

# The Springs Chat May 2017

A newsletter by and for the residents of The Springs at Santa Rita

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Alas, as I think about the mountains (from my Minnesota home) I am saddened to hear about the Sawmill fire and the destruction. Even if nature's cycle of fire is important, I fear the cause was not natural. We humans impact our planet in ways that we will probably never totally understand. In honor of the recent Earth Day, please spend time thinking about our environment. It is no longer an endless expanse of wide open spaces and resources. I selfishly don't want my view of the mountains to change, but more importantly, I want the biodiversity of plants and animals to remain viable so we have that balance in our world.

I also think about how an event like this shows some of the best of our community resources at work - the fire crews, conservation folks and sheriff's officers. May they stay safe while doing their jobs.

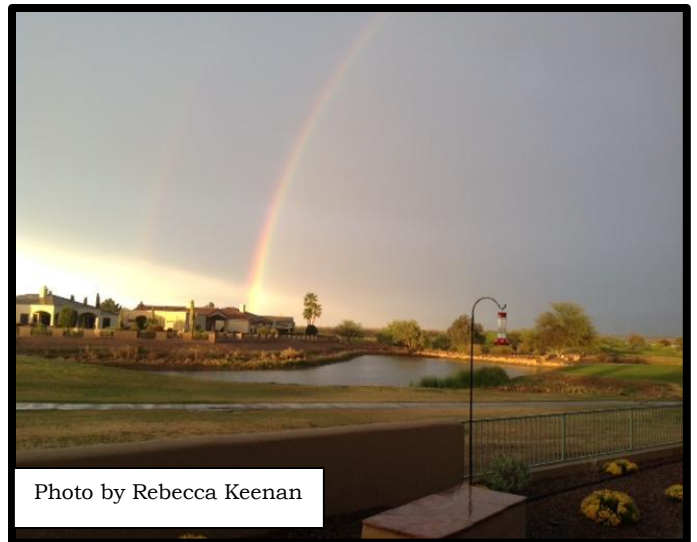
And now back to normal life issues in The Springs. Because some folks have left, things are scaling down again. Please see below. There will be a summer Chat that will come out in July, and then the fall issues start in September. Hope all your travels were/are safe. I enjoyed my drive back to MN as the desert blooms were terrific, and then the plains and forest spring growth took over with blooming fruit trees, lilacs and redbud. By the time I got to MN the spring landscape was just getting started, but the rivers were running and the road kill was different. Be well. RK

## What's up? Not too much!

**There will be a potluck on May 11 at 5pm in the Anza Room. For food: A-F salad, G-O main dish, P-Z dessert. As usual bring all your dinnerware and drinks. And have a great time!**

**The May Board Meeting has been cancelled.**

**The June potluck has been cancelled due to repairs in the Anza Room.**





## The Compliance Walk-Around by Ted Boyett

For approximately six hours spread over Thursday and Friday mornings, April 27th and 28th, I had the opportunity to accompany Gene McGaughey, The Springs CC&R and community standards Compliance Agent, as he performed the summer compliance walk-around.

Many of our property owners are absentee, seasonal, and/or infrequent visitors. Violation notices provide them with useful information to help maintain their properties and be good neighbors. There are also some

residents who don't have the opportunity or ability to recognize some of the flaws on their property.

Some things stood out to me during the walk-a-round. First, most properties are beautifully maintained, and second, Gene takes his responsibility seriously and at the same time is quite reasonable. A distant third observation is that many of the homeowners were unaware or in process of remedying the situation.

Some of the most common issues included: **Safety** – mainly gravel and rocks migrating onto the sidewalk, or shrubs, trees or other items obstructing sidewalks (vehicles, mirrors, trailer hitches, trash cans and debris); **Structural** – mainly cracks and damage to walls (often by parapets that have not been well maintained) or damaged wooden posts & beams (these are most often caused by failing paint/stain that does not protect the integrity of the stucco or wood); and **Aesthetics** - loose wires hanging off the side of homes, trash cans or vehicles (and other items) being stored outside in plain view, dead and unkempt shrubs and plants, plantings too large for the area (often the source of multiple violations), weeds, wrong color of paints and stains, and unapproved items mounted on the roofs and exterior walls.

**All outside improvements to the house or yard require prior written approval from the ARC through the Compliance Agent. And please remember, any vehicle parked in a driveway must be driven at least weekly.**

While some notices issued are to maintain a quality of appearance for all neighbors to enjoy, many notices are meant to bring issues to the attention of the property owner that, if taken care of early, may help avoid major repairs and larger expenses later on.

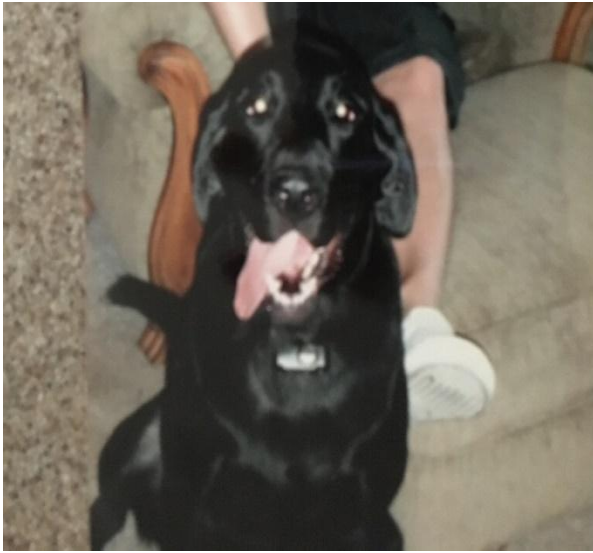
It was a very pleasant surprise, the number of residents that came up to us during the walk-around and afterwards, with positive comments about the overall appearance of The Springs and Gene's efforts to help it stay that way. During and just before the walk-around, I also became aware of several instances of neighbors volunteering to help those that were not able to care for their yards by themselves. This allows neighbors to help each other avoid receiving notices, and more importantly have a good-looking yard and a friendly talk.

After the walk-around, Gene's chores were not done. It takes several days to record the findings, complete the required report to the Architectural Review Committee, and mail notices to owners of properties that were found in violation.

It is important to publicly commend Gene and each of your efforts to keep our community looking its best. And this does not just extend to maintaining your properties, but to all your volunteer efforts and just plain down-home neighborliness.

Ted Boyett, Chairperson ARC





## Pet Profile by Pat Keenan, filling in for Pat Strnad

Hi there,

My name is Big Black Jack. At least that's what Cindy and Gary Deckinger call me. They are the humans that I have trained to walk and feed me (and to scoop up my poop.) As a puppy, I cost them only \$35 since I was the last one of the litter.

If only my siblings could see me now. I'm a fully-grown black Lab and I tip the scales at about 120 pounds. My pooch friends (like Doc and Killer and Fiona and Nell) call me Loud Barker. I hate to "toot my own horn", but I just might have the loudest, most ferocious, bark in The Springs. Case in point: two years ago this pal of Gary's opened the garage to

give him a case of beer, but no one had bothered to inform me. I thought he was a bungler or bugler or burglar (I can't remember the word) so I gave him my fiercest bark. You know, the one like "I am going to rip your leg off". Well that guy took to running and when last seen was still running across Western Minnesota. I also get pretty riled up when the garbage man comes with his big noisy truck, and really don't care for the UPS man either. Boring uniform, that one. The rest of the people in my world I enjoy and am friendly to. My people, Cindy and Gary, know their lives would not be as rich if I didn't live with them and protect them.

Did I mention that I've done a lot of traveling and I like Arizona best? I was brung up in Kansas and let me tell ya, the animals there are really dumb. They have these possum critters and when you run up to them and want to play, they just roll over and go to sleep. It's really annoying. But here in Arizona, if you run up to one of the javelinas and want to play, man can they put up a tussle. I didn't need stitches, just antibiotics.

My lady friend, Nellie, is a svelte 90-pound yellow Lab. Her big deal is finding Titleist golf balls. I guess they've got a distinct pheromone.

Anyhow, I was going to show Gary that any dog could do this. So I found a bright yellow ball and a cool pink one. I was bringing them to Gary, but I got kind of excited and swallowed them. After the surgery (a golf ball-ectomy) Gary acted a bit miffed. He said at least, I could have swallowed some good balls instead of two Top Rocks. But I know he was just kidding. Those balls were pretty valuable because I heard the vet say they would cost Gary and Cindy \$1000 apiece.

Well I have to go and ride on the golf cart with Cindy. What could be better than riding shotgun with your ears flapping in the wind. Life is sweet!

Your friend, Jack







## Golf Car Liberation by Ted Boyett

The Architectural Review Committee has found in favor of two petitioners for review of their notifications for illegally parking their golf cart/car in their driveways. This ruling makes a distinction between **golf carts** and **golf cars** as to the term “recreational” which had in the past been used to describe vehicles not specifically named in section 10.26.2 of our CC&R’s. This ruling treats golf cars; i.e. golf vehicles that are currently registered with State of Arizona as demonstrated by a license plate with a current year tag, as passenger cars. Golf carts are golf vehicles that are not currently

registered with the State of Arizona and subject to our previous ruling of being kept in the garage except during use and for short periods of time, of up to 4-6 hours, during the day between uses. At no time should either vehicle be parked off the driveway in the yard. All vehicles that are parked in driveways must be driven at least weekly and not stored in the driveways.

The petitioners presented sound arguments and collected over 180 signatures while canvassing about two-thirds of the properties, of which 144 were deemed valid after auditing the lists that were submitted. Each residence was allowed only one homeowner to be counted.

Part of the determination for the liberalization of this specific rule by the ARC was based on the changing demographics of The Springs and our needs. There are more Springs homeowners using golf cars for daily trips within our community and throughout Green Valley. Not only is this helpful for many of our residents, it is ecologically sound. In 2003, approximately 14 years ago, the rules were relaxed allowing passenger vehicles and pickup trucks to be parked in driveways instead of being garaged when not in use.

This rule will become permanent **after** a one year trial period, to allow for open community comment. Whereupon, if no future action of the ARC is taken, the ruling will stand. Comments should be sent to ARC Chairperson c/o The Springs, 951 W Via Rio Fuerte, Green Valley AZ 85614, [hoa@thespringshoa.org](mailto:hoa@thespringshoa.org), or [TBoy@stanfordalumni.org](mailto:TBoy@stanfordalumni.org).



## Meet your Neighbors by Sally Bryan

The best part of writing this feature for the "Chat" is the opportunity to meet the great people who live in the Springs.

This month I had the privilege of meeting and interviewing Chris & Heather Richter, who moved here from the Chicago area two years ago, and live on Nardos. While researching places to retire, they considered Del Webb communities in Phoenix, but felt that it was too much like Los Angeles. Both Chris, who worked as a pilot for American Eagle Airlines, and Heather, who is a Flight Attendant for American Eagle, have had the opportunity to visit many cities in our wonderful country.

Upon visiting Green Valley, they had their realtor show them homes in The Springs, but they sold so quickly that they were often "a day late" in getting a home. As a result, they looked at other HOA's, but couldn't get The Springs out of their minds and hearts. They told their realtor that they wanted to buy in The Springs, no matter how long it would take to find a house available to purchase. They were thrilled when they found a fully furnished home to complete their dream of downsizing and simplifying life.

They considered using their home as a rental until they were ready to retire, but quickly decided to live here full-time. One of the perks of being a pilot & flight attendant is that you can live anywhere. In February, Chris retired from the airlines, but soon began working 3 days a week for GVR as a Center Operations Assistant. He enjoys his job and the interaction with lots of people.



I could listen to Heather's voice all day, as she has a lovely accent from the southeast of London, England. The past 40 years of Heather's life have been spent in the U.S.

They've wanted a dog for quite some time, but it wasn't compatible with both of them flying. However, now that Chris is "grounded" they were able to adopt an 8-week-old terrier/schnauzer mix from the Green Valley Animal League. Ginger is now 7 months old and enjoys her walks around The Springs, as well as outings to the Anamax Bark Park to run and play with other dogs.

They enjoy swimming and sunning at the Springs Recreation Center pool. They also own a four-wheel drive all-terrain vehicle for off-road fun and exploration. They've met friends, here in The Springs, who they venture out on the trails with on a regular basis. Some of their adventures have taken them to the

Santa Rita Mountains and foothills as well as to Colorado, California, Sedona, and other areas of Arizona.

In addition to four-wheeling, they enjoy hiking on the Anza Trail and in Madera Canyon. Camping in their teardrop trailer is another favorite activity, with their most recent trip to Patagonia Lake with some Springs neighbors. While pursuing their multiple hobbies, they've discovered beautiful ruins, abandoned mining camps and interesting caves.

Both Chris & Heather commented on the fact that the Springs is a friendly community and they've met so many wonderful people while living here. Be sure to greet them when you see them out and about, or at our monthly potlucks.





3891 S. Calle Viva  
678 W. Calle de la Pelotita  
3726 S. Camino del Golfista  
3733 S. Camino del Cefiro  
969 Blue Fox Road  
3681 S.Avenida De Encino



Anne Marie Ballou from Mesa, AZ  
Marina Jarvis from Anchorage, AK  
Laura Severin from Evansville, WI  
Cathy Aykens from Crosby, MN  
Cathy & Don Roberts from Durant, OK  
Doris Repke from Teaneck, NJ

## **The Hedgehog Chronicles** by Laurie Boyett

My next-door neighbor, Stephanie, jokingly refers to the current paint palette as “50 shades of hedgehog.” She is correct! Her comment got me to thinking about WHY there were so many variations in one color.

My back yard neighbor, Jerry Stowe, is a retired professional painter with 34 years of experience. He had some interesting insights to this conundrum.

“First and foremost” he said, “there is fading due to the sun. Arizona sun is much stronger than much of the rest of the US. If you have a south facing wall, it will fade faster than a northern one. The sun is a big factor.”

“Secondly, the quality of paint has a lot to do with how fast it fades. Obviously, the cheaper brands of paint will fade more quickly than better quality ones. Most quality paints periodically go on sale. Watch the ads or get on an email list to track the sales. You usually get what you pay for.”



“Thirdly, beware of how the paint is applied. Ask your painter (before they begin) how he/she will apply the paint. When paint is sprayed on, it is sometimes thinned. This thinning reduces the thickness of the applied coat of paint. If your painter is spraying, insist on two layers of paint. Rolling the paint on is the preferred method of application because it leaves a thicker layer.”

“Once in a while,” Jerry continued, “the paint may be incorrectly mixed. This is rare, but if you suspect that this is the problem, then save the can and label so you can address your concerns with the paint store.”

The July Chat will have an article about painting beams and poles.

## **Cooking Tips from the Chat editor:**

- \* **I always offer two dinner choices “take it” or “leave it”.**
- \* **If I get a headache while cooking, I take two aspirin and keep away from small children, just like it says on the bottle.**



## Updates from The Springs

### The progress on the maintenance shed.



### Our thanks to the fence painting crew that was busy for most of April on perimeter walls!!!

Juanita Kauffman received this from a resident who wants people to know of a non-toxic weed killer.

**Non-Toxic Weed Killer:** 1 Gallon white vinegar, 2 cups Epsom Salt, 1/4 cup dish soap (Dawn or similar). Mix and spray weeds on a dry sunny day (LOL). Go back after 24 hours and the weeds should be gone. No more Roundup needed! If it doesn't work the first time, apply a second time and that should do it.

**Potluck News from Bill Perry:** Attendance at April potluck was 57.

Amado Food Bank total for April \$388.00, 22 pounds of food Amado Food Bank Y-T-D totals \$1,363.00, 40 pounds of food.

If you are leaving Green Valley before May 11 and have some food items that you would like to donate to the Amado Food Bank, please call Bill Perry at 393-7402 and he will pick up your items and deliver them to the food bank. We are still looking for hosts for the July and August potluck. Bill will make an announcement at the May potluck and see if someone volunteers. Bill is here until May 27, if anyone has questions. Thank You!



**PLEASE NOTE! If a business run from your home is a nuisance to a neighbor, or anyone walking by your home, you may be cited by the compliance agent. Examples are: regularly running loud equipment; using smelly chemicals or varnishes; a consistent increase in traffic or parked vehicles; or in some other way being a nuisance to those around you. Please check with the compliance agent if you have questions. Thank you.**

### Perry Park Picnic news from Doug Crosby

“We had 24 at the last picnic. I was surprised because a lot of people have left, but we had 6 new couples. One was renting and two had just bought houses in the springs. A good way to end the season.” **Thanks Doug!**



## More updates.....

**From GVR regarding Member ID** Card readers that provide access to GVR facilities and record attendance in fitness centers and pools are wearing out. We have found a superior alternative! The new units come at a much lower cost and have a longer lifespan. Even better, they don't require members to swipe their cards through a channel—when a card is passed by the sensor on the reader, the gate will unlock, simple as that.



Easier, cheaper, and more durable? What's the catch?!

As in many things in life, there is a downside. In this case, the downside is that members need to visit a center to trade their existing card for a new "proximity card" that will work with the new card readers.

**WHO:** If you received your Member ID card before March 20, 2017, you need a new one. Members may trade-in their spouse's card on their behalf, but all tenants and additional cardholders need to appear in person. Your member number will NOT change if you trade an old card for a new one.

**WHAT:** Bring in your current Member ID card or cards (if you have guest cards, those also need to be replaced) and trade them for FREE proximity cards. Guest proximity cards can be re-activated, so please keep them after they expire, and bring them in to be reactivated for your future guests. Replacement guest cards will cost \$15.00—same as replacement Member ID cards.

**WHEN:** Starting in May. Card readers will be replaced one center at a time. In the coming weeks, we will develop a master schedule and we will publish that on our website and in an email update as soon as it is prepared. We will post advance notice at each center, and, in fact, on each card reader! Don't worry—you will have plenty of warning and plenty of time to get to a customer service office and trade your card/s.

The new proximity cards will work with both new and old readers, but old cards will not work with the new card readers so don't procrastinate! Get your free replacement card as soon as you can.

As GVR members ourselves, we know that members are focused on recreation, not the details of card reader technology. We would not want our access interrupted, so we are doing our very best to ensure that members have ample opportunity to avoid having their access interrupted.

**When you get a chance to see them in action, we think you'll love the new cards.**

## **Baby Back Ribs Fall off the Bone** by Pat Strnad

Ingredients: 3-5 lbs. baby back ribs

salt & pepper

1/4 to 1/2 C Thai Sweet Chili Sauce (or your favorite--amount depending on size of ribs)



**Directions:** Preheat oven to 275 F. Cut ribs into serving-size portions. Place ribs in roasting pan; cover with double thickness of foil (helps if you spray pan with oil first). Roast ribs for 2 1/2 to 4 hours, depending on amount of meat. Carefully lift ribs with spatula onto a pan for grilling & spread with sauce.

Broil in indoor oven or outside grill to desired browning. Enjoy!

**Coming in the July issue** – a description of the new dog park updates, golf course etiquette for The Springs residents, board updates, a pet profile of a **CAT**, photos of work done in The Springs, a fire update, and amusing stories from the wild wild southwest.





Photo by Ron Erickson

**have**

**a**

**great**

**summer**

**The Springs Chat is your newsletter, and it contributes to the vitality and culture of our community. The Newsletter Committee invites your contributions, and your suggestions: Juanita Kauffman (community and board news), Sally Bryan (neighbors and activities), Jeannie McGaughey (home sales and Chat delivery), Pat Strnad (pets and recipes), Pat Keenan (local color and news of the weird), Laurie Boyett (food and whatever), Neysa Dickey (proofreader), and Rebecca Keenan (editor). [Thespringschat@gmail.com](mailto:Thespringschat@gmail.com).**