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The Springs CHAT

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951 W Via Rio Fuerte
Green Valley, AZ 85614

Phone: 520 648-1699

<http://www.thespringshoa.org>

CHAT Editor: koltun3@gmail.com



Goblins and Ghoulies in The Springs

Photo by Nancy Kelly

COMPLIANCE

WHO WHAT WHERE WHEN HOW WHY

WHAT

Our Vision Statement addresses compliance in the following ways, “Owners will maintain their properties to meet or exceed community standards.” and “Noncompliance with community standards is addressed by following documented processes that are timely, fair, reasonable, and objective.” The Architectural Review Committee (ARC) is responsible for the administration of the Architectural Design Guidelines and reviews all applications for construction or other exterior modifications on a Lot, as well as enforcing non-architectural violations of the community-wide standards.

WHO

Our compliance agent, Stephanie Walters, has been in her position for almost a year after being trained by outgoing agent Gene McGaughey. She works closely with the ARC to identify problems and follow up on unresolved compliance issues.

WHERE

YOUR home and lot need to be weed-free, with clear sidewalk and driveway access, and the exterior structures painted with the proper products.

WHEN

There are twice-yearly ARC walk-arounds (spring and fall) to examine the overall condition of our community. At these times, our compliance agent identifies homeowner issues, most of which can be easily solved. In addition, individuals’ complaints regarding a neighbor’s property are received at any time of year. The ARC encourages a friendly approach to the neighbor about the issue prior to filing paperwork. Often, a satisfactory response is obtained by genuine neighborliness.

HOW

The compliance agent completes a form which identifies the problem. The first notice of violation from the Association shall provide at least the following information:

- 1). The rule or restriction that allegedly has been violated.
- 2). Action(s) required to cure the violation.
- 3). The date of the violation or the date the violation was observed.
- 4). The first and last name of the person(s) who observed the violation.

5). Referral to the Enforcement Policy in the Handbook to assure the Owner is aware of the process he or she must follow to contest the notice.

6). The notice is mailed to the homeowner.

WHY

The Board, along with homeowners, wants the community to look and feel friendly and well-kept. The compliance agent is mostly a “reminder” rather than the “enforcer” of the general standards adopted by the HOA. The written notice approach is meant to be fair and effective communication and provide a record for all involved in maintaining our standards.

One thing to note: the compliance agent does not necessarily meet face-to-face with each homeowner receiving notice of a problem. Most homeowner’s issues require a quick review of the Homeowners Handbook and/or the CC&Rs and then a timely written response to the HOA regarding completion of work (or a plan of action to resolve the issue). It is appropriate to call, write or email the office with questions or concerns, and they will be forwarded to the compliance agent.

Another note: while uncommon, some issues are contested and/or not addressed. There is a detailed description of the ensuing process in the Handbook and the CC&Rs, and a penalty fee schedule when other options are exhausted. While we all prefer quick remediation of issues, those are in place to protect the community at large.

The compliance agent and the ARC are devoted to The Springs and often comment on the good cooperation they receive when they educate a homeowner. Thanks to all!—**REBECCA KEENAN, HOA BOARD PRESIDENT**

Meeting Locations, Times

The November HOA board meeting will take place on the 20th, 1-4 PM, in the Fiesta Room at the Rec Center. All homeowners and renters are welcome, as you are to our other major meetings scheduled in the Events box on the front page. The Meet and Greets (first Friday of the month through December, according to Maureen Kosnik, chair) are held on the top deck of the Center, except for bad weather, when they will move indoors to the Fiesta Room. For these M&Gs, bring your name tag, beverage of your choice, and an appetizer to share. Potlucks also are in the Fiesta Room; look on the bulletin board near your mailbox for current times and what to bring.

Editorial Policy

Contributions to CHAT are always welcome! In order to meet our community's needs, both deadlines and light editing are needed. Our HOA CHAT is limited to 4 Mb per issue. We ask that articles, except for occasionals with multiple contributors, be limited to 500 words. Photos need to be formatted as Jpegs. Deadlines, approximately mid-month preceding the following month's issue, will be printed on the front page. Your generous cooperation with these few guidelines is much appreciated.--THE EDITOR

November Potluck Plans

While our monthly potlucks are usually held on the fourth Thursday, Thanksgiving will take precedence this year so the potluck will occur on the previous Thursday, which will be the **third** Thursday, November 15. This potluck will also differ from the usual in another way: it will focus on family stories, a facet of genealogy that is often overlooked. Writing down your favorite family lore, and sharing it with the group, may prevent important tales from being lost.

Hopefully this potluck will inspire us all to begin writing down some of these stories. Laurie Boyett is anxiously awaiting your submissions.

Please begin now to write a 1-3-minute family story. Either send it to Laurie Boyett at lkah240ri@gmail.com before November 1, or bring it to the potluck in November.

After dinner all the stories will be put in a hat, from which ten will be drawn and shared with the audience.

The range of topics is endless. Write any story related to yourself or a long-gone family member. Stories can be happy, sad, uplifting, thought-provoking, or incredible. We will set a timer for three minutes, so please stick with that time limit.—LAURIE BOYETT



Story and Photo by Jan Koltun

WITH
MIGHTY THANKS
TO OUR
PROOFREADERS,
WARD MARTIN
AND SYLVIA COLLINS,
FOR THEIR
PRODIGIOUS
AND THOUGHTFUL
"CATCHES"

Come to Experience Our Newest Neighbor!

Canoa Pond, a serene 2.5-acre site to watch birds and native vegetation, was dedicated during Anza Day last month. It features a walking trail about a third of a mile long, so three laps will give you a mile of exercise. The pond and 30 acres of adjoining riparian conservation land that includes shelters and a pollinator garden, is on the historic Canoa Ranch, where the Anza Trail pioneers camped out their first night on their way to Alta California. Part of the Trail enters the pond's walking trail at its southern end. The pond has been treated with a special polymer to prevent leakage. The Canoa Ranch area, left off South Frontage Road south of the Green Valley Hospital, will be open from 7 AM to 4 PM Mondays-Saturdays, and for ranch tours from 10 AM-3 PM on Tuesdays and Saturdays. There is a good parking lot.

Friendly, knowledgeable volunteers and a wealth of historical information and signage make this treasure a perfect place to recover from the world's tribulations.

Recent Home Sales

<u>Address</u>	<u>Sold To</u>	<u>Home Town</u>
3826 S. Camino del Golfista	Todd Stadtler	Loves Park, IL
3741 S. Avenida de los Solmos	Gary & Gail Myhre	New London, MN
3664 S. Paseo de los Nardos	Steven Barton	Murrieta, CA
3870 S. Camino del Golfista	Catherine Alstatt	Benson, AZ
3857 S. Camino del Golfista	Larry & Barbara Swanson	Tulalip, WA
989 W. Via del Placio	Brad Gauthier	Green Valley, AZ
870 W. Calle de la Pelotita	Susan Kay Gwerder	Dublin, CA
3673 S. Paseo de los Nardos	Jane K. Tuft	Moab, UT
3680 S. Paseo de los Nardos	Juanita Rose Lawson	Green Valley, AZ
981 W. Camino Erranle	Kevin & Mary Launer	Green Valley, AZ
3772 S. Calle Rambles	Robert Grimshaw	St. Louis, MO
944 W. Via de la Fonda	Robert & Beatrice Wigent	Green Valley, AZ
3824 S. Calle Rambles	Bob & Pauline Worth	Green Valley, AZ
3796 S. Calle Rambles	Lori Wyland	Green Valley, AZ