

The Chat

November 2026



The Springs at Santa Rita, 951 West Via Rio Fuerte, Green Valley, AZ 85614
Website: www.thespringshoa.org **Chat email**: thespringschat@gmail.com **Editor**: Rebecca Meinking

The Chat is our community newsletter that acts as the vital heartbeat of our HOA, bridging the gap between residents and local leadership with shared news, updates, stories and great pictures. By celebrating local milestones, sharing useful information, and keeping everyone informed on upcoming gatherings, it fosters a genuine sense of belonging and camaraderie.

2026 Board of Directors: Bruce Grieshaber, President; Lynn Daniels-Anderson, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Victor Frankfather, Infrastructure; Rick Fillion, ARC; Jim Clausen, Grounds. We owe these folks our sincerest appreciation for the hours that they spend as volunteers conducting the business of the HOA.

NOVEMBER CALENDAR

Nov 3 – Tuesday – ARC Committee Meeting - 10:00 AM
Meeting will be open for all HOA Members to participate via ZOOM beginning at 10:00 am. Zoom information will be included on the agenda.

Nov 6 – Friday – Happy Hour – Fiesta Deck at GVR Center from 3:00-5:00 PM
Please bring your dinnerware, napkins, and beverage. A munchie to share would be great. Cathy Roberts is the host.

Nov 10 – Tuesday – HOA Board Meeting - Anza Room at GVR Center at 1:00 PM
We plan to have a hybrid meeting this month. You can attend in person or join via ZOOM. The meeting will be held in the Anza Room beginning at 1:00 pm. Zoom information will be included on the agenda.

Nov 11 – Wednesday – Veterans Day
Take a moment to reach out to your neighbors who you know are Veterans and thank them for their service and their sacrifice. Attend a Veterans ceremony here locally or in Tucson. Get online and make a donation to one of the many Veteran organizations that support our Veterans. It's a day to honor those who have served and sacrificed for our freedoms. We at The Springs salute all of our military veterans. Thank you, and your families, for the sacrifices made to serve this country!

Nov 19 – Thursday – Potluck - Anza Room at GVR Center from 5:00-7:00 PM
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 your 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 November:

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



Nov 27 – Thursday – Thanksgiving
This Thanksgiving, let us celebrate the spirit of gratitude by coming together to support one another and strengthen the bonds of our HOA community. May your homes be filled with warmth and love, shared laughter, and wonderful memories. Happy Thanksgiving to all!

New Chapter, Same Community Spirit: A Note from Your New CHAT Editor

My name is Becky Meinking, and it is an absolute honor and a privilege to step in as your new CHAT editor. As I take on this role, I want to express my deepest gratitude to Eileen Owen for her incredible dedication, creativity, and years of tireless service to our community. Thanks to her remarkable tenure, our newsletter has long been a trusted source of connection, keeping us all informed and engaged. Thank you from the bottom of our hearts Eileen! Filling her shoes will certainly be a challenge, but I am excited to build upon the strong foundation that she has built over the years. I invite all of you to reach out to me with any ideas you might have about things you think we should cover in the newsletter that maybe we haven't focused on before. Reach out via email to thespringschat@gmail.com . Any input would be welcomed!

Voice of the Board - A Message From Our Board President

What is the "Master Association" that we've been hearing about for years and to which we pay annual dues. The dues are currently $5.00/household per year (paid by the HOA from your HOA dues payment each year) or $2,210 total budgeted amount in 2027.

The Master Association is legally known as Santa Rita Springs Homeowners Association (SRSHOA). It is, in a very real sense, a master association that was formed by the original developers to perform certain functions during the development phase of the "sub-associations" – The Fairways, The Greens, The Legends, The Springs, Sunrise Pointe, Sunrise Pointe Vistas, and Silver Springs. SRSHOA acted as the big brother and created the model for all the other Sub-Associations' CC&Rs and Bylaws. It provided liability insurance coverage for the protection of the Sub-Associations' start-ups. It also paid for streetlights along Abrego Drive and other areas, insured/maintained some of the common areas including the cart/walking path that connects The Springs and The Greens, and provided water to certain common areas that were not owned by SRSHOA or any of the Sub-Associations.

As each Sub-Association became independent and began operating under their own Bylaws and CC&Rs on October 16, 1995, the only service the SRSHOA performed for the eight Sub-Associations was to maintain, insure and create a reserve fund for the future of the cart path. The cart path (initially a dirt path) was built by the developers to allow golfers and walkers to traverse among all the HOAs without using the Frontage Road.

Currently, SRSHOA has a board of directors, comprised of the 8 presidents, that meets quarterly. The only board duty is to insure and maintain a reserve fund for the cart path. The maintenance of the path has been performed by volunteers from The Springs at Santa Rita for years.

The SRSHOA board is researching the dissolution of the master association. The results of that would simply be that we would no longer pay dues to it and would receive a payout percentage, based on the number of homes, of the reserve fund of SRSHOA.

That is our history lesson for this month! We will keep you informed of progress and may, at some point in the near future, ask you to formally vote for dissolving this “dangling participle” from the past that owns no assets (except its reserve fund) and has no responsibilities other than maintaining a cart path it doesn’t even own. Stay tuned!

For the Board, Bruce Grieshaber, President

Highlights From Your October 13, 2026, HOA Board Meeting

By Cathy Roberts

The meeting was held in the Anza Room following the hybrid format. The meeting was called to order at 2:00 pm. There was a combined in-house and Zoom total of 25 participants present. Roll was called and a quorum was established.

Board member reports were presented and can be found in their entirety on the HOA website, www.thespringshoa.org for your review. A brief synopsis follows:

- **President**: September seemed a bit slow, yet Bruce had plenty of HOA activities to fill the space. He worked with the treasurer to finalize the budget and signed checks. He worked along with the Grounds Crew two days each week and took care of Master Association matters pertaining to The Springs to The Greens cart path. Along with Jim Clausen he attended an all-day course composed of classroom and field study as it relates to home and community fire safety. He announced The Firewise Committee’s plan for late fall and winter educational opportunities for homeowners to recognize and mitigate fire risk of their properties. He attended a class along with Victor Frankfather on the use of the Pima County Maps website. This will be helpful in locating and answering resident questions about property lines. The Grounds Crew can use this in mapping out their work areas.

- **Vice President:** Lynn wrote an e-blast and article for *The Chat* about the Astronomy Festival and The Springs Exterior Lighting Policy which is available online. The ARC is working to communicate this information and provide options for homeowners. In the meantime, go to The Springs website and review the clear and concise policy. Lynn offered her thanks to the volunteers that continue to grow and create community within The Springs. Many thanks to Tish Mowrer for her efforts in keeping the monthly potlucks flowing during the summer and fall months and to Eileen Owen for stepping in for one more edition of ***The Chat***. Lynn reminded us that volunteers are the lifeblood of any self-managed community. Whether full-time or part-time residents, all are welcome to volunteer for any of the committees or projects. Reach out to any of the Board members for direction.

- **Treasurer**:
  - Checking/Savings Balance 09/30/2026 $678,845.03
  - Reserve Fund/Savings 09/30/2026 $594,907.49
  - Operating Fund Savings 09/30/2026 $ 72,022.77
  - Operating Fund Checking 09/30/2026 $ 11,914.82

- **ARC**: In September Rick and team finalized the Backyard Shade Structure Policy to reflect the requirements of Arizona House Bill 2342, which took effect in September 2026 (see more on this later in the newsletter). The semi-annual Architecture Compliance Inspection was completed. There were 38 first notice violations issued, 9 for egregious weeds and others for various reasons, predominantly paint color. There was one second notice. Emails were sent to 20 homeowners concerning weeds. This is a courtesy notice to make the homeowner aware of an impending issue. For most it was obvious that they had sprayed for weeds but needed a

refresh. This allows for 21 days to address the issue. With all the summer rains it's not surprising that weeds have flourished. For questions or concerns, an ARC team member can be reached by emailing ARC.thespringhoa@gmail.com or through the HOA office at hoa@thespringshoa.org . Requests for approval can be dropped in the HOA mailbox outside the office door.

- **Grounds**: Jim and crew put in 76 volunteer hours and removed 33 yards of debris. Those increased hours reflect the gradual return of the snowbirds. They are always a welcome sight. Jim attended the class with Bruce at one of the local fire stations and they are now certified to do Home Ignition Zone Assessments. He also spoke with Sutler Landscaping and approved the quote to remove the six dead pine trees that were felled in early September. For needs or concerns you can reach Mr. Clausen by emailing hoa@thespringshoa.org or grounds.thespringshoa@gmail.com. A reminder that volunteers are always welcome. If you occasionally find that you have an hour or two available, the crew would welcome your help. No special skills required and it's not a life-long commitment - just helping out when you can.

- **Infrastructure:** Victor contacted our vendor, Tucson Asphalt, regarding the re-seal, crack fill, and restriping standards. The industry recommends asphalt should be sealed 1-2 years after initial installation. Tucson Asphalt recommends 3-4 years with their product. We are at the four-year mark. With the upcoming fiber optic project, Victor recommends that once the process is completed, that we obtain bids to crack fill, seal, and re-stripe all roads within The Springs. A rough estimate is $100K. This has been addressed in the building of the budget. Victor also attended a focus group with the ARC regarding potential new projects. Infrastructure concerns can be sent to Infrastructure.thespringshoa@gmail.com

Unfinished Business – There was a brief discussion to remind everyone that The Springs Directory is now protected behind a firewall. The password can be obtained by emailing the office at www.thespringshoa.org This should help prevent the unwanted phone calls and mailings from realtors, vendors, etc. This is just an added layer of privacy and safety for our residents. Additionally, the ARC focus group exploring interest in exterior color changes is still underway. More information to come in the near future.

New Business - Motions made and approved: Rick Fillion moved to approve The Springs at Santa Rita HOA Backyard Shade Structure policy. Second by Cathy Roberts.

Open Forum: One resident questioned if the $100K estimate for the asphalt update would include more speed bumps and pedestrian crossings. Victor stated that the estimate is strictly for the existing features.

We are in need of a representative to attend the monthly Green Valley Council (GVC) meetings. It's usually an hour in length and very informative. This person can then relay the information gleaned to the HOA Board by attending the monthly meetings or submitting a brief report. There is an opportunity to get the most current information first-hand and be of service to our community by sharing with others. So, if you've considered volunteering, this is just another way that you can contribute and help your neighbors. Look at it as an opportunity to get out and visit with others from Green Valley while serving your friends and neighbors of The Springs.

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

QUOTE OF THE MONTH :

Complaining about a problem without posing a solution is called whining.

--Theodore Roosevelt

ARC

Last month, I wrote about the negative consequences of the new AZ transparency laws. The biggest is the time delays that will now be unavoidable with regard to ARC Change request form approvals. This month though, I want to share the positive consequences of the laws. Living in a well-managed community relies on open communication and shared trust. As members of our community, you deserve to know not just *what* decisions are being made regarding our neighborhood, but *how* and *why* those choices come together. Embracing transparent governance—covering both our Board of Directors and our standing committees—brings meaningful benefits to our neighborhood:

- **Informed Community Participation:** Open processes ensure that homeowners are aware of upcoming initiatives, community projects, and policy discussions well before final votes take place. This gives everyone a meaningful opportunity to share perspectives and local insights. We send out the agendas for the Board meetings and the Standing Committee meetings (ARC, Finance and Reserve Committees) in advance and invite any and all HOA members to participate in them. The Standing Committees, because they meet in someone's home, are open for HOA members to participate via ZOOM. The link to the ZOOM meeting is always on the agenda. The monthly Board meetings are always hybrid meetings, meaning you can attend in person in the ANZA Room or you can attend via ZOOM using the link on the agenda.

- **Strengthened Accountability and Trust:** When committee discussions and board deliberations are open and accessible, it eliminates guesswork. Clear documentation of how decisions are reached reinforces confidence that leadership is acting in the best financial and operational interests of all 442 homes in the HOA.

- **Better, More Collaborative Outcomes:** Diverse viewpoints make our community stronger. Inviting visibility into committee work allows residents to contribute valuable expertise, leading to more thorough, balanced decisions on everything from community maintenance to architectural guidelines and aesthetic standards.

- **Consistency and Continuity:** Clear and accessible records make community governance smoother over time. Future board members and committee volunteers can easily look back at past rationale, ensuring stability and consistency across leadership transitions.

True community leadership is a partnership. By championing transparency, we ensure our neighborhood remains a welcoming, collaborative, and well-cared-for place to call home.

You are Invited to the Monthly ARC meeting
The Architectural Review Committee (ARC) meeting occurs on the first Tuesday of each month starting at 9:00. **Due to a scheduling conflict, our November meeting will start at 10:00 AM on Tuesday, November 3, 2026.** The meeting is open to all HOA homeowners and can be accessed via Zoom. The agenda and Zoom access information is sent two days prior to the meeting.

Rick Fillion, Architectural Review Committee Chair

Infrastructure

The first part of ongoing Nature Path maintenance work was completed recently that included repairing and sealing the entrance path on Puma Peak. Under the leadership of Infrastructure Chair Victor Frankfather, a large section of the path beginning at the entrance on Puma Peak was repaired and resealed. The path was thoroughly cleaned, cracks were filled and uneven surfaces were leveled, and sealer was applied to help maintain the improvements. This is the first of several sections of the

path that will undergo this maintenance process over the course of the next year or so. Thanks to Victor for his outstanding leadership in getting this done at a minimal cost to the HOA - $675 for materials and $0 for labor. Teamwork was on clear display here! A project that would normally cost thousands cost the HOA for materials only – no labor costs whatsoever. Thanks to Bill Studer, Michael Aulagne, Jeff Wellington, and Dick Bierman for their hard work on this! Go out and check it out – they did a fantastic job! And there's more to come!!



Repairs to the nature path at Puma Peak



Jeff Wellington, Dick Bierman, Michael Aulagne and Bill Studer hard at work sealing the path



The finished product – looks fantastic, doesn't it?

Grounds Committee News

The Grounds crew has worked diligently this month, with a small number of volunteers because many of the consistent volunteers are not yet back in Green Valley for the winter. Many common areas have been cleaned of weeds, lots of tree trimming behind Nardos and in some other common areas, has been completed. Ongoing maintenance of the area around the Nature Path has also been a priority. We've been working with the Perry Park Committee as well on things we can help them with at that location. We look forward to welcoming back our "snowbird" volunteers over the next couple of months. We are always looking for new volunteers as well. If you are interested, we meet at the O.K. Corral (AKA the Maintenance Shed) every Tuesday and Friday morning at 7 AM. No experience necessary, but be sure to bring gloves and sun protection, and safety glasses often come in handy as well. We'd love to have you join us!

If there is a common area near your home that you think needs to be tended to by the crew, please go to the HOA website at www.thespringshoa.org, go to Grounds Committee, and complete a Grounds Committee Request Form and put it in the mailbox up at the gate/office.

Thanks to all of our crew members who do an AMAZING job keeping our neighborhood beautiful!

What's Happening in Perry Park?

The Perry Park Renovation Committee met on October 20 to review and finalize planting plans for the perimeter of area of the park. Cynthia Drake, our committee chair, shared her design drawing that showed the proposed plant locations. 41 points were identified. Cynthia has placed orange painted rocks at each of these locations around the park. The committee members walked the perimeter of the park to get a sense of the layout. We all agreed that the layout created a nice visual interest to the edges of Perry Park.

The committee approved a pallet of plants for the perimeter of the park. The plants include:

Small: Black Foot Daisy, Sage, Chocolate Flower, Blanket Flower

Medium: Bush Lantana, Red Aloe, Emu Bush, Dwarf Texas Ranger, Mexican Petunia, and

Large: Bottlebrush, Mexican Bird of Paradise, Yellow Bells

The planting effort will start on Tuesday, November 10, 2026. The Grounds Crew will be assisting in this effort during their normal Tuesday and Friday workdays. Thank you to Jim Clausen and the Grounds Crew for your much needed assistance with this work!

Turf Update:
Perry Park has been over-seeded with Annual Rye. The irrigation sprinklers have been upgraded, and a few additional sprinkler heads have been added to ensure complete coverage as the Annual Rye roots and becomes established.

Please know that we are focused on keeping Perry Park looking beautiful and inviting for many years to come.

Thank you, The Perry Park Renovation Committee

Cynthia Drake, Bill Perry, Vic Bignall, Victor Frankfather, George Anderson

New Policy Regarding Backyard Shade Structures Now in Place



Pursuant to a new law in the State of Arizona, the HOA now has a comprehensive Backyard Shade Structure policy in place that essentially governs how backyard shade structures like pergolas, gazebos, sail shades, etc. can be installed in your backyard. In a nutshell, the HOA will not prohibit the installation or use of professionally manufactured or commercially available moveable or permanent shade structures **in the backyard** of your private lot, pursuant to reasonable rules and restrictions as outlined in the policy. The HOA's Backyard Shade Structure Policy is available through this link. Please keep in mind that ANY installation of a backyard shade structure MUST be approved by the Architectural Review Committee PRIOR TO installation through submittal of an Architectural Committee Change form . If you have questions, please contact the ARC via email at arc.thespringshoa@gmail.com or hoa@thespringshoa.org .



Latest Update from Wyyerd Fiber Optics

Max Ivankovich from WYYERD sent this email to me on 10/28/2026. It's a follow up to our conversation in August when he told me that they were experiencing delays based on other utilities not adhering to the requirement that they must complete street markings within 48 hours of request:

> "I wanted to let you know we are still battling to get some of our utility partners (SW Gas, TEP, Trico, Water providers, Cox, etc.) ramped up to marking their infrastructure as quickly as we are moving. My goal is still to begin in your area this

quarter, but their delays have significantly impacted our completion in Sahuarita. If you have questions, PLEASE do not hesitate to reach out to my cell, and I will happily talk through it with you, sir."

Max promised to keep us informed. And I will, in turn, keep you informed. Thank you for your patience. Fiber will get here – it's just taking longer than we thought and we have no control over that.

Bruce Grieshaber, President

It's Almost Time to Deck the Halls



Mark your calendars because it's that time of year to put some sparkle all around. The volunteer Christmas Decorating Committee once again needs extra help from our residents to set up our magical (and let's face it – the envy of Green Valley) front entrance. Please join us up at the front entrance on Sunday, November 29, 2026 at 1:00 PM (Inclement Weather Date is Monday, November 30, 2026 at the same time) and look for a lead green elf to get an assigned area to decorate. This is a great time to reconnect with neighbors, have a cookie or two, and help make some magic. The Christmas Decorating Committee's purpose is to provide The Springs a beautiful, fun, and memorable holiday experience for all our residents and those who enter our gate. Your help is greatly appreciated. See you then!

Thank you.
Judy Bierman and Deb Fillion, Co-Chairs

A Few Great Pics from Some of Your Neighbors



Beautiful Cooper's Hawk in the Bierman's backyard (Photo by Dick Bierman)



Majestic Great Blue Heron at Canoa Lake
(Photo by Lynn Daniels-Anderson)



Beautiful Double Rainbow after a September monsoon storm (Photo by Becky Meinking)



2026 HOME SALES SINCE JUNE 2026

Address	Sold To	Home Town
965 W. Paseo del Placio	Scott Simon	Columbus, OH
3697 S. Paseo de los Nardos	Michael & Jill Rommel	Dewey, AZ
4003 S. Golden Lynx Rd	Barrie Robinson	Benicia, CA
3816 S. Calle Rambles	Michael Schmidt	Green Valley, AZ
772 W. Puma Peak	Michael Balhan	Homewood, IL
920 W. Calle de la Pelotita	Chris Petersen	Tucson, AZ

HEADS UP ON A FEW CHANGES FOR DECEMBER Events

Due to the Anza Room at the GVR center being closed Dec 1-9, 2026, we have the following changes for our December calendar. We will remind you again in the December CHAT but though we would let you know in advance as well:

Happy Hour scheduled for Friday, December 4, 2026 from 3:00-5:00 PM will be on the Fiesta Deck, but in the event of inclement weather, it will have to be cancelled because the ANZA room is not available. Also, the HOA December Board Meeting will be moved from Tuesday, December 8th to Tuesday, December 15th and the start time will be 1:00 PM..

A Fun Time Had By All At This Year's Halloween Pet Parade

Despite the overnight and early morning rain, our incredible Halloween Pet Parade host Sharon Toborg managed somehow to convince Mother Nature to put a pause on the rain so our parade could happen. And happen it did……..lot's of fun for the pets and their "parents". Thanks to all those who came out with their pets, and to those who came out to see the fantastic costumes on display this year. And thanks to Sharon for all her work organizing the event!



























