



The Chat

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

April 2024

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; Becky Schroer, VP; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Jim Owen, Grounds; Victor Frankfather, Streets & Infrastructure; Rick Fillion, ARC.

APRIL CALENDAR

Apr 3 – Wednesday – 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. (This will be the last Happy Hour until October)

Apr 9 – Tuesday – HOA Board Meeting – Anza Room - 2:00 pm

Hybrid meeting. Zoom information will be included in the agenda.

Apr 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 (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 January.

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



Apr 28 – Sunday – Picnic in Perry Park - 12:30

Hot coals for grilling will be provided. You bring something to grill (or a sandwich if you prefer), dinnerware, and something to drink. A dish to share like an appetizer, salad, or dessert is optional but appreciated. (This will be the last Picnic in the Park until October)

Highlights From Your March 12, 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 25 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: Attended the quarterly Master Assoc. Wrote a letter to the GVR Exec. Director regarding parking on our private streets and sidewalks. Expressed concerns for safety and wear and tear on our curbs. Met with Global Water/Farmers Water regarding future rate increases. Continued as part of the grounds crew volunteering.
- Vice President: Working with volunteers and getting positions filled. Still needing a host for the Happy Hour; 3-5 pm October-April. It's requires about 3 hours and all supplies needed are made available to the host. Becoming familiar with the CC&Rs and interacting with residents and other board members.
- Treasurer:
 - Checking/Savings Balance 2/29/2024 \$540,563.30
 - Reserve Fund/Savings 2/29/2024 \$369,502.48
 - Operating Fund Savings 2/29/2024 \$169,292.79
 - Operating Fund Checking 2/29/2024 \$ 1,768.03
- ARC: 12 new requests were submitted for approval. Working to revamp forms to make them more user friendly. Compliance Agent reports that violations are being corrected in a timely manner. Five of eight 3rd notice violations were cleared. Thanks to the abundant rainfall, 63 weed violations were issued.
- Grounds: There were 226 volunteer hours for February 2024. Things continue looking beautiful and the work being done is very much appreciated. With the Winter season winding down there will be an even greater need for volunteers once the snow birds leave. If interested in volunteering, contact Jim Owen or email Grounds.thespringshoa@gmail.com
- Infrastructure: Bid was awarded to Arizona Painting for the bell tower, gate house, and frontage road wall project. This is scheduled to begin April 22. Tucson Asphalt will be resealing the south end roads that did not receive new paving in the last project. This is proposed to be done toward the end of April and hopefully working around trash pickup days. Missing PPE was replaced with the AED in Perry Park.

Nancy Kelly reported that the annual community garage sale was a great success with 34 homes participating.

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

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.

ARC—What is this? and What is its Function?

ARC (Architecture Review Committee) understates what this team does. They do more than approve or disapprove architecture change requests. This team has two functions, Conformance Management and Compliance Management.

Conformance Management has the primary function is reviewing Architecture Change Requests, which is why the team is known as ARC. The ARC committee members manage conformance to architecture design standards by approving, disapproving or conditionally approving homeowner requests to make changes to The Springs architecture. The team members also verify that the changes that were made match what was approved at the completion of the project and investigate reported changes to the architecture that may have been completed without a request or approval. Architecture is defined as the house, walls, and grounds that were put in place by the original developer to accommodate weather patterns and distinguish The Springs from other HOA's in Green Valley. Decisions to approve or disapprove are based on the perception of how the proposed changes fit into The Springs architecture using the Architectural Design Guidelines. Relying on judgment, and to avoid one person having this control, is the reason why these decisions are made by a committee of homeowners.

Compliance Management is the oversight of property appearance and individual behavior. Private property is property that is privately owned by a homeowner or jointly owned between neighbors. House and yard maintenance assures that residents are not neglecting their house or grounds by letting their private property violate HOA requirements that are detailed in the Covenants, Conditions, Restrictions and Easements (CCRs), and Paint Guidelines. This involves performing periodic reviews, identifying non-compliance, and performing non-compliance follow-up. Common examples of property violations are houses/beams and doors that need painting, screens that need to be repaired or replaced, and weeds that need to be pulled. Behavior management is the notification of the property owner and, if necessary, law enforcement of behaviors that violate the HOA CCR's and or law. Common examples of behavior violations are blocking sidewalks, repairing automobiles in the driveway, and extended overnight parking in the street. In addition to identifying the violations, the Compliance Agent sends the homeowners notice of the violations and the times allowed to correct the violation, tracks the corrective actions, and provides status reports to the Board monthly and manages this information in a database that is synchronized periodically with the homeowner database (to reflect ownership changes) managed by the Office Manager. When a home is sold, the Compliance Agent and Office Manager communicate regarding any outstanding issues with the property. The Compliance Agent also responds to complaints and questions from homeowners. The best way to communicate complaints or questions is by email to ARC.thespringshoa@gmail.com or drop

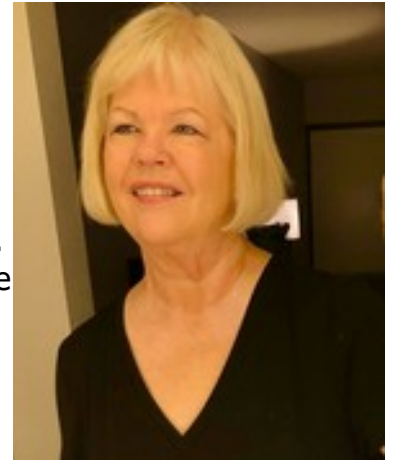
them off in the HOA mailbox at the exit from The Springs. The criteria for non-compliance provide little opportunity for interpretation so this function can be performed by one HOA employee.

Conformance and compliance management is one way the HOA strives to achieve The Springs HOA mission statement "The mission of The Springs at Santa Rita HOA is to promote a friendly and enjoyable community where property values are enhanced by maintaining common ground areas and upholding community standards". Rick Fillion- ARC Chair

Meet the newest ARC member

At the March Board meeting Cynthia Drake was added as the fifth member of the Architectural Review Committee.

Cynthia is a new resident of Santa Rita Springs. She sold her home in Oxford, NC in April of 2023 and purchased her home here in July 2023. She lives with her brother, Larry, on Camino Del Cefiro, across from the park. Larry can be seen walking their two dogs Maggie and Vicki throughout the day, so please say Hi 🐾. As some of you have asked, Larry has Autism - Asperger syndrome and high functioning mental retardation. She is his full time caregiver.



Cynthia says she is happy to serve on the ARC committee. Her background includes 30+ years in professional nursery, landscape, tree care, pest control, and teaching horticulture at the college level. She says she has always wanted to live amongst the plants and cacti of the Sonoran desert, so Green Valley is a perfect fit

Her other passion is architecture. As a teenager her family was stationed at Great Lakes Naval Training Base north of Chicago. She had the great fortune of touring several homes built by Frank Lloyd Wright. When she and her husband (now deceased) moved to NC, she designed their house inspired by the Robie House in Chicago. Cynthia enjoyed remodeling both their old home and her parents' home in San Diego, CA.

Cynthia is hoping her love for architecture and horticulture can be put to good use by helping the ARC committee with its task of keeping our development looking its best.

From The President

The Springs at Santa Rita HOA has been approached by the Regional Manager for Global Water - Farmers Water Co, Inc regarding their upcoming submission to the Arizona Corporation Commission (ACC) for a rate increase and expansion of Customer Centered Service enhancements. They are trying to meet with all Green Valley and Sahuarita HOA Presidents of HOA's with 100+ homes. I was fortunate enough to have been the first one to respond.

On March 1st, I met, one on one, for over an hour with the Regional Manager, where he presented their initial Rate Case Update that they will be presenting to the ACC. We will meet at least one more time prior to their case going to the ACC.

The following are the points he presented:

1. The Case will be filed with the ACC in mid-2024 and it will be for GW-Farmers Water Co, Inc only, so as not to tie into any other geographic areas.
2. The last increase was in 2019.
3. Once the Rate Case is filed with the ACC, if approved, it cannot be implemented for 270 days - so mid-2025.
4. Highlighted improvements include:
 - Global Advanced Customer Portal
 - Remote monitoring of Water Campuses, like the one between The Springs and The Greens, for immediate emergency response to power outages, major leaks, etc.
 - A dynamic Water System Master Plan
 - A Customer Assistance Program providing up to \$350 in annual assistance
 - Individual monitoring capabilities for residents through our water meters to detect leaks in our homes/irrigation systems and remotely shut off the water through the Customer Portal
 - Rate relief/rebates for water conservation by residents.
5. Promise to meet again before they file the Rate Case and begin the 270-day clock.

I was given no indication of any kind as to the amount of any rate increase. The Rate Case has not been completed or submitted yet, meaning that Global Water - Farmers Water Co, Inc has not a rate increase range or specific amount. The Regional Manager is not required by the ACC or his company to do the reach out. He has decided that the only way to work is with input by as many folks as possible and he is using the HOA communities to help do that. That's all I have for now, but I'll communicate everything I'm provided by the water company.



In February 2023, Global Water Resources Completed Acquisition of Farmers Water Co. in Pima County AZ Adding 3,300 Active Water Service Connections

Bierman's Pics



Here is something a little different from birds and animals. These are beetles that are found in our area in appropriate times of the year. The colorful one (on the left) is a Globemallow Leaf Beetle. The other one is a Desert Ironclad Beetle. I have photographed many different kinds over the years. Always something new to learn about nature!

Pup Farm at the OK Corral

The picture at the left shows unwanted cactus pups donated by residents who cleared them out of their yards.

The picture at the right shows Grounds Crew members Don Kelly, Dawn Weber, Dick Bierman, and Lee Blahnik planting the pups and marking them with a white flag.

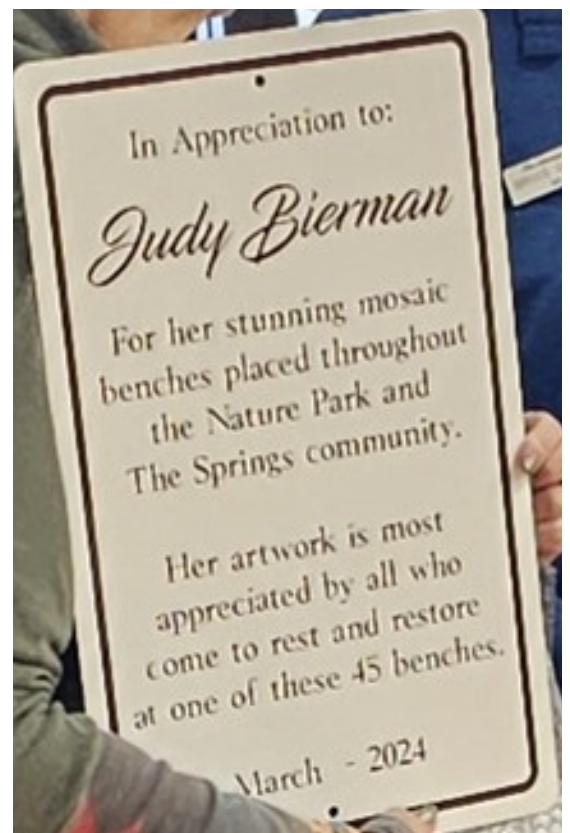


Volunteer Recognition Party



Around 45 volunteers attended the recognition party held in the Anza room. Volunteer Groups identified and acknowledged were: Block Captains, Newsletter, Bierman photos, Cinco de Mayo, Community Garage Sale, Light Bulb , Dan Ridder Music, Dave Sandvig & Cary, Firewise Team, Grounds Crew, Halloween Dog Parade , Happy Hour, Heart Safe, HOA Board & Committees, Holiday Decorations, Inter-Agency Reps, Name Badges, Picnic in the Park, Pot Luck Suppers. Dan Ridder provided the music.

Special recognition was given to Judy Bierman for the 45 decorated benches she created. Those of us "old timers" know who did all that work but new residents, guests, and Nature Park visitors often ask who did all those beautiful benches. We thought a signs at both entrances to the Nature Park giving credit and appreciation to Judy Bierman was in order and long overdue.



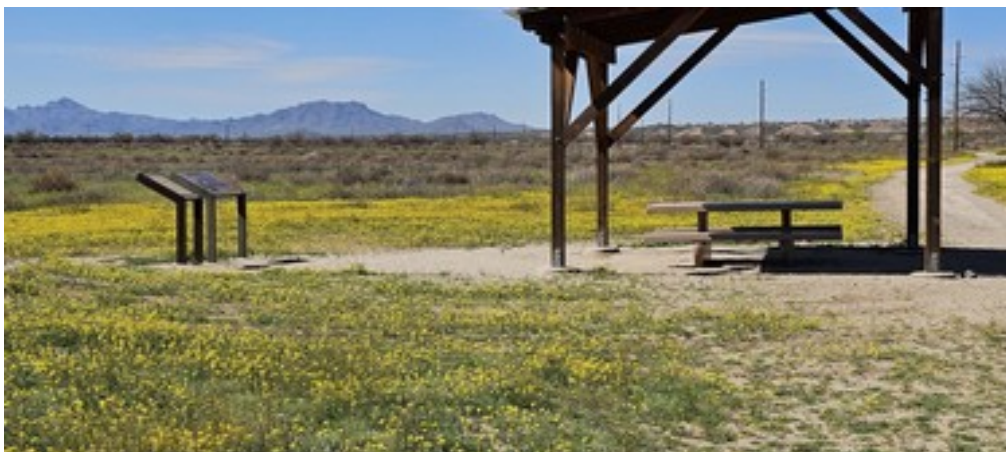
Community Garage Sale



Lots of bicycles for sale this year

34 homes participated in this event plus a few others who didn't sign up in advance. Thanks, Nancy Kelly, for organizing this event.

Wildflowers on the Anza Trail



Walkers, don't miss this opportunity to see all the wildflowers. You can pick up the Anza trail at the south end of the nature park and walk to old historic Canoa Ranch. Round trip is around 3 miles. If walking isn't your thing, you can still enjoy the beautiful spring wild flowers by driving the frontage road to the Ranch then go to the south east end of the lake and exit to the Anza trail. You needn't walk far to see what nature has given us.

