



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

December 23

Website: www.thespringshoa.org

Chat email: 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 : Brent Gordy, President; Bruce Grieshaber, VP; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Mark Koruga, Streets & Infrastructure; Rick Fillion, ARC

DECEMBER CALENDAR

Saturday – Dec 2 – Holiday Decorating 1:00

Meet at front entrance to the Springs.

Wednesday – Dec 6 – 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. **We are still looking for a volunteer to be in charge of this Springs event.** In the meantime, Bill Perry will host.

Tuesday – Dec 12 – HOA Board Meeting – 2:00

We plan to have a hybrid meeting this month. The meeting will be held in the Anza Room beginning at 2:00 pm. Zoom information will be included in the agenda.

Thursday – Dec 14 – Potluck - Anza Room 5-9

Potlucks are open to residents, their guests, and renters. The food is excellent and it is a good way to go off your diet. You need to bring your dinnerware and beverage. In addition, bring a dish to share that will feed 8-10 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 December.

Last name starting with A-F (dessert)

Last name starting with G-O (salad)

Last name starting with P-Z (main dish)



For those who wish to participate, bring a **white elephant gift** for a holiday gift exchange. Can be something you have around the house—funny or practical, whatever you choose.

Highlights From Your November 14 HOA Board Meeting

By Cathy Roberts

Our November meeting was held using the hybrid format once again. The meeting was called to order with 19 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 for your review. A brief synopsis follows.

- President: Consulted with attorneys on a couple of issues; the Capitol Reserve Fee which passed in 2022 but must remain in abeyance until AZ legislature changes their ruling and the issue of cost/procedure required to file a lien against a property. Worked on 2024 budget details, worked on personnel committee matters, and dealt with homeowner complaints/issues.
- Vice President: Attended the monthly GVC meeting with Pima Co. representative. It was made known that those of us in Green Valley (GV) should not go unnoticed by the county as we have a 95% voting rate. This got their attention and hopefully GV needs will not be swept aside as has happened in the past. A copy of the AZ HOA Statutes is available in the office. GVC will present a workshop on conflict resolution. We are an official AZ Firewise Community. Many thanks to George Anderson and the others that made this happen. Still looking for a volunteer to host happy hour.
- Treasurer:
 - Checking/Savings Balance 10/31/2023 \$433,006.62
 - Reserve Fund/Savings 10/31/2023 \$349,627.01
 - Operating Fund Savings 10/31/2023 \$ 78,967.94
 - Operating Fund Checking 10/31/2023 \$ 4,411.67
- ARC: Maintenance violations have improved great over past years; the 22 notices are down to 17. A reminder that you must submit your project request for approval. It cannot be accepted after the fact. Please consult your CC&Rs when in doubt. It would be a terrible thing to spend time and money on a project only to discover it doesn't fall within the guidelines. Also, please know that when you see a home that is in ill repair for an extended period of time the board is aware. There are circumstances, such as a death with no survivor, and then the property falls to the custody of the county. In such cases there are many hoops to jump through. It takes time and patience.
- Grounds: As of this meeting there has been a total of 1,620 volunteer hours posted. All the efforts keep The Springs looking beautiful year round. If interested in volunteering, contact Jim Owen or email Grounds.thespringshoa@gmail.com
- Infrastructure: Mark has contacted TEP to report the two known streets lights that are burned out. The paving project is complete with the exception of the painting of lines at the stop signs. Payment will be provided once the painting is completed.

A motion was made and seconded to approve \$6K over the 2023 budget to provide additional rock to the common areas near Perry Park and south of the front entrance. Motion approved by unanimous vote.

A motion was made and seconded to approve the 2024 budget as presented. Motion approved by a unanimous vote.

A motion was made and seconded to raise the 2024 dues by \$15 which makes the total \$570 for the new year. Motion approved by unanimous vote.

Notes From the Vice President

We had a guest speaker from the Green Valley Fire Corps at the November Pot Luck, It was a most informative presentation that was a benefit to all. The Green Valley Fire Corps is a volunteer organization that supports our Green Valley Fire Department by providing Prevention and Safety Services to the community that enhance the effectiveness of the Green Valley Fire District. The Fire Corps has 71 volunteers whose services include:

Smoke Alarm and Battery Replacement Program – Phone 520-393-7505

Lockbox Program – Phone 520-625-9438

Desert Pest Removal – Phone 520-629-9200

Envelope of Life – Phone 520-625-9400

You can call these numbers to get additional information on the programs or go online at www.gvfire.org to get inn depth information.

The Green Valley Fire Corps has been recognized as the premier Volunteer Fire Corps in the USA. They are there to help each of us live a safer, more carefree life here in Green Valley. We thank them.

FIREWISE USA **Residents Reducing Wildfire Risks**

The National Fire Protection Association and its National Firewise USA Program, in conjunction with the Arizona Dept. of Forestry and Fire Management has accepted The Springs at Santa Rita HOA as a member in good standing.

The process completed by the HOA, through the work of our Grounds Chairperson/Crew and Infrastructure Chairperson, has included the following:

- a community wide wildfire exposure assessment
- completion of Firewise Strategic and Action Plans to implement the recommendations put forth in the assessment.
- Submission of those plans and an application to the National Fire Protection Association
- Acceptance by the Association of our plans
- A commitment by our Board of Directors, Grounds Crew, Infrastructure Committee, Residents, and Resident Firewise Leaders to work together to make The Springs a wildfire resilient and prevention conscious community.

Since 2006, The Springs has had an official [Landscaping Master Plan](#) – The Plan is published on the HOA website (link above). This Master Plan has served as the initial guide to us becoming a Firewise USA community. It is a valuable informational and educational tool all of us can use to learn about our desert landscaping approach to Common Areas and to help us learn about our individual residence landscaping so we can mitigate the threat of wildfire.

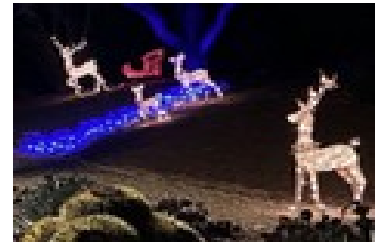
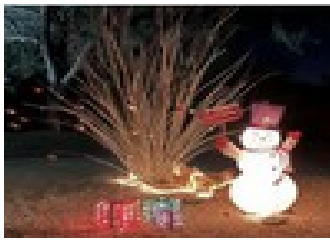
The Firewise Committee is still learning about low to no cost resources available to us from FIREWISE USA. Please look for more information, ideas, projects in future CHATs. If you have any questions or comments, please email them to: vicepresident.thespringshoa@gmail.com

Resident FIREWISE Leaders---Bruce Grieshaber and George Anderson

Holiday Decorating

Holiday decorating time in The Springs is upon us. I know, it's hard to believe, but it's here.

This year the volunteer decorating committee, Judy Bierman, Deb Fillion, and Cathy Roberts, will once again be asking for additional help in setting up our beautiful holiday decorations. We hope to make the front entrance to The Springs a beautiful, fun, meaningful, and memorable holiday experience for our residents and all others that enter through our gate.



We have been able to purchase a number of new and exciting pieces to add to our Winter Wonderland. This is made possible with some very generous donations by residents of The Springs and the HOA Board of Directors which also recognized the need. Time and weather does take a toll on the decorations so we've taken an inventory and plan to keep adding and rotating as the needs arise. By purchasing more solar powered lights and decorations we will be better able to distribute the lighting in front of the gate as well as along each side once you enter. It's truly our goal to make The Springs holiday display a real showstopper. Photos above are a reminder of 2022. While very nice, we hope you can see a difference in our 2023 display.

If you have a bit of free time on December 2nd at 1:00pm we can certainly put you to work at the front entrance. Come join us and reconnect with your neighbors and meet some new ones. Your help is greatly appreciated.

New Block Captain Chair in The Springs

Rebecca Meinking was recently appointed Chair of the Block Captain/Welcome Committee program in The Springs. Rebecca and her husband, Bruce Grieshaber, relocated from the Syracuse, NY area to Green Valley in January 2022. Rebecca is excited to assume the role of leader and facilitator of the Block Captains and the Welcome Committee efforts.

If you are not aware of who your block captain is, or if you'd like more information about volunteering to become a Block Captain/member of the Welcome Committee, please reach out directly to Rebecca via email at rmeinking1963@gmail.com.



Board Elections

Elections for Board members will take place at our Annual meeting in January. Three of the seven HOA Board positions expire at the end of this year. Board members serve a two-year term. If you are interested in serving on The Board, nomination forms are available online at our community website under *Notices* at <https://www.thespringshoa.org>. Board member position descriptions can also be found on the site, after clicking on the third tab, *Board/Committees*. Nomination forms must be received no later than December 10, 2023 for consideration. The forms can be submitted to the HOA by email at hoa@thespringshoa.org or put in the HOA mailbox at the front entrance.

Being involved in your community is important. Good decisions are best accomplished to the approval of all when a wide base of opinions is submitted. Your valuable ideas and input will keep The Springs one of the most desirable communities.

HOA Rental Policy

For those homeowners who rent their property, just a reminder, all properties that are rented must be rented for a minimum of 30 days, one person in the rental party must be 55 years of age or older, each rental shall have a written contract/agreement with the renters, and all properties when rented shall be registered with the HOA each time it is rented. There are restrictions on the length of time minors may reside at the residence. It is helpful to include in all advertising the information on age restrictions and length of time requirements. This may screen out renters that would not be in compliance. Leaving current phone numbers of both owner and renter with the HOA office helps provide good lines of communication. This can be especially relevant in cases of suspected unauthorized occupancy, potential harm or damage to the homeowner's assets, and other issues that may arise. It is strongly recommended that each homeowner renting their property review our community documents. Pertinent sections should be shared with tenants when renting. A good resource for renters (and homeowners) is The Springs Homeowners Handbook.

Homeowners are responsible for compliance to all HOA rules, even by tenants. Failure to follow HOA requirements when renting will result in a warning, citations with fines, and the possibility for the enhanced enforcement clause to be activated. The Springs is a wonderful place to live, well maintained and with good neighbors. By following the rules we all help to keep it that way.

How Fast are YOU going?

Maximum speed on the private roads in The Springs is 20 mph. but we all know that it is hard to go 20 mph when nobody appears to be around. So how about a friendly reminder that you save very little time when you hurry. Walkers, animals, golf carts, and bicyclists can be unpredictable, so please keep it under 20.

November Happy Hour on the Fiesta Deck

About 35 residents attended the Happy Hour. Bruce Grieshaber and Bill Perry filled in as hosts. **A volunteer for this position is still needed.**



Photos by Bruce Grieshaber

November Potluck



Photos and article by Lynn Daniels-Anderson

Around 50 residents attended the potluck. Food was delicious and plentiful. Dave Dewing gave a tribute to veterans and led the group in the pledge of allegiance. Sandy Stone gave a history and description of the Heart Safe Program. Kevin McNichols of the Volunteer Fire Corps talked about the programs that are offered by the Fire Department, including smoke detector assistance, the lockbox program, and the "envelope of life" program (information for first responders).

Bierman's Pics



This pair of Loons with day old chicks were taken at our lake in Minnesota in June. The chicks often ride on the parent's back when very small.



This photo was taken 11-7. Always a surprise to come upon a 3 1/2-foot Diamondback rattler when working on the grounds volunteer crew.! Removed the snake to a safe location.

HOME SALES

The following is a list of homes sold in the Springs since the last newsletter

Address

4031 S. Wolf Run Rd
3701 S. Camino Comica

Sold To

Stephanie Long & Andrew Hetzel
Ves Santangelo



Home Town

Appleton, WI
Green Valley, AZ

FYI

Our Neighbor, Valley Assistance Service is having a patio/yard sale here at their location in the Springs—Dec 1 & 2 from 8am to 12pm



Getting Into The Christmas Spirit

Christmas at Canoa
Thursdays through Saturdays
December 1, 2, 7, 8, 9, 14, 15, 16,
21, 22, 23, 28, 29, 30
4:00-9:00 p.m. each night
Christmas light displays, entertainment and food.
Lights will come on at 5:30 p.m.

Events line up:
December 1st: Carolers at 6:30 and Chef Wrapido
December 2nd: Carolers at 6:30 and Grillin & Chillin
December 7th: Lights Viewing
December 8th: GVCB Brass Choir at 5:30, GVCB Flute Choir at 6:15 and Quesadillas & More; Little Texas
December 9th: Walden Grove Jazz at 5:00 and Quesadillas & More
December 14th: Lights Viewing
December 15th: Green Valley Community Chorus at 4:30 and Fiesta Fillipina
December 16th: Grace Lutheran Bell Choir at 5:00 and Fiesta Fillipina
December 21st: Carolers at 7:00
December 22nd: Carolers at 7:00 and Chef Wrapido; Baileys Artisan Pizza Co.
December 23rd: Desert Ukes and Grillin & Chillin
December 28th: Lights Viewing
December 29th: Lights Viewing
December 30th: Lights Viewing

Come, experience the magic of Christmas with us!

Green Valley
Exit 16
Canoa Ranch
Historic Canoa Ranch at Road 16, Grigorio Canoa Ranch Conservation Park
5275 S. 1-19 Frontage Rd.

HISTORIC
CANOA RANCH
PIMA COUNTY, AZ

PIMA COUNTY
SUNSHINE STATE
HERNANDEZ