



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

**November 2025**

**Website:** [www.thespringshoa.org](http://www.thespringshoa.org)

**Chat email:** [thespringschat@gmail.com](mailto: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.

## **November CALENDAR**

### **Nov 7 - Friday – HAPPY HOUR – Fiesta Deck - 3:00**

Please bring your dinnerware, napkins, and beverage. A munchie to share would be great. Jo Beiler will be filling in as host.

### **Nov 11 - 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.

### **Nov 20 - 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. There will be a speaker at the potluck talking about fiber optics internet.

Food assignments for November:

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

### Fom the President:

Don't you just love the cool evenings, chilly mornings, and warm days that Fall brings? Our friends and neighbors returning from all over the US and points north! Everything so green from our late monsoon rain. I think it's southern Arizona's best time of the year. It's a time when we just all want to be active in the best ways that we're able.

And speaking of activity...our Board is in an active mode this Fall. Our November 11 Board meeting will include approval of the 2026 budget; decision on speed bumps vs signs vs doing nothing about speeding drivers; the importance of 2026 Board elections and attracting volunteers to participate; approving a new safety agreement for our volunteer grounds crew; report on the TEP/Unisource project; plus all our standing committee reports that really show the constant activity of our members.

I'd ask you all to be on the lookout for dates and times for the November Happy Hour and Potluck Dinner, both of which are great ways to meet new friends and neighbors and trade jokes and barbs with old friends. The November Potluck will also include a presentation about potential fiber optic internet and TV for The Springs!! Did you know that fiber optics is between 2 and 4 times faster than cable and up to 10 times faster than phone based internet? Come to the Potluck to get info and ask questions.

November is a great time to grow grass (no, not that kind) and our Perry Park renewal committee is doing a great job leading that charge. Take a stroll through Perry Park to see the progress and visualize newly trimmed trees (in December) and the beautiful new lawn. Imagine how great it will look as new native plantings are added. What a beautiful and important resource. There is no other HOA in Green Valley with such a dedicated private park.

So let's all wave farewell to the 100+ degree days and stuffy nights to get out, be involved, and just enjoy all that is happening in The Springs at Santa Rita – the best place to live in Green Valley and maybe anywhere!!

Bruce Grieshaber, President

### Board Elections

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, or would like to volunteer on a committee, 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 our website, after clicking on the third tab, **Board/Committees**. Nomination forms must be received no later than

December 15, 2025 for consideration. The forms can be submitted to the HOA by email at [hoa@thespringshoa.org](mailto:hoa@thespringshoa.org) or put in the HOA mailbox at the front entrance.

If you have any questions about serving on the board, drop an email the HOA address or, even better, stick around after the November 11 board meeting and chat with any of the current members.

## **ARC (Architectural Review Committee)**

Fall has arrived in The Springs and with the cooler weather, many homeowners are undertaking those projects that are easier with more pleasant temperatures. Just a reminder that any changes to the exterior of your home, including plantings, brickwork, and major artwork installations, require the approval of the Architectural Review Committee. The forms are available on The Springs website and the ARC committee is very responsive.

Homeowners are also painting. Painting your house does not require ARC approval, however do pay close attention as our approved paint colors have changed in the past year. It's the homeowner's responsibility to make sure their contractors are using the correct color; many contractors have the old color scheme. Please make sure they have the most up-to-date information! The colors are available on the website, under the Architectural Review tab.

If you have any questions, talk with any member of the Architectural Review Committee or send an email to [HOA@TheSpringsHOA.org](mailto:HOA@TheSpringsHOA.org)

## **Highlights From Your October 14, 2025 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 22 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:** After a telephone conference with the Torres Blancas Grounds Superintendent and review of maps and easements, it was concluded that two large, dying mesquite trees which are endangering the property of a Springs residence, are the property of Torres Blancas. The Superintendent agreed to mitigate the issue by trimming or removing the trees. Bruce also met with the Perry Park Committee and met with a resident regarding fire safety and the Firewise program. Attended the GVC President to President Roundtable accompanied by George Anderson. Received information on fiber optic company's plans to extend service to Green Valley. Additionally, he worked with the grounds crew, wrote a monthly Chat article, and responded to resident concerns.

- **Vice President:** Reviewed financial documents prepared by the Treasurer, took questions from residents and offered guidance. Worked with the ARC on the updated handbook project. Attended the Pot Luck and Happy Hour. Lynn thanks all the behind the scenes volunteers for their dedication.
- **Treasurer:**

◦ Checking/Savings Balance	9/30/2025	\$545,568.62
◦ Reserve Fund/Savings	9/30/2025	\$456,970.64
◦ Operating Fund Savings	9/30/2025	\$ 81,738.46
◦ Operating Fund Checking	9/30/2025	\$ 6,859.52
- **ARC:** After the semi-annual walk around inspection, Rick and Alison issued 38 first notices, 9 second notices, and 2 certified mail notices due to non-response. There were 68 maintenance notice/courtesy reminders sent out--65 via email and 3 post cards (no email address on file). Following the recent rains the weeds are beginning to sprout so will keep an eye on those. Alison is available to answer compliance questions. Rick attended the Condo HOA Defense Business (CHDB) Law on Conflict Resolution; Handling Difficult People webcast. Over the summer months 10 architectural requests were approved.
- **Grounds:** Jim attended several meetings related to the Perry Park project. Networked with homeowners regarding some cleanup and trimming needs. Approved the proposal from Urban Forestry Landscaping to have all 18 trees in Perry Park trimmed in early December. All the grassy areas of Perry Park have been aerated and over-seeded. There were 88 volunteer hours put in since last board meeting. 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](mailto:Grounds.thespringshoa@gmail.com). Ladies and new members are always welcome.
- **Infrastructure:** The annual backflow testing of the irrigation system was completed and appropriate repairs were made as needed. Painting of the sidewalk handrail fencing over the washes has begun. Monthly inspections of each AED conducted with no identified issues. They will have reached their "end of life" in 2026 and will be replaced. End of life is at the end of the warranty or if there is a failure in operation. It's important to consider replacing when a unit is approaching the warranty date. The purpose of the monthly checks is to ensure readiness if the need arises.

**New Business** - Motions made and approved: The motion was made to approve the minutes of the May and September Board meetings as presented. The November Board meeting will include voting on the 2026 budget and the annual dues amount. VP Lynn will develop a Safety Agreement for volunteers to be presented for approval. Victor will research signage in The Springs and add a "No Bicycles" sign to the entrance to the Nature Park from the Anza Trail and two "Pedestrian Crossing" signs at the front entrance.

Bruce announced that at the November Potluck there will be a presentation regarding the possible installation of fiber optic lines in The Springs. Wyverd, a Phoenix based company, is expanding in the Tucson area and beyond. They will offer a high speed home internet option

beyond our current service providers. To learn more about this opportunity plan to attend the Potluck. You can get some good eats along with Wyyerd information.

A reminder that the monthly Happy Hour will be moving to the 1<sup>st</sup> 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>

## **Can, and will, fiber optic internet replace cable in The Springs?**

Join us at our November 20 Potluck Dinner to hear a presentation and have your questions answered about fiber optic internet.

Our HOA Board is gathering information to decide on providing permission for a private company to install fiber optic lines in The Springs. A representative from WYyerd Fiber will make a presentation and answer questions at our November Potluck Dinner. If you'd like more information and have your questions answered about fiber optic internet make sure you come to the dinner! We'd love to have a great turnout. Watch for e-blasts about this presentation and about bringing a salad, main dish, or dessert.

## **Grounds**



Photo by Lynn Daniels-Anderson

Our hard working grounds crew early one Tuesday morning. This crew isn't just for guys—gals are helping too!

## **Bierman's Pics**

This young Coopers Hawk was in the process of dispatching a pack rat. This was taken in our common area behind our home. They are more apt to capture a bird rather than something this large.



## **Another Interesting Day for the Grounds Crew**



The grounds crew came upon this elusive little critter Tuesday while cleaning up a dead agave. Dick removed him to a safer spot.

## **Perry Park Renovation Project**

-- Article and Photos by George Anderson

The turf in Perry Park looks really good as I write this update for the October Chat. Ricardo and his Tuesday crew have done excellent work in bringing green back as the dominant color of the turf.

Ricardo and his crew spent a couple of days in early October aerated the soil in preparation for the fall application of perennial rye grass. Fall is the time when the heat and direct sun loving Bermuda grass goes dormant. The over-seeded perennial rye brings a fresh flush of green to Perry Park--just in time for the return of our winter residents and the right time for hosting another season of Picnics in Perry Park.

Over the past couple of weeks Ricardo's Tuesday Crew leveled and regraded the ground adjacent to the edges of the concrete walking path that meanders through the center of Perry Park. A few sprinkler heads were identified as potential tripping hazards and they were recessed and made more level with the turf. Additionally, Ricardo's crew spread more crushed stone around the large barbeque in the center of the park.

I hope you all take the opportunity to add Perry Park to your neighbor walking route so that you can see the work that is taking place and enjoy the green of the freshly sprouted grass.

We would love to hear any stories you might wish to share of social times you have shared in Perry Park. We know the Park's history is long, and it is an important landmark to the residents of The Springs. Sharing your stories can keep these memories alive for the future.

Thank you, The Grounds Committee



***Green, Green.... the grass is green....***



***Ah... nice level space by the barbeque....***

## Socials

The first Happy Hour of the season was well attended. Jo Beiler filled in as host for Kathy Roberts. There was a nice assortment of appetizers and the weather was beautiful. If you missed this one, I hope you will be able to make the November Happy Hour.



Photos by Jo Beiler

## **Favorite Recipe** (From the September Potluck)

--Tish Mowrer

The winning recipe of the September Potluck is a pasta salad that can be enjoyed as either a sweet or savory dish. Both versions have earned popularity as picnic and potluck favorites. The sweet version of this salad features ingredients like canned fruit, whipped cream or custard and marshmallow, making it ideal as a dessert salad. In contrast, the savory version includes herbs, vegetables such as peas, green beans, chick peas, as well as tomatoes (yes, tomatoes are technically fruit!) with a vinaigrette or balsamic-type dressing. Both versions use acini di pepe or orzo pasta as the base ingredient of the dish. Our appreciative diners voted this savory version as the favorite of the potluck.

### **Acini di Pepe Salad**

- 1 ½ cups any small pasta such as orzo
- ½ cup extra virgin olive oil
- ½ cup red wine vinegar
- 2 tsp. kosher salt
- 1 cup red grape tomatoes, halved
- 1 cup yellow grape tomatoes, halved
- ½ cup pine nuts, toasted
- 1 cup finely sliced radicchio
- ½ cup finely diced red onion
- 1 ½ cups basil leaves, torn into pieces
- 1 cup crumbled feta cheese



#### **Directions:**

1. Bring a large pot of salted water to boil. Cook the pasta for about 6 minutes or until tender. Drain and rinse under cold water to stop the cooking process.
2. Toss the pasta with the olive oil, red wine vinegar, and salt. Fold in the tomatoes, pine nuts, radicchio, onion and basil. Sprinkle with the feta cheese.
3. Serve at room temperature.

## Pet Parade

Thanks Sharon Toborg for organizing the annual Halloween Pet Parade. Thanks Jackie Swenson for taking pictures. There were twice as many participants as last year. Two large dinosaurs (Amazon.com) came along with cowdogs, lion and lion trainer, the Pope, hot dog, bumble bee, and kitty woodland nymph & Mother Nature. Candy was given out to residents who came out to greet the menagerie walking by in the neighborhood ... a good time had by all.



