



SPRINGS CHAT

FEBRUARY 2022

PHOTO CREDIT: DICK BIERMAN

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Highlights From Your HOA January 2022 Board Meeting

Submitted by Cathy Roberts

Due to Covid related concerns, meetings continue to be presented on ZOOM with 28 homeowners/residents present for January. What a great start to the new year.

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 for your review. A brief synopsis follows.

- **President:** Brent had a very busy month with interviews for open positions, attending Green Valley Council Representatives meeting, presiding over an executive session, interviewing prospective management companies, addressing homeowner concerns and numerous other tasks.
- **Vice President:** Worked closely with the president to provide staff performance review, filling open positions on the volunteer board, and scouting for hosts of various committees once conditions permit HOA gatherings again; something I personally look forward to.
- **Secretary:** Monthly article submitted to the CHAT, assisted with holiday decoration take-down, evaluating decorations for much needed repairs and replacement.

- Treasurer:
 - Checking/Savings Balance 12/31/2021 \$664,173.00
 - Reserve Fund/Savings 12/31/2021 \$619,346.38
 - Operating Fund Savings 12/31/2021 \$43,804.19
 - Operating Fund Checking 12/31/2021 \$1,022.43

- ARC: The team continues to monitor and address yard and weed issues as well as other community violations. Reminder that you can submit concerns to the ARC in the mailbox at the HOA gate office as well as send an email. Be proactive in maintaining you/our HOA.

- Grounds: The volunteer team has done amazing work in refreshing the Nature Park as well as clearing the washes. Having our winter folks back in residence makes all the difference. Big shout out to the Grounds Committee. If interested in joining the team contact Jim Owen or email Grounds.thespringshoa@gmail.com

- Infrastructure: Mark has consulted with a company regarding repairs and integrity of the wash walls. Time and weather take a toll. Also, new street signs will be ordered soon to replace those that are damaged and faded.

Motions made, seconded, voted, and approved regarding amended CC&Rs presentation to the membership, purchase of a laptop for use by the HOA Compliance Officer, Office Manager description be updated to include “Bookkeeping functions as assigned by the Treasurer”, Sharon Toborg was assigned to serve out the unexpired term of Treasurer, and three 2-year terms were elected by acclamation – Ted Boyett, Brent Gordy, and Mark Koruga.

The Compliance Agent contract position has been filled by Alison Smith. Please welcome Alison as she is excited to work with our homeowners. The board wishes to thank those that applied. Your willingness to step up does not go unnoticed.

Contact Roger Brink to get information and "opt in" to the HeartSafe program.

The Annual meeting is scheduled for January 22 at 3:00pm via ZOOM.

Remember, we are available year-round via The Springs Web site: <http://www.thespringshoa.org>

Your Board of Directors is a group of volunteers selected by homeowners to represent you. There are a number of committees that are in need of volunteers so come out and join.

To The Springs Homeowners Association Members,

The Finance Committee proposes a Capital Reserve Fee (contribution) for new buyers in The Springs.

The purpose of the transfer fee would be to build the Capital Reserve Fund. If an existing Springs homeowner purchases another home in The Springs, the contribution fee is waived. If a resident has sold and then moves back to The Springs within a year of sale, the fee is waived.

We recommend the calculation of the fee be one-half of one percent of the Reserve Contribution for the year of the purchase rounded up to the nearest \$50 increments. For example: The Capital Reserve Contribution for 2022 is \$99,303. One-half of one percent is \$496.51; therefore, rounded up to the nearest fifty dollar increment is \$500.00.

We want to make it clear that the Capital Reserve fund is being well managed; however, with inflation and surprises (will future road improvement need a new base coat), it will only benefit the new buyers to have this additional contribution to the fund.

The CC&R's will have to be amended to disclose this fee.

Included in the mailing will be a copy of frequently asked questions prepared by the Finance Committee and a copy of how this will be written into the CC&R's.

The Finance Committee has generated this letter as a summary of what the change entails. We believe this new fee is a win-win for residents of the Springs and new buyers benefiting building the Reserve Fund.

A change to the CC&R's requires a minimum of 51% (227) of the lot owners to approve the change. Your ballot will be mailed February 1st. Your completed ballot must be returned to the HOA no later than March 1, 2022.

MEET YOUR NEIGHBORS

Submitted by Jim Rusk

With Valentine's Day just around the corner, the release of Jim and Kathie Rusk's book about separation, hope and love during the Vietnam conflict seems a perfect metaphor for the holiday today.

"*Love You*" is a compilation of letters, tapes and memories that "air mailed" devotion between Long Binh, Vietnam and Cleveland, Ohio from July 1969 to July 1970. Jim was serving as Chief of Non-Appropriated Funds, Army Audit Branch and his wife, Kathie, was at home in Cleveland with their two young sons.



Today, Jim and Kathie, SPRINGS residents, have been together nearly 60 years. Their story presents an intimate view of the struggles and triumphs of a military family facing separation.

The photographs included in the book were taken by Jim during his travels in Vietnam and while on R&R in Hawaii.



"A special part of the story is the relationships developed and nurtured during our separation," Jim says, "among fellow officers deployed with me to Vietnam and among family and friends supporting Kathie at home. The value of that support system played an essential role in our story."

"As we approach our sixtieth wedding anniversary," Kathie says, "we hope *Love*

You will help educate readers on the level of commitment and devotion required to support our men and women in uniform."

Both Jim and Kathie are active in the Green Valley community. Jim is a past president of the Valle Verde Rotary Club and former chair of its major benefit, Jazz in the Desert, supporting school music programs. Kathie is a deacon of Valley Presbyterian Church and is heavily

involved in supporting her husband in Rotary activities.



“Love You” is available for purchase in both e-book or paperback format through the Bookbaby Bookshop (<https://store.bookbaby.com>) and in E-book format at Amazon, Nook and most other online bookstores.



2022 HOME SALES

Address

Sold To

Home Town

920 W. Calle de la Pelotita
3748 S. Avenida de los Solmos

Susan Davis
Daniel & Laura Ridder

Green Valley, AZ
Kearney, NE

PACK RAT PRIMER

Submitted by Deborah Cox

When we first moved to Green Valley, our home backed up to a park. After returning from a month-long camping trip in the summer, we noticed several holes in the gravel in the backyard - just before we found the entire cabinet below the barbecue grill filled, top to bottom, with leaves, twigs, seeds, shredded pieces of the patio rug, and my colorful cotton garden gloves. Worse yet, when I opened the grill, out scampered a pretty good-sized pack rat. Later, we discovered the little bugger had chewed the wires in the grill.

I had heard of pack rats; as a kid in the Chicago 'burbs, we thought they were Green Bay fans! And the elderly lady down the street was called a pack rat, but she didn't look like a football fan to us.

Green Valley was my first encounter with one. He was kinda 'cute, but that wasn't going to give him a pass to live in our grill. The Lowe's employee in the bug and weed department gave me some soft little sugar cube sized pieces of poison that were guaranteed to rid the yard of rats. Didn't like the idea of poison, but, you know, the grill. I was instructed to put the cubes down the rat holes in the backyard, which I did. In the morning, every single one of the cubes, uneaten, was sitting on the gravel next to the holes. Okay, this meant war. I coated the soft sides of the cubes with bird seed, and put them back into the holes. In the morning, the cubes were back on the gravel next to the holes, minus the bird seed. I was actually kinda 'glad the poison didn't work, as it could affect other critters such as the owls that eat the pack rats.

In case you haven't noticed, the pack rats are still here. Probably, the great-great-grandkids of the ones in our backyard 25 years ago. A report on KOLD News 13 on December 21st states pack rats are often looking for a place to keep warm, or cool, depending on the time of year, a place where they can gather lots of debris, make their nests, burrow deep, and have overhead cover. Under the Agaves, Oleander bushes, Mexican Bird of Paradise and evergreen bushes are favorite places for burrowing. Keep bushes trimmed from the ground up, dig up the tunnels, and completely remove the nests so they can't come back.



The engine compartment of a car is another place for a pack rat to nest. Leaving the hood up and placing a bright light under the car can discourage the rats, but sometimes those lights can annoy neighbors, or people driving by. There have been a few creative attempts in The Springs to keep critters out of cars: using strings of lights in a heap under the engine, or wrapping them around the perimeter of the car, on the drive-way, just outside the wheels.



For a couple years, The Springs 'HOA president, Brent Gordy, has been using a product called Rid-a-Rat, available at local hardware stores and on Amazon. It is magnetically attached inside the engine compartment, has a blinking light, and runs off the battery. He highly recommends it; so far, so good - no pack rats in his vehicle.



Another neighbor uses Rat Zapper in her yard, which has “taken care of” two rats. Not sure how effective this might be, but pack rats are known to dislike strong scents, such as clover, garlic, onion, hot peppers containing capsaicin, house ammonia, used coffee grounds, peppermint, eucalyptus, predator (cat) scent, white vinegar, and citronella oil.

When all else fails, there's always Mr. Pack Rat in Tucson, who humanely “live traps” the pack rats, and will help you rat-proof your home and property. (Be sure to read the section on his website on AZ Kissing Bugs. Eek!)

[Amazon.com: Rid-a-Rat Packrat and Rodent Deterrent Device, Model RC-2 : Automotive](#)
[Amazon.com : Rat Zapper - Electric Rodent Killer - Effective & Humane Mouse Trap Killer for Rats & Mice - Safe & Clean : Patio, Lawn & Garden](#)
[Mr. Pack Rat](#)