



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

**February 2026**

**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

## **FEBRUARY CALENDAR**

### **Feb 6 – 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 moved to the Anza room.

### **Feb 10 – Tuesday – HOA Board Meeting** – Anza Room - 2:00 pm

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

### **Feb 19 – 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 (main dish)

Last name starting with G-O (dessert)

Last name starting with P-Z (salad)

### **Feb 22 – 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.

# The Voice of the Board

The Voice of the Board is one way the HOA Board communicates with The Springs HOA homeowners regarding current activities or issues.

## President's Message

This will reach you shortly after the Annual Meeting. Thank you to all who attended both online and in person. I truly believe that the more folks we have getting involved in the day-to-day activities of The Springs, the better our community will be. We certainly are surrounded by neighbors with perhaps hidden talents that can help us be an even better place to live.

One of the most important items shared at the Annual Meeting was the announcement that our Office Manager/historian/web manager/coach/friend/neighbor and all-around amazing human being, Jeannie McGaughey, will be retiring at the end of 2026. For the past 18 years Jeannie has mentored board members and officers, maintained our databases, responded to property sales inquiries, done a zillion e-blasts, kept board meetings on track, maintained community message boards, interfaced with neighbors bringing sense to sometimes nonsensical letters and phone calls, and through it all has done it with grace and humanity. Jeannie's enduring efforts have been instrumental in building a strong foundation for our continued success. We thank her for all that she has done, and we look forward to continuing to build upon the legacy she has started.

Your Board has officially opened a search for the Office Manager position. It is one of the two independent contractor paying positions in The Springs and, as you have read, it has a lot of moving parts. The very good news is that Jeannie will spend November 2026, through our January 2027 Annual Meeting, training and mentoring her replacement to fully take over in 2027.

Anyone interested must have good computer skills, some experience working with Excel, some database experience, have a willingness to learn, and be a good communicator (letter writer and phone skills and patience). Our personnel committee will be meeting with candidates as they present themselves. All communication will be confidential. We would ask that you submit a letter of interest to The Springs at Santa Rita HOA, 951 W. Via Rio Fuerte, Green Valley, AZ 85614, or leave your letter at the HOA mailbox at the office. We will also put out an e-blast once our Personnel Committee has met, to further outline the position and establish a timeline for consideration of credentials for the position.

Change is inevitable and if things don't change, they remain the same. The Springs has been successfully changing and growing since its inception. We will continue to do so going forward. That is who we are as a community.

Bruce Grieshaber, President

## Highlights From Your January 13, 2026 HOA Board Meeting

By Cathy Roberts

The meeting was held in the Anza Room following the hybrid format with 27 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:** Bruce met with our vice president to review contracted employee's annual contracts. He worked with the grounds crew, met with the treasurer about end of year planning, wrote a Chat article and the President's Annual Message. He spoke with our attorney regarding revisions to the Wyered Access Agreement and completed the agenda for the Annual Meeting with our office manager, Jeannie. He responded to homeowner emails and gave attention to ongoing projects.
- **Vice President:** Lynn spent time assisting residents with the process to address concerns and how to go about ensuring their needs get to the correct person. Best method is to contact the main office of the HOA by email <http://www.thespringshoa.org> or you can drop a note in the HOA mailbox on the outside of the office. This way the office manager can route your information to the person that can best meet your needs in a timely manner. Lynn continues her work with the ARC revising the Handbook. She assisted in reviewing contract employee's annual contracts and created a document outlining homeowner responsibilities in maintaining our streets and sidewalks. This is posted on the website.
- **Treasurer:**

◦ Checking/Savings Balance	12/31/2026	\$512,815.16
◦ Reserve Fund/Savings	12/31/2026	\$472,788.55
◦ Operating Fund Savings	12/31/2026	\$ 36,311.19
◦ Operating Fund Checking	12/31/2026	\$ 3,715.42
- **ARC:** It was a quiet month for requests. Completion notices are rolling in from the last semi-annual inspection. Progress with revisions are being made on the Handbook. Lynn and Becky have been at the forefront of this in recent months. Their time and effort is much appreciated.
- **Grounds:** Dead pine trees are still being removed that were victims of the summer heat and drought. The crew has gained several new members this winter which is much appreciated. If you are interested just drop an email to [Grounds.thespringshoa@gmail.com](mailto:Grounds.thespringshoa@gmail.com) or catch the crew when they are out in the neighborhood. Ladies and new members are always welcome. There were 114 volunteer hours logged in December with 50 yards of debris removed.
- **Infrastructure:** Victor completed and logged the AED inspections; all is well. He attended a meeting of The Perry Park Renovation Subcommittee. The speed bumps were installed and the new front gate keypad system was installed. This replaced the original operating system for which the software was outdated and no longer

supported by the manufacturer. There are no remotes available with the system. The code is the same as always. The water leak repair at the corner of Cristal was monitored.

**New Business** - Motions made and approved: Rick moved to accept the ARC Enforcement Policy effective 1/13/2026. Second by Lynn. The policy will be attached to the CC&Rs.

Our representative at the monthly Green Valley Council (GVC) meetings is Gene McGaughey. He reports that there is a link on the Pima County Recorder's website to register so that you will receive alerts in the event of property fraud as it pertains to your deed.

It's very easy to register and highly recommended, especially for those properties held in Trust or with no mortgage. The URL is <https://www.recorder.pima.gov/FraudNotify>

The date for the community-wide garage sale has been set for Saturday, March 7<sup>th</sup>. This is a great opportunity to do some Spring cleaning and make a little cash in the process. Then you can tour through the neighborhood and pick up more items from your neighbors. It's always fun and a great way to get out and meet other Springs residents.

The Volunteer Appreciation event will be held March 8<sup>th</sup> in the Anza Room. More information to come.

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

## **What Is ARC Doing?**

During 2025 the ARC committee, made up of Juanita Kauffman, Eileen Owen, Cynthia Drake, Lynn Daniels-Anderson and Becky Meinking, redesigned the request review process so most requests can be approved or denied within one week. The Compliance Agent, Alison Smith, aligned compliance resolution due date with the semi-annual inspection date. This year the Architecture Team spent hours on a project to revise the HOA Handbook. The obvious question is, **why do we need to revise an HOA governing document?** What is wrong with the one we have?

*25 years ago* pick-up trucks had two doors and a small bed. Vans were 5 passenger Greenbriers. Both could fit in the garage and the door could close. Today pick-ups have four doors, long beds and a hitch. Vans have extended roofs and are as wide as a semi. Both are too large to fit in the garage; some barely fit on the driveway. Cars are so wide it's hard to get two of them in a garage. Even if the truck, van, or cars could fit in the garage, it is already filled with a golf cart, side by side, motorcycle, scooter or bikes.

*25 years ago* our favorite color was tan. We didn't mind being referred to as "little Bethlehem". Landscape meant stones with some rocks and a few in-ground cactus. Our tastes have changed. Many homeowners want color. They are using bright, multi-colored yard-art, Mexican blankets, ceramic pots, and a variety of security door colors.

*25 years ago* homeowners read the Handbook to understand the HOA restrictions and mandates. Today they use a search engine to allow them to find just the paragraph they are interested in.

*25 years ago* the Handbook duplicated State laws or County codes that were expected to remain in force for years. Today they are considered historic if they last three legislative sessions.

*25 years ago* patio covers were 2x8's connected to a crossbeam held up by wood posts; all painted the approved wood color. Today homeowners want pergolas made of PVC or aluminum.

*25 years ago* people communicated with paper. Today everything is digital.

The list can go on and on. What was forbidden is now the norm. This is why we need the Handbook revised. We need to acknowledge the flexibility homeowners want while maintaining the controls that make living in an HOA desirable.

In my opinion, the ARC Team's biggest accomplishment in 2025 is not more colors or less dog pee, the biggest accomplishment is the work done on the revised Handbook. And ... *25 years ago* we were middle-aged. --Rick Filion, ARC Chair

## **Perry Park Renovation – January 2026**

I hope that many of you were able to attend the Picnic in Perry Park on Sunday, January 25. If you did this reporter hopes that you were pleased with the way the park looks.

New picnic tabletops and seats have been ordered to completely refurbish the 3 picnic tables nearest to the large barbeque at the center of the park. Once the parts arrive a group of volunteers will remove all the tops and seats from the 6 picnic tables in the center of the park. The center pedestals will be painted and the new tops and seats will be installed. The best existing tops and seats will be painted and used to eliminate the worst tops and seats on the remaining tables.

The new tops and seats are scheduled to arrive in early February. --George Anderson

## **Another Volunteer Event**

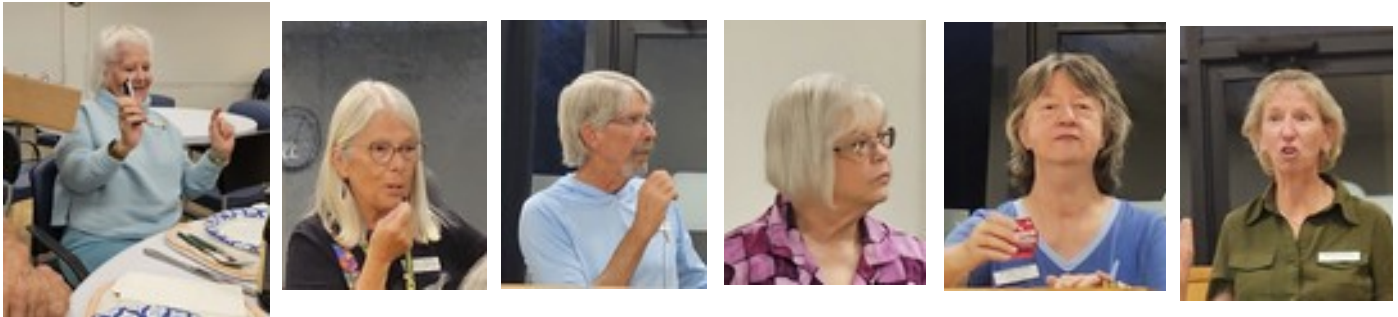
About 15 volunteers showed up to help with the envelope stuffing for information to be passed out at the annual meeting later in the month.



## January Potluck

There was a good turnout for the potluck. Food was plentiful and delicious. Birthdays were acknowledged and Jeannie led us in the birthday song. Carrie Yager mentioned that there will be a birthday celebration potluck for her mother, Mary Yager on Feb 15 in Perry Park. You can find your invitation at [www.punchbowl.com/parties/Mary84](http://www.punchbowl.com/parties/Mary84)

Speakers for the evening were Vice President, Lynn Daniels-Anderson who talked about our wonderful volunteers and encouraged residents to volunteer if possible. George Anderson spoke about the volunteers on the Perry Park Renovation Committee and introduced them. Cynthia Drake, with a background in horticulture and a member of the Perry Park Renovation Committee mentioned she will help with improvements to the park's landscape. Sandie Lee, another recent volunteer, reminded residents of the upcoming garage sale. The last speaker was Becky Meinking who talked about our HeartSafe program.



## Picnic in Perry Park

This was the first picnic of the season. About 20 residents attended the event hosted by Gloria and Dave Dewing. Our former resident, Dan Ridder entertained the group with music. For new members to the Springs, Picnic in Perry Park is a laid back fun afternoon with good food and comradery. It's a chance to see the new renovated Perry Park and enjoy the beautiful Arizona weather.



## Happy Hour

About 20 residents, renters, and guests attended the happy hour hosted by returning snowbird Cathy Roberts. Many thanks to Jo Beiler for filling in as host for the first couple of months. If you didn't make it to the last HH, bring you favorite beverage and a snack and join the group in February—remember it's the first Friday of the month held on the Fiesta deck.

## ANNUAL SPRINGS COMMUNITY GARAGE SALE

**Date:** March 7, 2026

**Time:** 7AM to 11AM

**Sign up date:** now until February 27 You must sign up by that date to be included on the map handed out to shoppers

**Where to sign up:** Feb potluck, Happy Hour, or email [sandi422@icloud.com](mailto:sandi422@icloud.com). Please include the address and a description of the items you intend to sell and get it to Sandi by Feb 27.



This is a fun community event and an opportunity to clear out the garage and your home of unwanted items.

Host in your own garage/driveway or you may combine households into one sale. Recruit neighbors to have garage sales, too. More garage sales on a street increases the shopping traffic

The HOA will place an ad in the Green Valley News for one week ahead of the March 7<sup>th</sup> date. Maps with a list of addresses and a summary of items for sale will be handed out at the gate as cars arrive.

## Announcement Regarding Weed Mitigation

The Springs' contract landscaper, Felix Landscaping, is set to begin their initial weed mitigation spraying for our common areas. Felix is offering our residents a discounted price of \$95 per application for their personal property. If you would like to contract their services please call Diego at Felix Landscaping (520) 258-9069.



## HOME HOME SALES

### Address

3965 S. Via de Cristal  
3719 S. Camino del Golfista

### Sold To

Thomas & Cheryl Lyons  
Doug & Deanna Williams

### Home Town

Channahon, IL  
Sahuarita, AZ

## Annual Board Meeting (1/31/2026)



A wonderful turnout--A Quorum was met with 75 lots represented

President Grieshaber announced that there were three vacancies on the Board and three volunteers agreed to run for election. They were elected by acclamation.



Bruce gave special recognition and thanks to our office manager, Jeannie McGaughey. For the past 18 years Jeannie has mentored board members and officers, maintained our databases, responded to property sales inquiries, sent out numerous e-blasts, kept board meetings on track, maintained community message boards, interfaced with neighbors and has done it with grace and humanity. Jeannie gave notice that she will be retiring in January 2027. She leaves some big shoes to fill.

Board members gave their reports. (If you missed the meeting, they are on the website)

Open forum discussions included new gate hours—(open at 5 am, close at 10 pm), locator signs and maps for AED locations in our community, request to leave bulbs intact while owners are away, possible homeowners insurance discounts for residents of The Springs (since we are a Fire Wise community), railings for entrances to Perry Park to accommodate the handicapped, keeping sidewalks clear for physically challenged walkers.

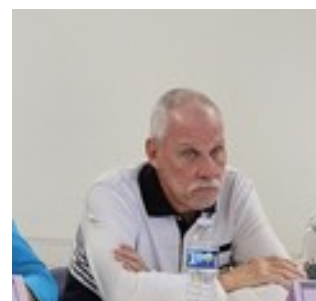
### Newly Elected Board Members



Lynn Daniels-Anderson



Victor Frankfather



Rick Fillion

## Bierman's Pics

This Black-throated Sparrow is one of the many different native sparrows that are to be found here in southern Arizona. They can be found throughout the southwest, Nevada, and Utah.



## What's Special about February?

February is home to numerous holidays and observances around the world, reflecting its rich cultural significance in various societies.

**Groundhog Day**, observed on February 2<sup>nd</sup> in the United States and Canada is based on the Pennsylvania Dutch superstition that if a groundhog sees its shadow, there will be six more weeks of winter.

**Valentine's Day**, celebrated on February 14<sup>th</sup>, is named after Saint Valentine, a Roman priest who performed secret marriages for soldiers forbidden to wed.

**Black History Month** In the United States, February is dedicated to recognizing the contributions of African Americans to the nation's history.