



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

December 2025

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.

DECEMBER CALENDAR

Dec 5 – Friday – HAPPY HOUR – Fiesta Deck 3-5

Please bring your dinnerware, napkins, beverage, and a munchie to share. In the event of inclement weather the event is canceled. **We are still looking for a volunteer to be in charge of this Springs event.**

Dec 9 – 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.

Dec 18 – Thursday – Potluck - Anza Room 5-7:30

Potlucks are open to residents, their guests, and renters. 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)

Once again we will have a white elephant gift exchange for anyone wanting to participate. For those who wish to participate, bring a **white elephant gift**. It can be something you have around the house—funny or practical, whatever you choose.



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.

President's Message

The holidays are upon us and lots of wonderful preparations are happening both inside our homes and with our neighborhood holiday displays. Your Board wishes everyone the best of what the holidays offer.

Looking forward to December and beyond, the Board is preparing for the Annual Meeting on January 31 at 3:00 PM in the Anza Room, continuing to gather information on the possibility of fiber optic installation, and having even more residents commit to volunteering for committees, special projects, and even Board positions.

First up is fiber optics. We had over 75 folks come to the November Pot Luck (the food was amazing) to listen to wyYerd (not a typo) Fiber regarding installing fiber optic lines into The Springs and to every home that wants it. We learned that this can be done with micro trenching where there is only a 2" wide, 16" deep trench used to bury the fiber optic wires along the very edge of the streets, thereby avoiding backhoes and bulldozers and repaving of streets. We will visit current projects in Oro Valley to see how this works in real time. I would recommend everyone to visit www.wyyerd.com, enter your address, and explore the advantages. If you have any questions, please direct them to hoa@thespringshoa.org and we'll find an answer. The current price for 1000 megabytes per second high-speed internet is \$65/month including all taxes and fees.

Next is the Board's ongoing project to help our existing volunteers have more hands on deck. It is truly amazing what can be accomplished with more ideas, more conversations, and more volunteers pulling their oars in the same direction for the common good.

The Board has a vibrant ARC that meets monthly to help The Springs maintain and grow value by proactively working with residents for compliance with our architectural standards. We have a strong Grounds Committee keeping watch over our common areas, and of course, our Finance Committee and Reserve Committee that provides advice and consent for our Treasurer. I know for a fact that each of these committees would warmly welcome some new faces and ideas. We would love to see a new Infrastructure Committee, under the direction of the Infrastructure Chairperson, to help with planning, maintenance, and contractor interface if needed. A few folks willing to put in a few hours a month would be ideal.

And finally, we are always looking for volunteers for Board positions. As you may know, Board positions are a two-year term. We stagger them so that each year 3 or 4 slots open. A volunteer runs for the Board and then the Board, in Executive Session, selects its own officers. We need to fill 3 chairs in January to have our required 7 member Board. Please consider helping your community with some time, expertise, and ideas for the future.

Here's to the bright future of The Springs. Happy Holidays to All!

Bruce Grieshaber, President

Addressing Community Issues (Complaint Procedure)

We are fortunate here in The Springs to have so many people, full-time and winter residents, who volunteer to make this community the best place to live in Green Valley. Your friends and neighbors are Board and Committee members and other volunteers, all working together efficiently.

And while it might seem that mentioning a concern to one of these volunteers is a great way to solve a problem, there is actually a procedure for addressing community issues, large and small.

From hazardous sidewalks, street damage, bright lighting, nuisances, landscape and tree issues, and more, all questions and concerns should be addressed to The Springs office. You can send them to our email address, hoa@thespringshoa.org, call the office at 520-648-1699, mail your letter to The Springs, 951 W Via Rio Fuerte, Green Valley, 85614, or drop it in the handy HOA mailbox just to the left of the door (of the "guard shack") as you exit The Springs and save yourself a bit of postage. Upon receipt, it will be routed to the correct volunteer and dealt with promptly.

Thank you for your part in making The Springs such a great place to call home!

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, 2025 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.

Highlights From Your November 11 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 Santa Rita Springs Master Association (MA) quarterly meeting – no increase in MA dues (\$5 per house annually). Attended the GVC monthly President to President Roundtable. Important information was gleaned regarding deed fraud. Primary victims are debt free homes and those held in trusts. Scammers are forging signatures and filing Quit Claim Deeds thereby assuming ownership. An e-blast will be distributed in the near future with more information. Additional activity include contacting WYYERD for pot luck presentation, worked with the grounds crew, represented The Springs in court regarding a trespassing issue, and hosted AZ Power Plant and Transmission Line Siting Committee as they visited our nature park to review the Unisource Reliability Line Siting. Also consulted with Goldschmitt Shupe Law Firm regarding possible need to amend our CC&Rs for AZ 2025 Revised Statutes.
- **Vice President:** Created Chat articles, email regarding the Tour de Tucson outlining road closures, Drafted a volunteer safety agreement with emergency contact info, attended a Master Gardeners seminar and relayed valuable info to the grounds crew. Also worked with the GVR to ensure accessibility of the AED equipment. Please note that devices are now located outside of locked rooms. Familiarize yourself with locations and operation of these life saving devices. Lynn publicized the process for applying for an open board position. There will be three positions expiring at year's end. Lynn also recognized the passing of one time board member Ted Boyett.
- **Treasurer:**
 - Checking/Savings Balance 10/31/2025 \$539,966.88
 - Reserve Fund/Savings 10/31/2025 \$458,086.64
 - Operating Fund Savings 10/31/2025 \$ 76,738.80
 - Operating Fund Checking 10/31/2025 \$ 5,141.44
- **ARC:** October had two violations that have been resolved. There has been an uptick in the number of homes with pack rat issues, particularly on the north end of Golfista adjacent to the golf course. The ARC is seeking options for control/eradication, ie. traps, lights, etc. If you have a tried and true method that can help the situation, please reach out to a member of the committee. Also discussed is the color and material used in pergola construction. There are a number of these currently that do not match the color of the house which is outlined in the CC&Rs. More to come on this subject.
- **Grounds:** Jim attended an invasive plant seminar with a group from the U of A. Approved an estimate for mesquite tree trimming in one of the common areas. Hours of work completed since the last board meeting is 136 with 36 yards of refuse material removed. Work is in full swing now that the snowbirds are filtering back in. They are much appreciated as well as the volunteers that are full time residents. If you would like to be part of this group of your neighbors that provide an amazing service, please reach out to any of the members or contact by email at Grounds.thespringshoa@gmail.com. Ladies and new members are always welcome.
- **Infrastructure:** Monthly AED inspections completed, painting of the side walk handrail over the road drainage ditches completed, attended Perry Park Renovation Sub-Committee meeting and obtained estimate to grind 10 uneven sidewalks down for safety - \$1,640. Estimate from Tucson Asphalt is \$6,107.81 to install speed bumps at the entrance, exit, on Rio Fuerte. Excessive speed continues to be a safety concern.

Contacted Global Water regarding notice of "High Usage" for Perry Park. Sensing incorrect technical information input, they are looking at a possible software problem. Even if you pay your bills by auto draft it is important that you look at the bill to detect any possible errors - be proactive when it comes to your money.

New Business - Motions made and approved: Moved to approve expenditures of \$508.98 from the operating account and \$9,012.03 from the reserve account for new signage, sidewalk repairs, replacement of the gate system, and the installation of speed bumps. It was approved. Moved to approve using the current Resale Board to display HeartSafe, Firewise, and possibly Dark Skies signage. After discussion, the motion failed. Moved to approve the proposed 2026 HOA budget which includes a \$10 increase in dues (for a total of \$590). It was approved. Moved to approve a "Volunteer Agreement" for the Grounds Crew as presented by Lynn. It was approved. Moved to approve an enforcement policy statement to update the CC&Rs as formulated by our attorneys. Following discussion, the motion failed. Bruce will meet with our attorneys to consider Board recommendations.

Gene McGaughey, our representative for the Green Valley Council (GVC), reports that there will be a fraud presentation on January 8 at the East Center from 9-10:30am. A reminder will be coming in an e-blast and you can check the GVC website for details. The Pima Co. Health Department will be have a mobile unit every Tuesday for blood pressure checks.

A reminder that the monthly Happy Hour will be moving to the 1st Friday of the month for the remainder of the year. GVR scheduling conflicts with our regular day.

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



HOME SALES

The housing market seems to be pretty slow, partly because of the time of year and partly due to the current economy. These are the Springs home sales for the months of October and November.

Address

3797 S. Camino Comica
764 W. Puma Peak
993 W. Blue Fox Rd
3780 S. Calle Rambles

Sold To

Sun Seven Properties LLC
Charles Smith & Mary Painter
Robert & Brenda Simpkins
Peter & Iris Wyman

Home Town

Tucson, AZ
Green Valley AZ
Woodland Park, CO
Silver City, NM



Grounds crew veterans at work on Veteran's Day, Nov 11



Grounds Crew on Tuesday, November 11 (Veteran's Day)

Perry Park Renovation Project

– by George Anderson

I hope you all have had an opportunity to take a stroll through or spend time at one of the picnic tables or park benches in Perry Park. It is such an oasis in our desert landscape.

Upcoming Activity:

On December 8th and 9th a crew from *Urban Forestry of Tucson* will be at the park doing some much needed work to the 18 trees that are there. No trees will be removed. Each of the 18 trees will have some degree of trimming, canopy lift, or canopy cleaning process applied to them. The results of this work will be that our trees will be healthier, a little more light will reach the ground, and much of the street overhang will be addressed.

The trees in Perry Park are very important to us and to the beauty of the park. Because of this the Grounds Committee and the Perry Park Renovation Subcommittee decided to only allow certified arborists to bid on this project. *Urban Forestry of Tucson* was selected from bids we received. Randall, the crew leader, met with our team and provided a very detailed scope of work for the project. We are looking forward to seeing the results of their work.

It is not known exactly how many vehicles the crew will be bringing. It is expected that there will be at least a couple of large ones and possibly a few pickups or vans. An effort will be made to make sure that residents can drive through the area without impact. However, some operations may definitely impact through traffic at some point. Safety for both our residents and the Urban Forestry of Tucson crew members is our highest priority.

While we encourage residents who are interested to stroll by, please, please, avoid entering the park and/or walking on the sidewalks surrounding the park while pruning operations are underway.

On-going Work:

The Perry Park Renovation Subcommittee is formulating the next phase of this renovation project. We have been looking at the picnic tables and park benches within the park and are investigating options for repairing or replacing them. This work is in the early stages, and no decisions have been made.

We are still looking for stories from residents of times you've spent in Perry Park. Of friendships started as a result of a chance meeting of a fellow resident in the park.

Several of the Perry Park Renovation Subcommittee members and me (George Anderson) met Glenn one day in Perry Park as we were looking at the trees and assessing the Urban Forestry of Tucson scope of work. Glenn and I found we share an interest, and history, with Dualsport motorcycles. Glenn has interesting stories of the time he and his wife spent on their motorcycle exploring both North and South America. Hopefully you'll have an opportunity to run into Glenn too. He is very approachable and engaging.

We are open to your feedback about the work we're doing in the park and what you might like to see us consider and incorporate in our vision.

Thank you, The Grounds Committee

Socials

November Happy Hour

About 30 residents attended the monthly happy hour. It was a beautiful day but some other group occupied the deck so we went to Plan B and met in the Anza room. Snacks and conversation were great and once again Jo Bieler filled in as the host until Cathy Roberts returns.



November Potluck

Turnout was good for the monthly potluck. About 75 residents and guests were in attendance. The program was a speaker from wyYerd Fiber who appeared via zoom and talked about bringing fiber optics to communities like the Springs. There was a question and answer session after the presentation.



Bierman's Pics



This Steller's Jay I photographed in Madera Canyon. They are normally found at the higher elevations in the sky islands.

Holiday Decorating in The Springs

Two days of decorating and much planning went into the beautiful holiday displays and lights you see as you enter The Springs. Judy Bierman and Deb Fillion were in charge of the Holiday Decorating Committee. While Judy and Deb were the planners, shoppers, and organizers, their husbands were the "get er done" crew. Some wonderful volunteers helped tie it all together.







Favorite Recipe from the Potluck

--Tish Mowrer

Winter visitors are arriving and things are getting busy. Weather has chilled and having a warm and comforting casserole ready is such a good idea! There are many (hundreds!) of baked bean recipes out there, but I think this one is especially good. It does not depend on canned baked beans for a base, but with the ground beef, bacon, its open-drain-rinse beans, and measured ingredients it's a snap! Enjoy!!

Calico Baked Beans Casserole

1 pound ground beef (90% lean)
1 small onion, chopped
1 can (21 ounces) black beans, drained and rinsed
1 can (16 ounces) kidney beans, drained and rinsed
1 can (16 ounces) pinto beans, drained and rinsed
1 can (15.5 ounces) cannelloni beans, drained and rinsed
1/2 cup packed dark brown sugar
1/2 cup ketchup
4 bacon strips, cooked and crumbled
1 T. cider vinegar
1 t. stone ground mustard
1 t. salt

Preheat oven to 325*. In a large skillet, cook beef and onion over medium heat until beef is no longer pink, 5-7 minutes, breaking up beef into crumbles; drain. Stir in remaining ingredients. Transfer to a greased 2-qt. cast-iron pan or baking dish.

Bake, uncovered, until the beans are as thick as desired, 45-60 minutes.

Looking for something to do to kick start the holiday season?

We did the **Tubac Luminaria Nights** last year. We went early, around 4:30 and got a good parking spot in front of one of the businesses. This is not an event for the physically challenged because you are walking on uneven ground (no sidewalks) and it is dark after 5 o'clock. We brought a small flashlight to see our way from business to business. They do an amazing job with the lights—very impressive.

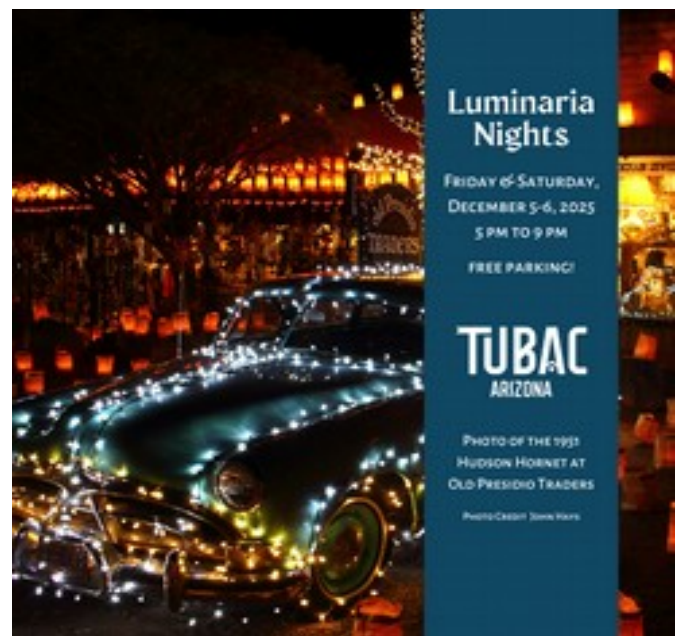
Another event to get you in the Christmas spirit is **Christmas at Historic Canoa Ranch** Three week-ends, (Thursdays through Saturday) with light displays, decorations, food, and entertainment. 4:30 to 8:00 each night. Dress in layers as it gets cold when the sun goes down. Schedule printed on the next page.

Due to cutbacks at the National Park Service the La Fiesta de Tumacacori and Christmas eve luminaries at the mission in Tumacacori will not happen. Looks like the Grinch made a visit!

December 5 & 6 from 5pm to 9pm

Luminaria Nights takes place the first Friday and Saturday in December, lighting up the Historic Village of Tubac with beautiful luminarias! Come enjoy delicious treats, shopping, music, and more. Shops, art galleries, and restaurants will be open late for you to explore and get some holiday shopping done. Don't miss this magical evening!

For more information, visit
[https://www.tubacaz.com/event-
details/luminaria-nights](https://www.tubacaz.com/event-details/luminaria-nights)



Christmas at Canoa

Thursdays through Saturdays

December 4, 5, 6, 11, 12, 13, 18, 19, 20

4:30 – 8 p.m. each night

Christmas light displays and decorations, entertainment and food

Dec. 4	Light viewing	
Dec. 5	Continental String Orchestra Madera Sunrise — Hot Coco + Little Texas food truck	5:00 - 5:30 p.m.
Dec. 6	Light viewing Madera Sunrise — Hot Coco + Longhorn Chuckwagon food truck	
Dec. 11	Evangelical Free Church Carolers	6:30 - 7:30 p.m.
Dec. 12	Fiesta Filipina food truck Madera Sunrise — Hot Coco + Quail Creek Ukelele Club Evangelical Free Church Carolers	6:00 - 8:00 p.m. 6:30 - 7:30 p.m.
Dec. 13	Light viewing Madera Sunrise — Hot Coco + Fiesta Filipina food truck	
Dec. 18	Light viewing Evangelical Free Church Carolers	5:30 - 6:30 p.m.
Dec. 19	Evangelical Free Church Carolers Green Valley Rec Line Dancers Madera Sunrise — Hot Coco + Little Texas food truck	5:30 - 6:30 p.m. 6:00 - 7:00 p.m.
Dec. 20	Quesadillas & More food truck Madera Sunrise — Hot Coco + Walden Grove Jazz Band	6:00 - 7:00 p.m.

*Additional entertainment TBD.
Schedule may change due to weather.*