



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

May 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, Streets & Infrastructure; Rick Fillion, ARC; Jim Clausen, Grounds.

MAY CALENDAR

May 12 – Tuesday – HOA Board Meeting – Anza Room - 2:00 pm
Hybrid meeting. Zoom information will be included in the agenda.

May 21 – Thursday – Potluck -- A "Mexican Fiesta"– Anza Room – 5:00

This potluck will be a "Mexican Fiesta". Please bring a Mexican inspired dish. Margaritas will be provided. 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. Food assignments are:

- Last name starting with A-F (main dish)
- Last name starting with G-O (dessert)
- Last name starting with P-Z (salad)



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

Happy Cinco de Mayo everyone! We have a number of updates to share this month, some of which were shared at the April Potluck and April Board meeting (I guess that means there are a lot of ways to get information here in The Springs and that's good!).

- We are moving along nicely with the fiber optic project. The Board, based on revisions by our attorney, have completed the Access Agreement with Wyyerd Fiber. This agreement basically grants Wyyerd Fiber permission to install fiber optic lines to The Springs and to every lot. The cost of this is born entirely by Wyyerd. There is **no** requirement for any owner to hook up to their network. You can retain Cox or T-Mobile or any other internet provider you currently use. Wyyerd is simply offering an alternative and bringing The Springs infrastructure into the 21st century. We are estimating that the installation will begin sometime in the late summer or early fall. When Wyyerd provides us with a project plan/date we will notify everyone.
- Every month I attend a free legal roundtable hosted by Green Valley Council. It provides valuable information that I can then share with the board and community about legal trends or newly passed legislation that could impact us. This month dealt primarily with some housekeeping issues like how long The Springs must retain certain records and the benefit of having an up-to-date handbook. There is an article in this issue about our new electronic handbook that is considered a legal best practice as it refers directly to the Covenants, Conditions, and Restrictions document that is our major governing document.
- I also attend a President-to-President roundtable each month hosted by Green Valley Council where GVC leadership present topical updates impacting all GV residents. This month about 20 HOA presidents gathered to get more information on the latest scams, a new Santa Rita Fire District wildfire initiative, and some Arizona legislative initiatives.
 - On the "scam watch"
 - we learned that a new "DMV" notice is going out by text where you receive a very official looking document that tells you that you need to pay for traffic violation in Maricopa County. There is no "DMV" in Arizona. We have the Arizona Dept. of Transportation (ADOT) and traffic issues are handled through its Motor Vehicles Division MVD or AZCourts. You will **NEVER** receive a text message, email, social media, or phone call demanding payment for traffic violations.
 - Title fraud legislation has begun to work its way through the state legislature but don't hold your breath. Pima County is however working hard on this issue.

- Green Valley Council has provided us a computer link that will allow you to watch a 1 hour "Scam Watch" video put on by the Sheriff's Auxiliary Volunteers (SAV). It's very informative and you simply "click" on the link below to begin watching. It took place at the GV Baptist Church and had 185 folks in attendance.

<https://www.youtube.com/watch?v=Coz3mduWBtM>

- Santa Rita Fire District is updating and re-mapping the wildfire zone maps for GV and Sahuarita. This will aid in helping your insurance company make better underwriting decisions.
- The University of Arizona, SRFD and others are starting drone mapping to identify large pockets of invasive plants and determine their wildfire potential. We'll keep you informed about this.

That's it for now, but we will do e-blasts to update you on important items that present themselves.

For your Board, Bruce Grieshaber, President

Highlights From Your April 14, 2026 HOA Board Meeting

By Cathy Roberts

The meeting was held in the Anza Room following the hybrid format. Meeting called to order with 31 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:** Bruce, along with Wyyerd Access, has finalized and signed the contract which will allow the fiber optic cable to be installed in The Springs. We are waiting on the start date for the project to be announced. He also hand delivered a letter to the residents on Paseo de los Nardos that are affected by the diseased oleanders in the common area. The plants, having been professionally assessed, only option is removal. Most received the news with understanding and trust that the HOA will seek the best possible remedy to the situation. He attended the Picnic in the Park and Happy Hour. He worked with the Grounds crew which he truly enjoys. With George Anderson and Jim Clausen, a grant application through the GVC was completed for the Firewise program. Should this grant be awarded, that will be \$1,400 to be used for future efforts in maintaining our Firewise compliance.
- **Vice President:** Lynn had a relatively quiet month. She communicated with various residents on a variety of subjects, ie., landscaping behind Nardos, landscaping in the common areas, Compliance notices, and ARC requirements (paint colors). A reminder that the majority of these answers can be found by reaching out to the respective department chair by emailing the HOA office or checking the HOA website

<http://www.thespringshoa.org> Lynn also reviewed financials prepared by the treasurer and continues her work with the ARC Committee. She extends her gratitude to Kathy Szeto who continues to build community relationships by organizing the monthly potluck. Also, deepest appreciation to Gloria and Dave Dewing and Susan Hunter for another great season of Picnic in the Park.

- **Treasurer:**

| | | |
|----------------------------|-----------|--------------|
| ○ Checking/Savings Balance | 3/31/2026 | \$732,489.17 |
| ○ Reserve Fund/Savings | 3/31/2026 | \$594,540.32 |
| ○ Operating Fund Savings | 3/31/2026 | \$132,504.25 |
| ○ Operating Fund Checking | 3/31/2026 | \$ 5,444.60 |

- **ARC:** Rick reported that the Compliance Officer Walk Around was completed and letters are currently in the mail. If you receive a notice don't panic. Often this is just to let you know what needs attention or an area needing repair that you may have overlooked. Consult the HOA website for guidelines. The answers are there and if you need further clarification, reach out to the Compliance Officer or ARC Committee by emailing the HOA office. <http://www.thespringshoa.org> Keeping our homes in good repair and consistently meeting standards is what makes The Springs one of the most desirable neighborhoods in Green Valley.
- **Grounds:** Jim reports there were 120 volunteer hours logged for the month of March and 23 yards of debris removed. He spoke with a resident about replacement of a plant on the berm between Via de la Fonda and Blue Fox Road. He consulted with Cynthia Drake and George Anderson regarding the status of the oleanders behind Nardos. After inspection, research, and much discussion, a plan was developed to be presented to the Board for approval. The winter is over and many of our temporary winter residents have retreated to cooler climates. The work goes on for the Grounds crew. Although growth slows down in the heat of summer, there is still trimming and sprucing up that always awaits. If you are interested in being a part of this amazing group, just drop an email to Grounds.thespringshoa@gmail.com or catch the crew when they are out in the neighborhood. Ladies and new members are always welcome.
- **Infrastructure:** Victor has completed and logged the AED inspections. No issues identified. Pedestrian stripes at the front entrance were repainted. An additional barrier was placed due to a near miss pedestrian vs car. Friends, please be aware of your surroundings. Watch your speed and obey the posted traffic signs. Causing injury or worse is not worth the few seconds you may save. The bird droppings were power washed around the front entrance. The office A/C heater unit was serviced. A water meter leak was identified on Nardos. Jim Clausen was notified and repair was made. The weed and ant control on sidewalks and streets has begun. It's that time of year.

New Business - Motions made and approved: Rick Fillion moved that the Board approve the proposed revision to the handbook as The Springs HOA governing document replacing the existing handbook. Second by Lynn Daniels-Anderson.

Lynn Daniels-Anderson moved that the Board go dark for the summer (June, July, and August). Second by Sharon Toborg.

Open forum included much discussion regarding oleanders in the common area. The Grounds Committee will mark the healthy plants and continue to monitor their status. The diseased plants will be removed over the course of the next few months. Over time the plants will be replaced with plants recommended by our Long-Term Planning Committee and resident arborist, Cynthia Drake. This is not an overnight process. It takes time and research to ensure that the appropriate plants are selected and that they will be within the parameters of our Firewise certification program. Remember that these dead and dying oleanders are highly flammable and we are approaching the height of fire season.

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

Perry Park Renovation Project – April 2026

--George Anderson

As I sit down to write this update, I'm reminded that many of The Springs winter residents have either already returned to their northern habitats or are in the process of packing to make that journey. We wish you all safe travels and we look forward to welcoming you all back for more shared desert experiences in just a few months.

Perry Park is looking pretty good at this report time. We are nearing the time when the turf will be over seeded for the summer with Bermuda grass. This work is scheduled to be done in May.

Meanwhile, the Perry Park Renovation Sub-Committee is turning its focus to areas around the perimeter of the park. We are looking to reestablish a nice mixture of flowering plants and shrubs of various sizes and heights to improve the visual appeal of the park.

A shout out to Vic Bignall for his work in investigating the drip irrigation system that circles Perry Park and is an essential part in our ability to ensure all new plantings are successful. Thank you Vic for taking on this work!

The committee will be spending the summer planning, designing and finalizing the planting areas. Our intention is to begin major planting efforts in the fall. We have reached out to the Grounds Crew for their assistance in this planting effort. Thank you, in advance, to Jim Clausen and his every ready band of volunteers who gather twice a week to keep The Springs looking crisp and sharp.

Enjoy your summer everyone and we look forward to sharing laughs, stories, and a few hugs in Perry Park when we all are together again.

New Streamlined and User-Friendly Owner's Handbook Now Available on our Website

The ARC Committee is pleased to announce publication of a new, more user-friendly Owner's Handbook that consolidates the HOA's rules and standards and provides direct links to the CC&Rs (Covenants, Conditions and Restrictions) or the federal/state/local regulations that support the standards being enforced in the community. The CC&Rs are the legal documents recorded with the county that set the rules, obligations, and limitations for properties in our HOA (e.g., use, appearance, maintenance, and enforcement). Our new Handbook is intended to clearly communicate our community standards (e.g. landscaping, exterior modifications, paint/colors, screening, signage, parking, etc.) and provide consistent guidance for homeowners and the ARC Committee alike. And now, with the new handbook, you can easily navigate to the applicable CC&Rs and/or the federal/state/local regulations so you can see the source and rationale, and more detailed information in many cases, for the standards being enforced by ARC.



The Handbook does not replace the CC&Rs; it is an interpretive and procedural guide to help homeowners comply with the governing documents. In cases of ambiguity or conflict, the CC&Rs remain controlling. The Handbook is intended to reduce misunderstandings and expedite approvals while ensuring fair, uniform enforcement.

The new Owner Handbook is now available on the HOA website www.thespringshoa.org in the Governing Documents section in the left-hand list of site sections. The embedded links will, depending on the browser you are using and the settings in your browser, take you directly to the page of the CC&Rs the standard relates to, or it will take you to the beginning of the CC&Rs document and it provides the page number that you need to navigate to in order to see the relative CC&R information. Federal/state/local regulations that relate to community standards are also available by clicking on the embedded links. If you don't have a computer, you can access the handbook from your cell phone using the same website above and navigate through the handbook on your phone. If you prefer a printed copy, contact the HOA office (520-648-1699) or via email at hoa@thespringshoa.org. Thank you for your cooperation in maintaining our community's standards.

ARC Committee

Contacting The Grounds Crew

In order to ensure that your requests for possible Grounds Crew work around the Springs do not get overlooked, or worst case forgotten, please use the Grounds Request form which is found on the HOA website under Grounds Committee then Grounds Request. The completed request forms can be dropped off at the HOA mailbox or emailed as an attachment to: grounds.thespringshoa@gmail.com

Besides the request form, residents are still able to voice their needs and concerns. Rather than approach grounds crew members or a call to Jeannie, check with the Grounds Chair, Jim Clausen when he is out and about on Tuesday and Friday mornings. All decisions are made by the Grounds Committee--they will assess and schedule needed work.

The Crew appreciates the fact that our residents have keen eyes and are wanting to keeping The Springs looking great.

Thank you, Jim Clausen, Grounds Chairman



2026 HOME SALES

| <u>Address</u> | <u>Sold To</u> | <u>Home Town</u> |
|-----------------------------|----------------------------------|-------------------------|
| 3965 S. Via de Cristal | Thomas & Cheryl Lyons | Channahon, IL |
| 3719 S. Camino del Golfista | Doug & Deanna Williams | Sahuarita, AZ |
| 3870 S. Calle Viva | William Clark | Willits, CA |
| 3788 S. Paseo de los Nardos | Davis Aston | San Diego, CA |
| 3801 S. Camino del Golfista | Michelle Schilling | Evansville, WY |
| 3717 S. Camino del Cefiro | James & Cynthia Lauffenberger | Green Valley, AZ |
| 3665 S. Avenida de Encino | Charles & Nancy Knoeck | Wausau, WI |
| 3977 S. Camino del Heroe | Cheri Lukas | Green Valley, AZ |
| 3649 S. Calle Rambles | WC & Daria Blanton | Pequot Lakes, MN |
| 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 |

April Potluck

Attendance was good considering some of our winter visitors have returned to their summer homes. Food was plentiful and delicious.. No speaker this month but President Bruce talked about the fiber optics access agreement and ARC chairman Rick spoke about the new revised handbook that can be viewed electronically on the HOA website.



Bierman's Pics



On Easter morning Dick said he went out to photograph a cactus bloom and found this 4 foot Diamondback Rattlesnake curled up by his chiminea. With a snake tong, he carefully placed a plastic egg on it for a photo op and then walked it out into the desert (in a contained bucket) for a safe release. Now we know the Easter bunny wasn't breakfast for that sneaky guy! What a great photo!

Each month Dick so generously provides one of his amazing photos to be published in The Chat. Thank for Dick for your contributions to newsletter.

Looking back at previous photos from Dick, this is one of my favorites:

This Roadrunner pair nested close to our home here in The Springs. I was able to keep a close watch on the progress of the nest. The female started incubating the eggs on March 15th and the four young birds left the nest on April 13th.



Average lifespan in the wild is 7 to 8 years. Roadrunners eat a wide variety of foods, including rodents, reptiles, small mammals, and insects. Due to the harsh environment of the Southwest, roadrunners will eat whatever is available. As desert-dwellers, they get much of the water they need from the prey that they eat. Although capable of flight, roadrunners generally run away from predators. They can run up to speeds of 25 mph.

Just Sayin'

I'm a walker and I walk the sidewalks of The Springs almost every day. This is a unique community where open space is prized and so is providing sidewalks and paths for the physically challenged to get out and enjoy some fresh air while getting a little exercise is important. If you are using a walker or a cane or have another person beside you for support it is really hard to get around trash cans placed in the middle of the sidewalk like in the example below. We have new residents who may not know where to place a trash can so take this as a friendly reminder. Also I want to thank all of you who place the cans and bins above the sidewalk. Two years ago it was almost impossible for a physically challenged person to walk on the sidewalk on garbage pick up days. Now there is only a few cans obstructing the walkways. Thanks also to the grounds crew for keeping the Nature Park path clear of grass and weeds.

Another thing that obstructs sidewalks is untrimmed plants. Below are some photos I took one day last week on my morning walk. If you are a winter visitor and your plants look like this before you leave, please have your home maintenance person take care of things. Monsoon rains make plants grow like crazy. If you are a full time resident, you may enter or exit the house through the garage instead of the front door so you may not be aware of how your plants have spread out. Low growing plants like lantana provide a tripping hazard. Untrimmed cacti close to the walk can be a "yikes" experience. Bottom line, please take a look at your plants near the sidewalk and make sure you have a clear pathway for all our residents.

Thanks also to Infrastructure Chairman, Victor, and super volunteer Bill Perry for checking and marking the sidewalks that need replacement because of a potential tripping hazard.

