



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

June 2026

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 : Bruce Grieshaber, President; Lynn Daniels-Anderson, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Victor Frankfather, Infrastructure; Rick Fillion, ARC; Jim Clausen, Grounds.

JUNE CALENDAR

June 18 – Thursday – Potluck – Anza Room – 5:00

Potlucks are open to residents, their guests, and renters. Please bring your dinnerware and beverage. In addition, bring a dish to share that will feed 8 people. If nuts or shellfish are in the dish, please make a small card stating the contents.

June food assignments are:

Last name starting with A-F (Dessert)

Last name starting with G-O (Salad)

Last name starting with P-Z (Main Dish)



Potlucks will continue during the summer months. Mark your calendar for summer potlucks:

June 18

July 14

August 20

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

Well, here we are, at our summer recess, with a lot of board (not bored!) work to accomplish over the summer in preparation for our September meeting. There are also a lot of accomplishments to chat about that resulted from our 2025/26 session.

One of the most important accomplishments is that we have had increased board meeting attendance. We thank those who have joined us and we encourage even greater attendance beginning in September. The board has three basic duties, as outlined in our CC&Rs:

1. Manage our finances
2. Enforce the rules
3. Maintain the common areas

It sounds pretty straight forward but as we know, the devil is in the details. This is where attendance at board meetings is so important. We've been presented with important issues and listened to and enacted solutions based on both resident input and thoughtful research and deliberation. Come be part of them starting in September.

Other accomplishments included: Finalizing the Wyverd Fiber Optic contract; Negotiating a new Republic Waste Removal contract that will help everyone budget their trash/recycle bill with a 5 year guaranteed rate increase as opposed to re-negotiating every year or getting surprise increases; Establishing a formal sidewalk maintenance program; Drastically improving The Springs Handbook with electronic links as to why we have a certain rule; Increasing our Reserve Fund as we anticipate street paving and coating projects in the near future; and beginning the process of starting 2027 with a new office manager as our 18 year legend, Jeannie McGaughey, allows herself to slow down and smell the flowers.

We're looking forward to September to resolve items such as privatizing our directory to help with scam avoidance, making board agendas and meetings conform to new Open Meetings case law, and recruiting new volunteers and potential board members. Your board will be ready!

Finally, we have another transition to make by September. As you well know, ***The Springs Chat*** is what keeps us communicating and helps us maintain and continue to build our strong culture of friendliness, volunteerism, welcoming, and the strong feeling of being home. For many years, the custodian of all that has been Eileen Owen. Eileen, "E" to her loving husband Jim, has been there for us, reporting on and reflecting our culture with grace, intelligence, and love for us and what she does. Our newsletter has become the envy of Green Valley. But Eileen is retiring and the June edition is her final edition. We will be asking for a volunteer(s) to step forward to carry on this legacy effort as editor of the newsletter. As we do that, we all wish Eileen more than a fond farewell. We wish her a happy wave as she rides her bike, a

warm “chat” as she walks with Jim and Benji, and our eternal gratitude for her contributions to The Springs family and culture. Thank you Eileen!!

For the Board, Bruce Grieshaber, President

Highlights From Your May 12, 2026 HOA Board Meeting

By Cathy Roberts

The meeting was held in the Anza Room following the hybrid format. There was a combined in-house and zoom total of 25 participants 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:** Bruce attended the GVC Board of Representatives meeting where The Springs was one of nine HOAs in Green Valley to receive our Firewise Certification renewal. Thanks to the Grounds Crew and others, The Springs was first certified in 2013. It's an ongoing task to maintain the grounds within the Firewise parameters. He also attended the monthly GVC Legal Roundtable and President to President Roundtable meetings. Through this networking he was able to provide materials to another HOA so that they might achieve tax exempt status. Additionally, there was the review of the first draft of the Landscape Master Plan as well as research and a written history report of the Santa Rita Springs Master Association (SRSMA). This will facilitate an investigation into the feasibility of the SRSMA and possible dissolution. There was an interview, along with Lynn, of a potential office manager candidate. Lastly, his favorite activity, working with the Grounds Crew.
- **Vice President:** Lynn, as a member of the Personnel Committee, reviewed and revised the Office Manager job description along with Bruce after receiving feedback from an experienced HOA Manager. She continues her work with the ARC. She fielded questions from several residents concerning the influx of rock squirrels on the north end of The Springs. She has followed up with a few Nardos neighbors and learned that they are happy with the oleander solution.
- **Treasurer:**

◦ Checking/Savings Balance	4/30/2026	\$736,578.77
◦ Reserve Fund/Savings	4/30/2026	\$602,950.48
◦ Operating Fund Savings	4/30/2026	\$129,753.66
◦ Operating Fund Checking	4/30/2026	\$ 3,874.63
- **ARC:** Rick reported that the last walk around inspection generated 88 notices, 23 of which were for mineral streaking on external walls. Consideration has been given to the nature of the streaking and it falls within the realm of other such commonly occurring situations, i.e., bird poop, dirt, etc. that is visible on walls. Going forward, the ARC has chosen to educate on removal rather than consider this a violation. Since the publication of the updated handbook there have been several positive comments.

The ARC will be taking the summer off. There will be no formal meetings but they will be responding to change requests and homeowner concerns. A team member can be reached by emailing ARC.thespringhoa@gmail.com or you may reach out through the office at www.hoa@thespringhoa.org. Requests for approval can be dropped in the HOA mail box outside the office door.

- **Grounds:** Jim reports there were 240 volunteer hours logged in April and 37 yards of debris removed. He talked with three residents regarding the irrigation behind Nardos. He also discussed the mesquite tree in the common area behind Via del Placio with a resident. The volunteer crew will be taking the summer off – June through September. As always, they are available to be reached for any urgent situations via email at www.hoa@thespringhoa.org or grounds.thespringhoa@gmail.com
- **Infrastructure:** Monthly AED inspections were completed with no issues identified. All are charged and ready. Weed and ant control was applied to sidewalks and streets. The light switches in the HOA office were changed. Sweeping to clear the streets of yellow flowers and other debris shed from trees was completed throughout the neighborhood. A water leak on Nardos was repaired and new shut off valve was installed. Victor reviewed the first draft of the Landscaping Master Plan, attended the Perry Park Renovation meeting, and attended an artificial grass presentation for Perry Park. Infrastructure concerns can be sent to Infrastructure.thespringhoa@gmail.com

New Business - Motions made and approved: Victor Frankfather moved to delegate to the Board Secretary (or Pro-Tem) the duty of generating meeting agendas. Second by Sharon Toborg. Sharon Toborg moved to approve the revised Office Manager position description. Second by Rick Fillion.

Open forum centered around the new Arizona Court of Appeals Ruling as it applies to Planned Community and Condominium Associations Board Meeting Procedures. Key rulings that are important for our Board to know are that Closed Sessions or Executive Sessions, are limited to discussion only. Boards may not vote or take formal action during these session. Closed Session agendas must be descriptive. There must be enough information for the members to be informed of the general topics without disclosing privileged, confidential, or personal information. This is to enhance Board transparency as actions are taken. Meeting notices may remain brief simply requiring date, time, place, and statutory basis for this to be a closed meeting. While this is different from our usual format for Executive Session or Closed Session, it is the current law to which we must adhere.

A reminder that the full minutes and other reports are available in their entirety on The Springs Web site: <http://www.thespringhoa.org>

It's Good Bye Again

Yes, I am stepping down as editor of The Chat. I have been editor twice while living here in The Springs. For a little history lesson, The Springs has had newsletters over the years with different names.



When Sandy Stone took over as Board President about thirteen years ago she asked for volunteers to do a newsletter with the purpose of communicating with the residents on what the Board was doing in addition to what the readers might be interested in. Five volunteers stepped up. I was one of them. Since I was proficient in Microsoft Office as well as Photoshop, I became the editor. We named our newsletter **The Chat**. Lisa Pope wanted to do a segment on pets and their owners. Her husband, Joe Misinski, wanted to do articles on good

places to eat in the area as well as interesting places and events. Juanita Kauffman said she would do articles on getting to know your neighbors since there are so many talented and knowledgeable people living here in The Springs. And of course Jeannie McGaughey was there to do current home sales as well as proofreading our finished product. We worked together as a team for 4 years then a new crew stepped in and **The Chat** continued.

My second shot as editor happened four years ago when I was asked to take over again. I worked mostly without a committee but had regular contributors like Dick Bierman who always had an amazing bird photo, Cathy Roberts who summarized the Board minutes and put them in an interesting and easy to read format, George Anderson who contributed photos and articles about the Grounds Crew as well as updates on Perry Park renovation. President Bruce Grieshaber addressed the residents in a monthly article as did Rick Fillion on ARC decisions and notices. And last but not least, Jeannie McGaughey who was my proofreader and contributor of the current home sales. Several resident submitted interesting articles and photos. For all of you I am grateful for your help.

Life is about change. Each time we get a new Board president I say "how can anyone be as good as our last president?" and sure enough he/she is just as good and sometimes even better. I'm sure the new Chat editor will have new ideas and perhaps a better format. I will still contribute articles and I hope some of you will do so also. I'm not going away, I am just repositioning. --Eileen

Last 4 Home Sales in the Springs

<u>Address</u>	<u>Sold To</u>	<u>Home Town</u>
3865 S. Camino del Golfista	Glenn & Diana Hamburger	Green Valley, AZ
3809 S. Camino del Golfista	Christopher & Jane Watson	Columbia, CT
3747 S. Paseo de los Nardos	Monique Bensett & Gregg Anderson	Telluride, CO
3858 S. Camino del Golfista	Melody Lewis	Green Valley, AZ

Perry Park Home to Cooper's Hawk Family

While enjoying Perry Park a few weeks ago, Patsy Sills took two photos of a Cooper's hawk. Photo on the left is a baby in the nest and photo on the right is an adult nearby. Like most related hawks, Cooper's hawks prefer to nest in tall trees with extensive canopy or cover and can commonly produce up to two to four chicks depending on conditions.



Denise Wellington took this photo of the three Cooper's hawk chicks.



Ernie Cox took this photo of the three chicks. Looks like one is flapping it's wings.

Thanks Patsy, Denise and Ernie for sharing your photos for all of us to enjoy.

Bierman's Pics



This photo of a bobcat was taken while on a short hike near Proctor Road in the Santa Ritas.

I See You!

This photo of a Great Horned Owl was taken recently in a tree at the Continental shopping center near CVS pharmacy. The photo on the left is the mother and the one on the right is a chick in the nest. Photo was taken by Springs resident Jeff Wellington.



GVC (Green Valley Council) Update

Thanks to all of you that signed the Property Fraud petition we now have new requirements for County Recorders.

SB 1479 strengthens protections against deed fraud in Arizona by requiring ID verification, notary thumbprints, owner notifications, and increasing penalties for fraudulent property filings.

The legislation enhances property security by:

- Preventing unauthorized property transfers
- Strengthening identity verification and notary accountability
- Providing early alerts to property owners
- Increasing criminal consequences for fraudsters

SB 1479 represents a comprehensive effort to restore trust in Arizona's property recording system and protect homeowners, seniors, and small businesses from deed fraud.

Other Events:

June 4th – Monsoon Madness Forum at CPAC 10AM – Noon

June 6th – Dispose-a-Med & Shred-a-Thon at 555 N La Canada 8AM – Noon

Gene McGaughey, GVC Rep

More Photos

Ever wonder what's hiding in some of those holes we see while walking around the Springs? The picture below on the left is a clue. The photo on the right is a fine looking friend unhurriedly making his way around at Torres Blancas golf course.



Photo by Denise Wellington



Photo by Jeff Wellington

A Visit to the OK Corral

Two years ago Jim Owen retired as grounds chairman. He had been at that post for 12 years and developed it from a crew of a few to more than two dozen part-time and full time members. Last week Jim made a visit to the OK Corral (formerly known as the shed) to say hi to the crew and to say thanks for carrying on the never ending job of keeping the Springs looking great.

The crew named the shed the OK Corral; the O comes from Owen and the K from Koruga. Both of these men gave hours of their time working and organizing the crew. Since the placque was presented two years ago, Owen has retired from the Board and Koruga has moved to a new location in Green Valley. We are so grateful for these two dedicated volunteers. Thank you to the current Grounds Chairmen Jim Clausen and George Anderson for taking over and doing an awesome job and thanks to the rest of the crew as well.

Below, the photo on the left was taken two years ago and is of Jim and Mark receiving the plaque naming the shed officially as The OK Corral and honoring them for their dedicated service to the Springs Grounds crew. The photo on the right was taken last week during the visit.



Just a couple of reminders---

The Grounds crew has planted dozens of small cacti in the nature park. They are marked with rocks and a white flag. If you have extra water while walking in the nature park, please empty your water bottle on one of these thirsty plants. You may even wish to adopt one that you consider a favorite. We want to make sure they survive the two or three months before the monsoons arrive. The grounds crew put in a lot of work transplanting and marking them.

The Grounds crew will be taking the long, hot summer months off – June, July, and August. As always, they are available to be reached for any urgent situations via email at www.hoa@thespringshoa.org or grounds.thespringshoa@gmail.com

I want to personally thank all residents who keep their yards weed free and their landscape plants trimmed so they do not spread over the sidewalks. Those of us who live here full time appreciate the clean look we see as well as what visitors see when they enter The Springs.

May Potluck

In my opinion, the May potluck is one of the best of the year—Mexican food and margaritas--fantastico! Thanks, Kathy and Tish. Birthdays were acknowledged. Tish Mowrer will take over as host in June, July, and August, so be sure to mark your calendars for our summer gathering.



Just Say'n



One of my hobbies is quilting. A few weeks ago when I was at the Valley Presbyterian Church working with the Mission Quilters this interesting creature was waiting for the church doors to open. Gila monsters are not seen often as they spend about 90% of their lives underground. They can live 20 plus years, are covered in bead-like scales, and like to eat small mammals, birds, and reptiles. Gilas are only one of a few venomous lizards. They deliver venom through grooves in their teeth and their bites are rare and usually happen only if they are handled or threatened.

The fire department snake removal team was called and "buster" was relocated a short distance from from the church. Gila monsters have small home territories and know where shelter and food is located and may try to return. Just like rattle snakes, moving them too far away can reduce their survival chances.

Since gila monsters are a type of lizard just like geckos, iguanas, and chameleons I though I would see how many of these creatures I could find here in The Springs. Take a look, they are right here in your neighbor's front yards.





Nuh-uh, I'm keeping my distance