



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

**October 2024**

**Website:** [www.thespringshoa.org](http://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 :** Bruce Grieshaber, President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Victor Frankfather, Streets & Infrastructure; Rick Fillion, ARC.

## OCTOBER CALENDAR

### **Oct 2 – Wednesday – Happy Hour – Fiesta Deck - 3:00**

Bill Perry and Bruce Grieshaber will be “fill in” hosts. A volunteer is needed to take over this social event. Please see president Bruce Grieshaber for more information. Please bring your dinnerware, napkins, and beverage. A munchie to share would be great.

### **Oct 8 – Tuesday – 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.

### **Oct 17 – Thursday – Potluck - Anza Room - 5:00**

Kathy Szeto is the host. Potlucks are open to residents, their guests, and renters. The food is excellent and plentiful. 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 October:

Last name starting with A-F (salad)

Last name starting with G-O (main dish)

Last name starting with P-Z (dessert)

### **Oct 30 – Wednesday – Pet Parade – 9:00**

Sharon Toborg organizer. See page 14 for details

There will be no picnic in Perry Park in October because of ground repair in the park. Picnics will resume in November.

## The Voice of the Board

The Voice of the Board is one way the HOA Board communicates with The Springs HOA residents regarding current activities or issues.

### From the President

Welcome to the final month of monsoon (or so they say!). It's been an active summer for this little piece of paradise we call home.

Our new Infrastructure Chair, Victor Frankfarther, has managed us through a major project and a few minor projects smoothly and efficiently. He managed the street re-coating project completed by Tucson Asphalt, with only minor adjustments. We had no parking issues, and the streets look great! Victor also installed speed disks and signage at the entrance and exit points of our main entryway. It seems to have slowed down a lot of folks and made for a much safer environment. He's currently managing the sinkhole issues on Golfista and Comica and has seen them through to successful repairs. Thanks for all your good work, Victor!

The Board has spent time and effort to start building our 2025 budget already. Our Treasurer, Sharon Toborg, is pleased to be able to point to 2 years of road reconstruction and seal coating being completely paid for and we still have over \$330,000 in our capital reserve fund which will continue to grow for future major infrastructure projects.

The heat this summer shut down the Grounds Crew for the month of July. It's now back to work, albeit with a small summer crew of dedicated volunteers under Jim Owen's direction. A lot of monsoon runoff and down branches have been cleaned up, wild grasses and sage brush are growing so there's lots more to go! Jim is ALWAYS looking for more volunteers who enjoy camaraderie, making The Springs look even better, and getting in a little exercise along the way. Just come to the OK Corral any Tuesday or Friday morning about 7. It's at the corner of Viva and LaFonda or email Jim at [grounds.thespringshoa@gmail.com](mailto:grounds.thespringshoa@gmail.com)

**The Board needs to fill the currently vacant Vice President position. The main duties of the position are to coordinate volunteer activities, recruit prospective Board members, and run Board meetings in the absence of the President. We would like to appoint someone on an interim basis now who would then become a permanent member at the January 2025 Annual Meeting. Please consider this important position.**

The ARC under Rick Fillion's leadership has been responding to The Springs needs. It seems like this has been the summer of massive weeds! We're all struggling to keep them under control, even after pre-emergent spraying. My neighbor and I have been able to coordinate efforts and that's worked pretty well. I hope you're having similarly good fortune.

We on the Board hope that you find the time to attend our meeting on October 8 at 2PM in the Anza Room. We have a full agenda and always encourage respectful input from all our neighbors.

See you there!

Bruce Grieshaber, President

## Highlights From Your September 10, 2024 HOA Board Meeting

By Cathy Roberts

The meeting was held in the Anza Room following the hybrid format. The meeting was called to order with 12 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](http://www.thespringshoa.org) for your review. A brief synopsis follows.

- President: Although the board meetings went “dark” over the summer, the work goes on. Attended local GVR and GVC meetings as well as a Legislative Webinar. Worked with the grounds crew, handled irrigation issues, and worked with the ARC to resolve homeowner issues. Consulted with Victor Frankfather on the problem of two possible sink holes that appeared in separate areas. Meeting with GVR President, and assisted Jeannie and Sharon with the negotiating for meeting times and space.
- Vice President: Vacant
- Treasurer:
  - Checking/Savings Balance 8/31/2024 \$419,264.18
  - Reserve Fund/Savings 8/31/2024 \$311,102.06
  - Operating Fund Savings 8/31/2024 \$ 80,979.86
  - Operating Fund Checking 8/31/2024 \$ 27,182.26
- ARC: 4 new requests were submitted for approval. Compliance Agent reports that of the 45 maintenance violations issued on April 1, 15 have been completed. The rest will likely be taken care of as winter residents return. Yard notices, 25 reported, 6 are repeats. Courtesy reminders will be sent out.
- Grounds: There have been 1,074 total volunteer hours worked so far in 2024. The skeleton crew kept busy over the summer with irrigation repairs, tree and shrub trimming, general maintenance of the park areas. Its a never ending job and they do a great service to our community. If interested in volunteering, contact Jim Owen or email [Grounds.thespringshoa@gmail.com](mailto:Grounds.thespringshoa@gmail.com)
- Infrastructure: Tucson Asphalt completed resealing the south end roads that did not receive new paving in the last project. You will see new “SLOW” and “STOP” signs painted on the pavement in strategic areas along with the addition of traffic disc bumps installed as a reminder to watch your speed through The Springs. Monthly AED inspections are current and in good working order.

In new business, there was a motion made, seconded, and approved to clarify our CC&Rs to specify election signage restrictions to be posted in the HOA Handbook (Always check the HOA website for current information). The clarification will read: **“2.14 Political Signs. Posting political signs must conform to applicable Pima County regulations. Political signs cannot be displayed prior to 45 days before the primary election. If the candidate or proposal is defeated in the primary election the political signs for the candidate or proposal must be removed no later than 15 days after the primary election. All political signs must be removed 15 days after the general election. The maximum aggregate total dimensions of all political signs on a resident's property shall not exceed nine square feet.”** (AZ Statute, 6/2021; CC&R 10.20.5 ) (Board Action: 9/10/2024)

The ARC will be publishing an expanded entry door security/screen color palette soon. The Board will accept additional designs for the front gate sign until October 1<sup>st</sup>.

The Board is seeking applications for the vacant position of HOA Board Vice President.

During Open Forum, a clarification of the HOA parking policy regarding golf carts was requested. The Board will follow up and provide further information in the near future.

## **ARC Announces the Use of Paint Chip Sample Cards**

After years of using paints with custom “The Springs” formulas and stir-sticks dipped into the cans of the approved paint colors, ARC is going to begin using paint chip sample cards. Paint chip sample cards are the 2 x 8 inch cards found in paint stores to allow customers to see the color of the paint.

We will use chips from **Benjamin Moore Paints** available at ACE hardware or any other store that sells Benjamin Moore paints. Using Benjamin Moore paints and ACE hardware are not endorsements. ARC wanted a convenient store with standard colors that match The Springs approved colors. (True Value did not have paint chip sample cards for all the existing approved colors). Using the standard colors allows homeowners to go to any paint store and ask for a Benjamin Moore paint color or paint number and the paint store can make the perfect match without The Springs created formula. To select a paint:

1. The homeowner should check **The Springs HOA Exterior Paint Policy** to understand the HOA compliance restrictions and to understand the homeowner’s options and limitations. The policy is included in this edition of The Chat and can be found in the [Architecture Review](https://thespringshoa.org/arc/arc.htm) tab found on The Springs website homepage. <https://thespringshoa.org/arc/arc.htm>
2. The homeowner should review **The Springs HOA Color Chart for Exterior Paint** to select the color the homeowner wants to use. The Guide chart contains a picture of the color and a number for each of the Benjamin Moore paints. The chart is included in this edition of The Chat and can be found on the website homepage under the [Architecture Review](https://thespringshoa.org/arc/arc.html) tab. <https://thespringshoa.org/arc/arc.html>

**Homeowners are not limited to using Benjamin Moore paints or ACE hardware to buy their paint.**

There are 3 ways for the homeowner to get the paint they desire:

1. The homeowner can go to ACE Hardware Store and get the paint by using the paint name or number
2. The homeowner can go the paint store they prefer and buy the paint (either Benjamin Moore or a manufacturer they prefer) using the Benjamin Moore paint name and number. Most paint stores can use their computer to get the formula for Benjamin Moore paint .
3. The homeowner can get a paint chip sample card from ACE Hardware and bring the card to the paint store of their choice. The store can scan the chip to allow its computer to develop a formula for a matching color using the manufacturer’s paint that the store sells. There are 4 chips per card so make sure you select the correct chip.

**The Springs at Santa Rita HOA  
Exterior Paint Policies  
Revised 09/10/2024**

**TAKE THIS DOCUMENT WITH YOU AND/OR SEND WITH YOUR  
CONTRACTOR TO THE PAINT STORE**

# HOA Approved Paint Codes

## HOUSE, GARAGE DOORS, AND STUCCO WALLS

To conform with design guidelines that state that The Springs will reflect an architectural quality and style consistent with the natural beauty of the Sonora Desert and Green Valley, all houses shall be painted to result in a **flat** appearing finish.

The approved color for all houses, garage doors, and stucco walls in The Springs is **Benjamin Moore "Clay," #1034** in flat finish. Garage doors **only** may be either flat or satin finish.

Homeowners are not limited to using Benjamin Moore paints, however they must use the Benjamin Moore color. Most paint stores can use their computer to get the formula for Benjamin Moore colors or homeowners can get a paint sample chip (make sure to choose "Clay" #1034) and have the paint supplier use that to make a match.

## ENTRY DOORS, SECURITY DOORS, SCREEN DOORS, PATIO GATES, AND IRON WORKS

**Entry doors** must be painted one of the twelve approved colors below, or the color of the beams, or may remain the natural wood color.

**Security/Screen doors** must be painted to match the color of the main entry door or black, or the exterior of the house, or the beams, or may be rustic iron finish. The screens must be the color of the frame, black, or tan.

**Patio gates, fences, and other iron work** (e.g. bars attached to garden walls) must be painted to match the exterior of the house, or black, or rustic iron finish (patina), or they may be wood. **Other iron work** (e.g. an attached trellis) must be painted to match the exterior of the house ONLY.

**Screen doors** must have natural wood, black, or house color frames and the screens must be black or tan.

All colors are Benjamin Moore. Benjamin Moore paints are available locally at Green Valley Ace Hardware and Sahuarita Ace Hardware.

"Seduction" (Purple) #1399

"Amarillo" (Yellow) #320

"Home on the Range" (Green) #483

"Aquarius" (Blue) #788

"Vermilion" (Dark Orange) #2002-10

"Ryan Red" (Burnt Orange) #1314

"Black" (Black) #2132-10

**Original door colors are still valid, however the colors are now from the Benjamin Moore palette.**

(Old: Secret Porcelain) - Benjamin Moore #676 "Spirit in the Sky"

(Old: Raintree Green Dark) - Benjamin Moore #602 "Gondola Ride"

(Old: French Red) - Benjamin Moore #1274 "Warm Earth"

(Old: Aged Plum) - Benjamin Moore #1449 "Pinch of Spice"

(Old: Palapa Beige) - Benjamin Moore #1018 "Shabby Chic"

## COLOR CHART FOR EXTERIOR PAINT

**Entry doors** must be painted one of the twelve approved colors below, or the color of the beams, or may remain the natural wood color.

**Security/screen doors** must be painted to match the color of the main entry door or black, or the exterior of the house, or the beams, or may be rustic iron finish. The screens must be the color of the frame, black, or tan.

**Houses, Stucco walls, Garage doors** must be painted with Benjamin Moore "clay" #1034 in flat finish. Garage doors **only** may be either flat or satin finish



**Spirit in the Sky #676**



**Amarillo #320**



**Vermillon #2002-10**



**Pinch of Spice #1449**



**Home on the Range #483**



**Aquarius Blue #788**



**Gondola Ride #602**



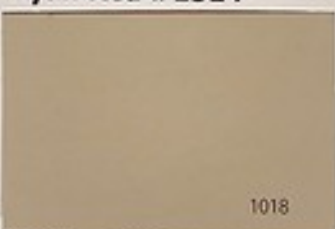
**Ryan Red #1314**



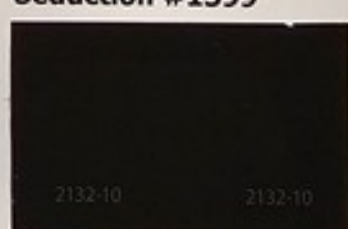
**Seduction #1399**



**Warm Earth #1274**



**Shabby Chic #1018**



**Black #2132-10**



**Fort Sumner Tan #1119 (for wood)**



**Clay #1034 -flat finish (for Stucco)**

Benjamin More Paint color names and numbers (2024)



## **WOOD BEAMS AND POLES**

Wood beams and poles are to be painted Benjamin Moore "Fort Sumner Tan," #1119.

## **SCUPPERS AND DOWNSPOUTS**

Scuppers should be painted the house color or "Warm Earth" #1274. Downspouts must be the color of the house or "Shabby Chic" #1018.

## **ADDRESS LIGHT FIXTURES**



Address light fixtures (see photo) are to be painted in the house color or the beam color.

## **What are they? Sink Holes??**

Three months ago it was brought to the attention of Infrastructure Chairman, Victor Frankfather, that a hole appeared in the common area on Golden Lynx, then another one in the pavement on Comica. The concerns were these approximately 18 in wide and 24 in deep holes could be sinkholes from our recent monsoons. An engineer was hired to determine the possible causes and extent of damages we are up against.



Tucson asphalt was hired to repair these hole and determine if either one of these holes could become something more serious. To make a long story short, our development is built on top of a previous pecan grove. It takes about 20 plus years for the stumps to decay, and in doing so, leaves a void in the ground. This is the case with these holes. Tucson Asphalt has dug up, filled the holes with decomposed granite, and compacted the area. During the digging on Golden Lynx large chunks of wood were uncovered confirming the diagnosis of pecan stumps left under our development. The holes were confined to a small area and had not undermined any further. Asphalt will be replaced on Comica and 4 sections of sidewalk that was already cracking will be replaced.



## Grounds Crew Report

The heat didn't stop those amazing grounds crew guys who met once a week over the summer months to keep the parks and common areas clean and clear of debris. They cut up and removed fallen branches and cacti as well as mowed and cleared the paved walkway in the nature park. Not only are they landscapers but they probably saved the life of a Springs resident. A week ago after spending 2 hours working on pruning and cleanup, Jim Owen and Bruce Grieshaber decided to check what needed to be done in the common area behind the wall on Viva. To their surprise they found a female resident lying on the ground. She was dehydrated and confused. They called 911 and soon paramedics arrived to administer aid and transport her to the hospital. Further inquiry determined she had probably been lying there for over 12 hours, Great work grounds crew for being at the right place at the right time.

## RECENT HOME SALES

(Since May 2024)

<u>Address</u>	<u>Sold To</u>	<u>Home Town</u>
3640 S. Paseo de los Nardos	Michael Mitchell	Old Forge, NY
3741 S. Avenida de Encino	Steve Jones	Greenbank, WA
3757 S. Calle Rambles	Mike & Becky McDonnell	McCall, ID
1006 W. Via del Placio	Brian Choate	Oro Valley, AZ
3715 S. Paseo de los Nardos	Anne Hall	Ellicott City, MD
3732 S. Paseo de los Nardos	Michael Moloney	Miami Lakes, FL

## We Want Your Input

The Chat is how the Springs HOA Board of Directors communicates with the residents. But more than just the Board communicating with residents, the newsletter is a way for neighbors to get to know one another better. In the past there have been articles spotlighting new residents, volunteers, pets, favorite places to eat, interesting places to visit, favorite recipe from the potluck, etc. **The Chat editor is open to suggestions regarding content of the newsletter.** Send your ideas, comments, or suggestions to: [thespringschat@gmail.com](mailto:thespringschat@gmail.com) or [eileenowen42@yahoo.com](mailto:eileenowen42@yahoo.com)

## Happy Hour Coordinator – **Volunteer needed**

Someone is needed to host the Happy Hour. This social event is held the first Wednesday of each month on the Fiesta deck or in the event of inclement weather, the Anza room. Please contact president Bruce Greishaber to volunteer.



## September Potluck

There was a small gathering for the September potluck hosted by Tish Mowrer. Food was plentiful and delicious. Three birthdays were celebrated and two anniversaries.



## Interesting Arizona HOA Statistics

Arizona HOA's have a membership rate well above the national averages, 43.6% of owned homes belong to an HOA.

- There are 10,100 HOA's in Arizona serving a total of 892,800 homes
- 2.249 million people in Arizona live in HOA communities (about 30.3% of the population).
- The average Arizona HOA has 223 residents living in 88 homes. **The Springs has 443 homes and approximately 650-700 residents**
- HOA households in Arizona average 2.52 residents. **The Springs has an average of about 1.6 residents.**
- Average monthly dues are \$448. Mean monthly dues are \$148. **The Springs monthly dues are \$47.50**

Source: Ruby Home Realtors

## Monsoon 2024

It was an active monsoon season with the rains starting in June but by August there wasn't much left.

One of the June rainstorms left a little lake behind Golden Lynx. I caught a "newby" with his shoes off wading through the water. Hope he didn't pick up a hidden cactus spike on those rocks!



We had several downed cacti. An interesting one was a large saguaro near the Rio Fuerte wash that broke off in the middle instead of being uprooted.



During a storm in August a lightning bolt hit a palm tree in a back yard on Golden Lynx.



## **Springs Couple Announce the release of their second book.**

Jim & Kathie Rusk have just released their second book, "What Have We Done?"

In their first book, "Love You," they chronicled 365 days of their military career. The time they were separated during Jim's deployment to Vietnam. The book shared their love letters and recorded exchanges while Jim was deployed and Kathie worked to raise their two young sons.

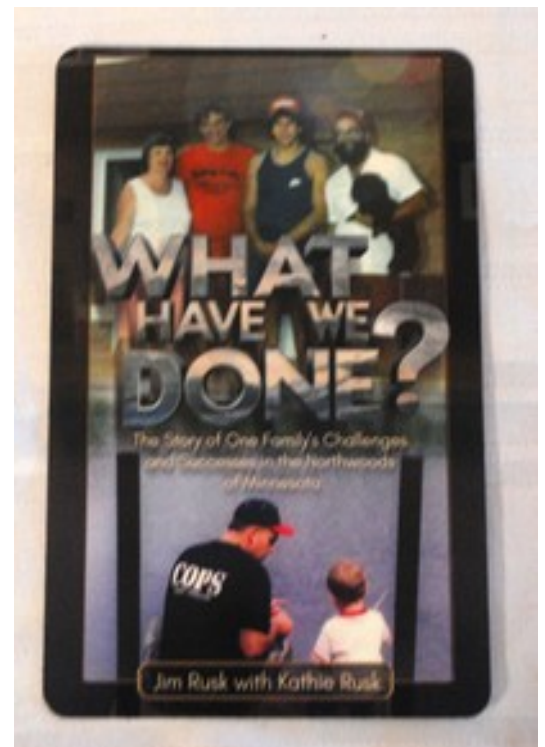
"What Have We Done?" follows the transition from their military career to a second career as owners and operators of a "Mom and Pop" fishing lodge in northern Minnesota for 19 years. The book is an enjoyable, intimate read about second careers, the improbable saga of purchasing and operating a fishing lodge in Northern Minnesota, family relationships and sometimes heart-wrenching challenges. It is the story of how an opportunity came along to make their dreams come true. They bought Northern Lights Lodge on Bear Island Lake in Ely, Minnesota.



In addition to chronicling our adventures operating the resort we also share the impact of our son's brain aneurysm, suffered shortly after purchasing the resort, his hospitalization, recovery and the support received from family and friends over the years. A life changing experience for everyone.

Both books are available in e-book, softcover and hardcover formats at more than 100 online outlets across the globe including Amazon.com and BarnesandNoble.com.

Jim & Kathie have been full time residents of The Springs since 2004. Jim has served on the Board of Directors and is currently Chair of the Finance Committee and a member of the Reserve Committee. Both are active in their church, Valley Presbyterian, and Jim has been an active Rotarian for many years. They have two sons who both reside in Indianapolis, IN.



## **Bierman's Pictures**



**Great White Egret**

These two water birds are common in Winter at the Canoa Ranch Conservation Preserve just south of us. The Great Blue Heron and Great White Egret are usually fairly tame and allow close looks. They feed on small fish, frogs, mammals, snakes, and even birds if they can catch them.

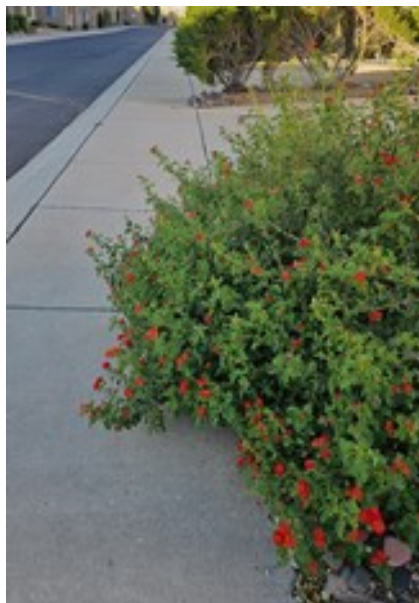


**Great Blue Heron**



## Where are the pruners and a broom?

For those of you who are absent in the summer, here are some obstacles residents encounter while trying to walk on the sidewalks here in The Springs. Unfortunately some owners have only a 3 foot space between the front of their house and the sidewalk. A small shrub planted there a few years ago can grow during the monsoon rains and spreads over the sidewalk. Some of these plants make it impossible for physically challenged people to get by without stepping off the curb into the street. Another hazard created by the monsoons are rocks washed into the sidewalk. As a homeowner it is your responsibility to keep the sidewalk clear in front of your house. Creating a hazard can open you up to a lawsuit. So what can you do if you are not here to take care of these problems?? The easiest way is to have someone check the front area of your house periodically. There is a list of landscapers, gardeners, or handymen on the HOA website. <https://thespringshoa.org/usefulnumbers/usefulnumbers.html>





**PLEASE JOIN US FOR  
THE ANNUAL  
HALLOWEEN PET PARADE**

**(Human and Pet Costumes Encouraged)**



**WHEN:** OCTOBER 30, 9:00 AM

**WHERE:** MEET AT THE SRS REC CENTER,  
LOWER PARKING LOT (you'll see us)

**ROUTE:** Golfista to Heroe...Heroe to Golden Lynx...Golden Lynx to Blue Fox...  
Blue Fox to Cristal...back to GVR Parking Lot.  
(Water bowls will be set up along the route.)

Below are photos from last year:

**What Are The Pets Saying???**



Did you see Agent 007 ?



Yes, Ladies, Bond....James Bond



No way, YOU move!



Who needs a chill pill?



Yikes, don't let them know I'm a pinata



Mom, I don't like them!