need You**

The Board is still looking for a volunteer to take over hosting the monthly Happy Hour. Here's another proposition—perhaps two residents could work on this together so it wouldn't be a total commitment. You could alternate months of hosting. Here's the job description:

### Happy Hour Coordinator

There are seven Happy Hour dates, October through April. Each Happy hour is from 3 PM to 5PM on the Fiesta Deck (or Anza Room if inclement weather). Total time commitment is about 3 hours per event, 7 times a year. The Springs Office Manager reserves the dates with GVR and notifies the Happy Hour coordinator. GVR staff sets out/arranges the tables, including a table for snacks

For each Happy Hour the Coordinator should:

- be on site 20 minutes before and remain until all guests leave
- bring a container with extra napkins, small paper plates, some plastic forks and knives. This container is already stocked and with the interim coordinator
- make any announcements that need to be made, usually none.

## **Annual Board Meeting Summary**

A good crowd was present for the 2024 annual board meeting held in the Anza room on Jan 27. The newly elected Board members were recognized. Board chairs gave their reports then it was time for special recognition for several members for their outstanding service to the BOD.

First was Brent Gordy, the outgoing president. Bruce Grieshaber presented the plaque to Brent for his 4 years service to the Board--2 years as Vice President and 2 years as President.

Next, Vice President Bruce Grieshaber presented outgoing Board member, Mark Koruga, a plaque for his outstanding service to the Board as Streets and Buildings Chair and grounds assistant plus being the "go to" person for advice on numerous problems.

Following that was a special sign presented to Jim Owen, and Mark Koruga for their outstanding work and service as head of the Grounds Crew volunteers. The work shed is now formally known as the OK Corral (O for Owen and K for Koruga)

Sharon Toborg was recognized for her tireless work as Treasurer.

Last but certainly not least was our Office Manager, Jeannie McGaughey, who keeps The Springs running like a well oiled machine.

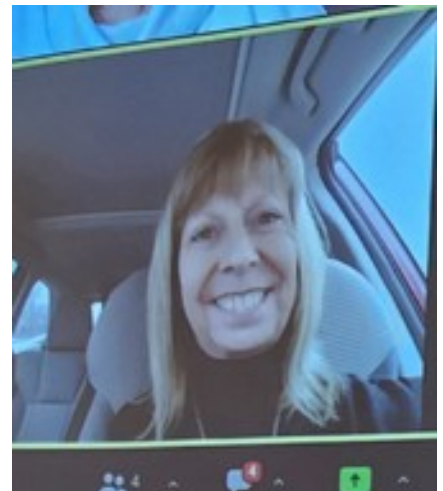
## **Newly elected Board members**



**Rick Fillion**



**Victor Frankfather**



**Becky Schroer**





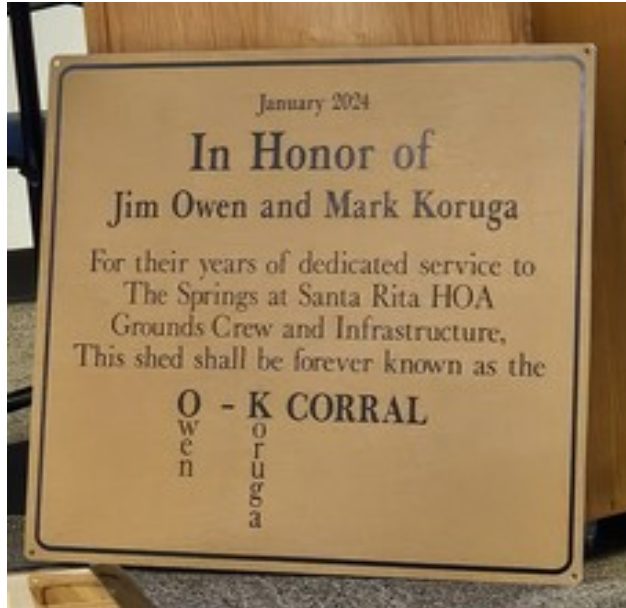
Brent Gordy receiving his plaque for dedicated service to the HOA



Mark Koruga, a plaque for ourstanding work as Streets & Building Chair



Jim Owen and Mark Koruga receiving a sign for the work shed now formally known as the OK Corral



Our Office Manager, Jeannie McGaughey receiving recognition as the person responsible for keeping the HOA running smoothly.

## Who Let The Dogs Out??

I'm sure you have all heard the phrase "Preaching to the Choir." and know what it means. Those of us who are full time residents and pet owners know the drill—pick up after your dog, and keep them on a leash. No non-stop barking either.



If you're new to the Springs either as a new homeowner or new renter, or are a landlord, the following is a review of the Pima County leash laws and The Springs Covenants, Conditions, and Restrictions (C,C,&R's) regarding pets.

### Leash Laws

All Pima County leash laws apply in The Springs. These require that, when away from the residence, dogs must be leashed. Penalties for violation of the Pima County regulations include up to \$750 in fines, four months in jail, and two years of probation. Violation of the County leash law is a criminal offense. Citations are issued when an officer witnesses the violation or if a witness provides a photo or video of the offense or, if two witnesses from different households verify the offense.

### Dog Poop

Dog owners are required to clean up after their pets anywhere in The Springs, including the Nature Park Trail. Failure to do so will result in a fine from the Association if a witness provides a photo or video of the offense, or if two witnesses from different households verify the offense. The dog will be considered a nuisance and restrictions will be placed on the animal.

### Barking Dogs

Continuous and/or late-night barking is very irritating. The Springs governing documents state all animals must be kept under control and not interfere with any occupant's enjoyment and must be controlled to prevent excessive noise. Failure to do so will result in a fine from the Association if three witnesses from different households verify the offense.

### Enforcement

Enforcement of Pima County and The Springs HOA requirements and restrictions can be accomplished by residents, homeowner or not, taking pictures or videos of the behavior and identification of other witnesses to provide evidence to The Springs Board of Directors and Pima County Law Enforcement. The Springs encourages taking pictures of violators. Being on a cell phone doesn't prevent taking violator's pictures. We may not be able to identify the walker but we can post their picture.

**Dog owners, keep your dog from being a nuisance for your sake and theirs.**  
**Landlords, please share this article with your tenants.**

## The Springs Heart Safe Program Seeks New Volunteers



The Heart Safe program in The Springs has been a groundbreaking program that allows volunteers in the HOA who get CPR/AED certified to be part of a neighborhood response team that can mobilize instantly to help in the event of a cardiac arrest incident in The Springs . The Heart Safe team can respond to the scene and perform life-saving measures until the EMTs arrive. This can be the difference between life and death if an individual experiences a cardiac arrest. It's a great way to get CPR/AED trained, which is an excellent skill to have, and serve your neighbors in a way that literally can change a life. LITERALLY.

If you are interested in learning more about becoming a Heart Safe volunteer, please contact Becky Meinking via email at [rmeinking1963@gmail.com](mailto:rmeinking1963@gmail.com) or via phone at 585-330-1173. We look forward to hopefully welcoming a few new volunteers!

## ANNUAL SPRINGS COMMUNITY GARAGE SALE

Yea! We have a new leader—Nancy Kelly. Juanita Kauffman has done an outstanding job of organizing this event for the last few years but decided it was time to pass the baton to a new volunteer. Thanks, Nancy, for stepping up and thanks, Juanita, for all your past work on this annual event.



**Date:** March 9, 2024

**Time:** 7AM to 11AM

**Sign up date:** now until February 28 You must sign up by that date to be included on the map handed out to shoppers

**Where to sign up:** Jan and Feb Potlucks, Annual Meeting, or email Nancy at [dnkelly@comcast.net](mailto:dnkelly@comcast.net) Please include the address and a description of the items you intend to sell.

Here is your opportunity to clear out the garage and your home of unwanted items.

Host in your own garage/driveway or you may combine households into one sale. Recruit neighbors to have garage sales, too. More garage sales on a street increases the shopping traffic

The HOA will place an ad in the Green Valley News for one week ahead of March 9. Maps with a list of addresses and a summary of items for sale will be handed out at the gate as cars arrive

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## Happy Hour



About 35 residents attended the first Happy Hour of 2024. Not our usual sunny weather but still doable outside.

## Bierman's Pics



These Coues Whitetail deer are hard to miss while hiking in Madera Canyon. They are a small cousin of the northern whitetails. The deer that I capture on my trail camera in my backyard are mule deer which are also much larger than the Coues Whitetails.

## Who Are You??

If you go to a Springs social event like, Potlucks, Happy Hour, Picnic in Perry Park, 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 (Nov-Mar). Please plan to prepay \$8 (cash preferred) at the meeting. If you miss Nancy at the potluck, you can contact her at 360-481-5202 or [dnkelly@comcast.net](mailto:dnkelly@comcast.net).

## Invasive Plant Removal in The Springs

Article by Lee Blahnic

Springs residents may have observed our dedicated grounds crew volunteers removing what appears to be tall, healthy green bushes from park areas throughout the springs, especially the Nature Park. What they're most likely seeing is the removal of a highly invasive species of plant known as Saltcedar; also known as Tamarisk and Salt Cedar.



Saltcedar can grow to be 16 feet tall. Each drought tolerant tree can produce up to 600,000 seeds annually. Saltcedar was first introduced to Arizona by the Army Corps of Engineers. In the 1920's and 30's they brought it from Africa to stabilize the ground and serve as a wind break.

According to Wikipedia, Saltcedar is a major invasive plant species in the Southwestern United States, consuming large amounts of groundwater in riparian habitats. The website goes on to say that the balance and strength of the native flora and fauna are being helped by removing tamarisk groves as if they were noxious weeds. Tamarisk has taken over large sections of riparian ecosystems that were once home to native cottonwoods and willows." The land adjacent to the banks of the nearby Santa Cruz River includes a dedicated riparian zone.



For those who love the bushy greenness of Saltcedar amid the stark contrast of abundant local cacti, it's important to know the facts about Saltcedar. Not only is Saltcedar invasive and detrimental to other plants who depend on already scarce sources of groundwater, Saltcedar also contributes to fire hazard danger, in and near, our community. Invasive Saltcedar trees are the perfect fuel for fire. Once they catch fire they produce heavy smoke and require lots of precious water to extinguish. Readers of the December, 2023 CHAT may recall an article about Firewise USA, of which The Springs HOA is a member in good standing. Firewise USA is a national initiative of the National Fire Protection Association, in conjunction with the Arizona Department of Forestry and Fire Management. Our Board, Grounds Crew, Infrastructure Committee, Residents, and Resident Firewise Leaders have made a commitment to work together to make The Springs a wildfire resilient and prevention conscious community.



## I See You!



Ever wonder who puts up the flag display along the Golfista bridge railing on federal holidays?? Question answered, it's Sharon Toborg. Many thanks to Sharon for doing this. Shown above is Sharon and flags on Jan 15 (Martin Luther King Day). Photo and article by Debra Cox.

## It's A Big Job



Pictured here are some of our amazing grounds crew clearing out the washes. Let's give a big "thank you" to all our hard working grounds crew members: George Anderson, Tom Becker, Dick Bierman, Lee Blahnik, Jim Clausen, Rick Dow, Bob Fillion, Rick Fillion, John Fredrickson, Brent Gordy, John Kangas, Don Kelly, Dave Koch, Mark Koruga, Mike Mitchell, Gary Moe, Bob Muldoon, Carl Olson, Jim Owen, Dan Ridder, Mike Seipel, Ron Sills, Keith Smith, Bill Studer, and Dawn Weber.

## Visiting Critters

Jim Owen lives on Wolf Run and his patio backs up to the nature park. The next page shows some of the visiting critters who have appeared in the last couple of years. The black and white photos were captured with the trail cam. The others with a cell phone. Thanks Jim for sharing the photos.

