

The Springs **CHAT** January 2018

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

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

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Transitions are often tough. However they bring new opportunities and it's always good to remember that nothing ever stays the same. If you think it does, you might be missing something. I am happy to transition into "editor retirement" and I hope the CHAT will not remain the same, especially the photo formatting. I never quite got the hang of it!! It was good fun learning how to "do" a newsletter and I would like to still contribute as I have time. HOA board responsibilities will keep me plenty busy this year, but I imagine Jan Koltun, the new CHAT editor will let me write a half page now and then.

I look forward to a good NEW YEAR and hope you all have one too. Be sure to greet your neighbors, especially if you don't know them, smile every day and have a moment of thanks before you go to bed. Happy 2018!!! Rebecca Keenan, editor

January Calendar – details on pages 5, 10, 11, & 12 and the website calendar

January 5 Letter Stuffing for Annual Meeting Mailing 9am Fiesta Room

January 6 Christmas Decorations take down 1 pm Front Gate

January 9 Monthly HOA Board Meeting 9 am Fiesta Room

January 12 Meet & Greet 3-5 pm on the Fiesta Deck

January 13 Volunteer Recognition Happy Hour 4-6pm Fiesta Room

January 18 Monthly HOA Potluck 5 pm Anza Room

January 20 Adopt a Highway Clean Up 9 am by the front gate.

January 27 Annual HOA Meeting 3 pm Anza Room

January 28 Perry Park Picnic 12:30 pm Perry Park Picnic Tables





Upcoming Board Election

With the New Year come some transitions in the leadership team. President David Dethmers and Director Mike Ford will be leaving the board after the annual meeting on January 27th. We will miss their contributions to our community through service on the board. **Thank you David and Mike.**

There are three interested individuals and three board positions open for The Springs HOA Board.

Brent Gordy lives on Avenida de Encino. *“I retired from the medical imaging industry where I was a sales representative for 25 years. I also worked in the field of radiation safety for medical, industrial, and educational applications for 15 years with the emphasis being on medical x-ray radiation safety.”*

“My reason for running for the board is to help contribute to the community, be a productive part of its vision, maintain our community standards, and help others enjoy our life here in The Springs. I expect this to be a dynamic learning experience. I think it is very important that as a member of the board I listen to the needs of our community members and treat them all with respect and dignity.”

“I golf a lot. I was the director for two years of a 183 member men’s golf league. I also enjoy biking, hiking, swimming, reading, and fishing on rare occasion. I admit that at this point in life I am focused on having fun! My basic motto in life is that it is too short, so I try to find something to laugh about every day. Jan Kennedy is my wife, soulmate, and best friend.”

Lee Blahnik lives on Camino del Heroe. *“I served the public sector as teacher, school librarian, school administrator and was a Manager of Corporate Development for Wisconsin Public Television. I am a military veteran who served from 1966-1970 as a U.S. Air Force medic.”*

“The Springs is unique in Green Valley for its architectural character and common areas. As a member of the Grounds Committee, it has been a pleasure to meet and work with an exceptional group of individuals who strive to maintain The Springs as an inviting place to live and recreate. Springs’ residents, new and established, should live secure in knowing their community will remain clean, safe and attractive.”

Lee and his wife Anne are year round residents.

Ted Boyett currently serves on the board as director of the ARC Committee. Ted is a Stanford graduate with work history mostly involving aquatics - from pool manager to coaching, athletic director, aquatic coordinator, and public superintendent of aquatics.

“As a property owner I still want to protect my investment. We bought this property because of the appeal The Springs at Santa Rita has with its charming authentic Southwest feel. Over the past fifty years I have enjoyed volunteering for the Red Cross, as a union representation at large for the University of Rhode Island, and other organizations including serving on numerous committees. I believe my expertise in working with people and overseeing projects to their desired outcomes makes me most qualified for a position on the Board of Directors for HOA of The Springs at Santa Rita.”

“My wife, Laurie and I became snowbirds and homeowners in The Springs during the Fall of 2014, after seeing Arizona and the property for the first time the preceding February. We have three children and six grandchildren. Laurie loves to paint and enjoys the programs and members of the Santa Rita Art League; but, more than that she loves the swimming pool and its setting. I prefer the hot tub, computer club and serving with quality people on the board and ARC. We both make use of the availability of the table tennis times in the Anza room.”

Homeowners please attend our annual meeting on January 27th to affirm these individual's willingness to serve on The Springs at Santa Rita HOA Board.

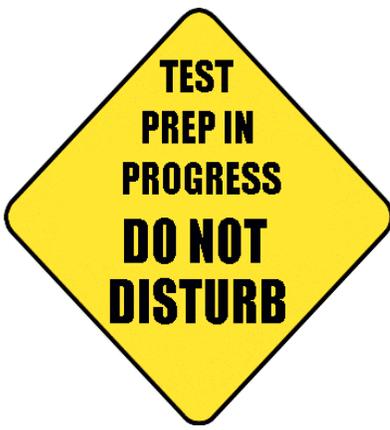
How are you doing???

A Yearly Dementia Test (only 4 questions this year)
Contributed by Mary Kult

Yep, it's that time of year again for us to take our annual senior citizen test. Exercise of the brain is as important as exercise of the muscles. As we grow older, it's important to keep mentally alert. If you don't use it, you will lose it. (Take this test to determine if you're losing it or not.)

OK, RELAX, clear your mind and begin.





THE TEST

#1 What do you put in a toaster?

#2 Say "silk" ten times. Now spell "silk." What do cows drink?

#3 If a red house is made from red bricks, and a blue house is made from blue bricks, and a pink house is made from pink bricks, and a black house is made from black bricks, what is a greenhouse made from?

#4 Please do not use a calculator for this, for it would be cheating:

You are driving a bus from New York City to Philadelphia.

In Staten Island, 17 people got on the bus.

In New Brunswick, 6 people get off the bus and 9 people get on.

In Windsor, 2 people get off and 4 get on.

In Trenton, 11 people get off and 16 people get on.

In Bristol, 3 people get off and 5 people get on.

And, in Camden, 6 people get off and 3 get on.

You then arrive at Philadelphia Station.



So, without going back to review, how old is the bus driver?

(Answers to THE TEST can be found on Page Ten.)



pot luck news

For the year of 2017, our monthly potlucks have gathered a grand total of \$2,541.00 and eighty-five pounds of food. The staff at Amado Food Bank thank all of you for your generosity.

FUTURE POTLUCK PROGRAMS

January – your earliest baby picture. Please email your earliest baby picture to Shani Murray a bobnshani@cox.net OR take it to Shani at 944 Fonda (520-399-2599). Deadline is January 13th.

February- Show & Tell & Maybe Sell. If you have a hobby that creates objects, we would like you to bring some to the February potluck for show and tell. Let your neighbors know about your creations and your inspirations. If selling them is of interest, do let people know.

March – YOU GOT TALENT. And even if you don't, try to convince us that you do. Do you play an instrument, read poetry, tell jokes, perform skits, yodel or have other skills to share with us? This will be a great opportunity to show your hidden or not so hidden talents. Plan ahead, and talk your neighbors into a group performance.

For the January 18th Potluck:

**Bring your place setting, beverage,
and dish to share to feed 8-10 people.**

A-F – desserts

G-O – salads

P-Z – main dishes

Don't forget to: send in your baby picture, wear your name tag and bring a contribution for the food shelf.



FYI – do not add bath beads to a GVR spa, or use body wash or other personal products in the spa. This contaminates the water and reduces the effectiveness of disinfectants. If this happens, GVR is required to drain and replace the water at great expense, and it takes the spa out of use for at least 48 hours. NO PRODUCTS IN THE SPAS, PLEASE. (Yes, it has happened.)

Keeping Our Sidewalks Safer by Ted Boyett

A number of the residents within our community have mobility limitations and some of us who don't claim that category, still find ourselves tripping over pebbles and debris on the community sidewalks or bumping into trash receptacles, vehicles, and plants that obstruct our walkways.

Sometimes we forget to just talk to our neighbors. If you feel comfortable doing it, you might chat with them about keeping the sidewalks clear. If you know the person has physical limitations, and you don't mind, perhaps you could offer to sweep their walk or move their trash cans to a better location, or figure out how to keep their vehicle off the sidewalk. It's worth a try.

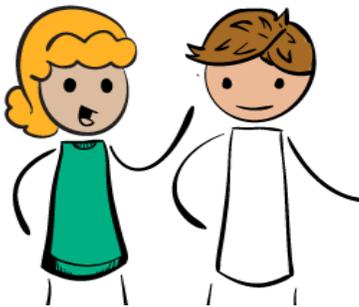
In an attempt to maintain safe sidewalks, clear of obstructions for **all** residents, the Architectural Review Committee (ARC) has initiated a new policy that allows us to notify violators of the clear sidewalk regulations as they are stated in our community documents. While this courtesy may be applied, it is not required before any and all other enforcement measures can be utilized.

Anyone observing obstructions, and especially repeat obstructions, of the common walkways should contact the HOA Compliance Agent or one of the ARC members (authorized monitors) to report the infraction. Infractions include sidewalk obstructions by: any part of a vehicle; debris including pebbles, rocks, an abundance of leaves, yard waste, etc.; trash or recycling containers; or plants and/or trees that intrude over the sidewalk that do not provide at least a seven-foot overhead clearance.

Once an authorized monitor confirms a violation, a warning will be issued in person or a note attached to the door of the house of the sidewalk where the violation was observed or on windshield of the vehicle, as appropriate. The monitor will attempt to gain additional information and, if they can speak with the home or vehicle owner, they will politely explain the infraction and purpose of this program, which is to seek compliance with community documents, helping insure all residents and their guests can use The Springs amenities without fear of a fall injury.

If the resident is not at home, the notice shall be placed on the front door for all but violations of vehicles parked in the street. For vehicles that are parked in the street, the assumption cannot be made that there is a connection to a homeowner and the notice of obstruction shall be placed on the front windshield under the wiper in such a manner as to be observable by the driver.

A record will be kept of all violations and if there are repeat offenses the HOA reserves the right to pursue any and all remedies available to them to assure a safe and enjoyable environment for our residents and visitors.



It is also our desire to remain a friendly place to live through personal contact whenever the need arises to inform or educate homeowners about our rules and the purpose(s) behind them. We prefer not to just issue citations and demand letters through the mail, if compliance can be handled in a more personal manner. Each homeowner is invited to read and comply with all the community documents, especially the newly revised "Homeowners Manual."

Again, the focus of this effort is to maintain a safe and friendly environment in The Springs. Names of the Compliance Officer and ARC members can be found on the HOA website www.thespringshoa.org .



Beyond Bread, located at 421 N. Ina Road in Tucson was highly recommended to us. We visited it on December 13 at 1:40 pm and we were starving when we ordered. (We should have taken more time!)

I ordered ½ a sandwich and my husband ordered a whole one. Portions were more than generous, and ingredients were super fresh, but I realize now that I am not a big sandwich fan. I like spicy food, and my turkey, cucumber, sprout, and avocado sandwich lacked some bite. I should have asked for chipotle mayo on the side or dressing or

SOMETHNG?? But I was too hungry to wait! My husband was pleased with his roast beef sandwich. The restaurant reminded me of a giant Panera Bread Shop. It must have seated close to one hundred people. If we go there again I might try soup or salad with bread on the side, as the bread itself was delicious. If you are a sandwich fan, I'd recommend **Beyond Bread**. If not, drive on by! **Contributed by Laurie Boyett**

PS: Other yelp reviews rave about "Everything Rueben" which is only available on Saturdays. Just looking at the photo made me want to return! The restaurant is open daily from 6:30 am - 8:00 pm.

Fur, Feathers, & Scales

Desert Sightings

Compiled by Janet Koltun

Would you enjoy reading the latest mammal, bird, or reptile sightings in the CHAT?

Although it's not likely that we'll see many reptiles before the temperatures get warmer, we'd like to include your current animal sightings. To accomplish this, jot down your sightings with the approximate location, the date, and time of day or night you saw it.



For instance, Sue and Tom Mandeville saw two javelinas in front of their house near Cefiro and Cuple, Dec. 14, "just after dark". The evening before, I saw the 'old javelina', the one who likely was kicked out of the herd, on our walking trail, near the junction of the "uppy-downy" section that leads to the paths in front of Wolf Run Road.

Please email sightings to me at koltun3@gmail.com. If we receive enough, we'll make this a monthly CHAT feature. Good luck!

Tidbit from the ARC on Homeowners Insurance for Gated Community Discounts

It has come to our attention that some insurance companies offer discounts to homeowners in “gated communities,” while others only rely on ZIP code information. When insurance companies allow discounts for “gated communities,” they frequently have specific requirements for the community to receive that designation and may not honor claims if the community does not match their definition. If you are receiving a homeowner’s discount for living in a “gated community,” you should CHECK WITH YOUR AGENT to make sure you qualify. Better cautious than sorry!



Neighbors by Sally Bryan and Maddie



Walking on our beautiful nature trail with my dog Maddie provides many delightful surprises. I enjoy seeing the cottontails, the roadrunners and other birds, along with the Bierman benches**. Another favorite of mine is becoming acquainted with neighbors along the trail in The Springs.

It was a pleasure to meet Michael Tanner and Dee Little, from Oregon, along with their dog, Jackson. They were having a great time using an exercise station. That is something I don’t see often! It is always wonderful to connect with people who are full of energy and joy.

Please note that they have Jackson on a leash. They also had “pick up” bags with them. The nature trail ends at the dog park, so it makes a great walk for everyone. If you’re out for a walk with your furry companion and forgot a bag, there are some available on the door of the fenced dog park.

Maddie and I look forward to meeting and greeting you on the path.

**Bierman benches can be found all around The Springs with their delightful mosaic seats, lovingly made for us by Judy Bierman.





A fine example of a Bierman Bench

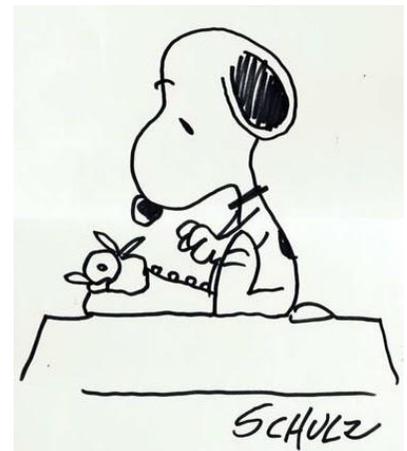
A NEW CHAT EDITOR contributed by Jan Koltun

Jan Ferris Koltun, a Springs year-round resident, has been working with Rebecca Keenan on this January issue of the CHAT, and will go solo for the February edition, which will appear in your email around February 5. Deadline for stories, photos, or ads will be January 25.

Jan has been working on or around print since she was 8 or so, due to a kindly publisher of her Pacific Northwest home-town weekly who sent her on easy assignments to interview neighbors. Much later, she worked for The Associated Press in San Francisco, wrote obituaries with Carl Bernstein in Washington, DC, and edited her neighborhood newsletter in Boston's Back Bay while she and her husband were raising two boys.

She tried unsuccessfully to abandon journalism by earning a Master's degree in Public Health, with certification in gerontology at the University of Hawaii, but wound up back on her home island north of Seattle, doing a fund-raising newsletter for seven or eight years in order to help build a new Senior Center.

Currently, she enjoys xi gong (CHI GUNG) in Tubac on Monday mornings, is learning a little Spanish and the U.S. Presidents and Vice Presidents, likes a plant-based diet, is a Stephen minister for her church, and walks her black dog, Tina, a couple of times most days. She welcomes ALL contributions for The Chat; please email her at koltun3@gmail.com.



Retiring editor's note: Thank you Jan for stepping up. It's very comforting to have a dog at your feet while writing and editing, but better yet, a dog who can type!

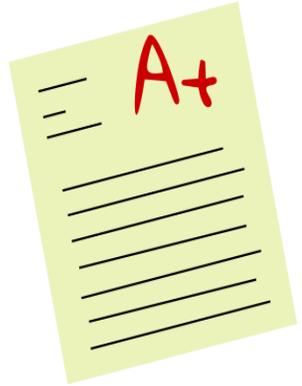
The Answers (If you pass this along to your friends, pray they do better than you.)

Answer #1 **bread** If you said "toast", just stop now and go do something else.

Answer#2 **water** If you said "milk," don't worry, you are probably in the 1% of the population that didn't grow up on a farm.

Answer#3 **glass** If you said "green bricks" please go lie down.

Answer#4 Oh for crying out loud, do you not know your age??? **YOU** were driving the bus.



The Scoop from Jeannie McGaughey

On **January 5th**, we are having an "envelope stuffing" party at 9:00 am in the Fiesta Room for anyone that wants to help with our mailing announcing the annual meeting. Refreshments provided. Questions? Contact Jeannie at hoa@thespringshoa.org.

Volunteers are also invited to help take down the Christmas decorations on Saturday, **January 6th**, at 1:00 p.m. We will meet near the fountain. Questions? Sylvia Collins sylviacollins@hotmail.com

January 27th - our very important Annual Meeting will be held at 3:00 pm in the Anza Room. There will be an opportunity to share your thoughts about The Springs. Refreshments provided.

Heads up! GVR has opted this year to only confirm room reservations through May at this time. So, until further notice, mark your calendars as follows:

2nd Tuesday of each month - Monthly Meetings - 9:00 am in the Fiesta Room.

2nd Friday of each month - Meet and Greet - 3:00 pm on the Fiesta Deck - (Jan-Apr).

3rd Thursday of each month - Potluck - 5:00 pm in the Anza Room. Hope to see you! All residents and guests welcome!



Adopt a highway update by Deby Cox

On Saturday, October 21, a small, but enthusiastic, group participated in the Frontage Road clean-up. Volunteers were Bill Perry, Vic Bignall, Bette Briggs, Steve Chaffee, Martha Teters, and Ernie and Deby Cox. When I fill out the “task completion form,” one of the questions asks whether we found anything interesting along the road. This time, there were two small animal skulls. Usually, we pick up several beer cans and bottles, but this time only found wine bottles. Guess we have a higher class of litterer this year. We are required to do four cleanups a year, although in the past, I have sometimes done the summer cleanup myself, because who else would be dumb enough to traipse around in the weeds with the snakes in hundred degree heat? If you’re interested in helping, the next cleanup will be Saturday, January 20th, 9 am at the front gate. debycox@cox.net



Muchas gracias to the workers who helped in October!



HOA’s, CC&R’s: What’s all the Fuss?

Ted Boyett

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. There is a process to accommodate minor and major changes outlined in our community documents. In 2009, The Springs at Santa Rita had one major change in the CC&R’s. This changed the document and reduces the requirement from a vote of 67% of all homeowner’s to 50% plus 1 to make any future changes. As a rule, individuals tend to resist change and usually buy products in the condition they want in the first place. Last year several members of the community advocated for a change in the color palate. Approximately one-quarter of homeowners voluntarily submitted feedback on the issue, of which 72% wished to keep the current standards.

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.



(Fuss article continued) Quick note: while we try to equally enforce all rules, we do so at a neighbor's request, or from obvious violations as seen from the sidewalk, street, neighbor's yard, or common area. We don't snoop!

It is recommended that you re-read the CC&R's and Homeowners Handbook periodically, watch for notices on the neighborhood bulletin board and in "The CHAT", and open and read all e-mail and snail mail correspondence from The Springs HOA.

We are fortunate in The Springs to be blessed with good neighbors that value living in a HOA. Comments and discussion are welcome. Send me an email at TBoy@stanfordalumni.org or call 1-(401) 649-0991. Thank you.

*****Volunteer Recognition Event*****

Happy Hour with Drinks and Heavy Appetizers

For all who volunteer for The Springs, come join us for food and fun!

January 13 from 4-6pm in the Fiesta Room - we have a great program planned.



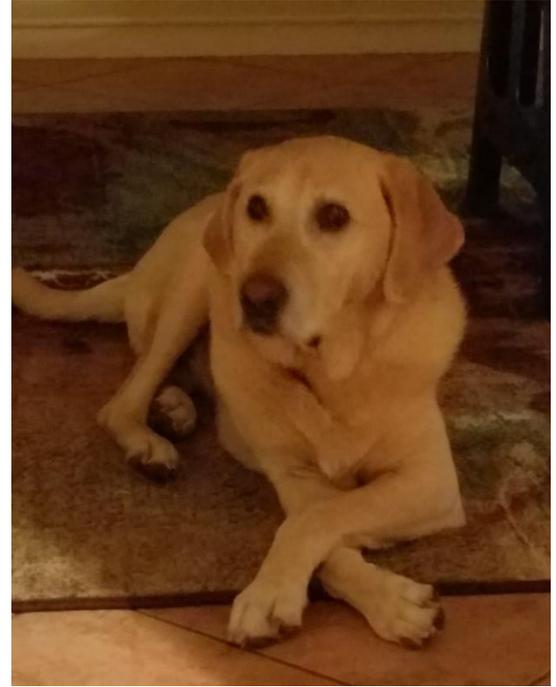
Wood Corner Cupboard
72 inches high Excellent Condition
Plate racks on all shelves
Can be painted any color
Contact Sally or Howard Bryan
716-397-8099
\$250 (dishes not included)



I have included some end of the year photos. Happy 2018!



Thanks to The Springs residents, our community was beautifully decorated, both at the entrance and also at individual homes. Well done!



My heartfelt thanks go to contributors, proof readers, the HOA board and my family for their support these past two years. You have been wonderful !



favorite holiday greeting

Rebecca, now the **retired** CHAT editor