

The Springs at Santa Rita, 951 West Via Rio Fuerte, Green Valley, AZ 85614 **October 2026**
Website: www.thespringshoa.org **Chat email**: thespringschat@gmail.com **Editor**: ?

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, Infrastructure; Rick Fillion, ARC; Jim Clausen, Grounds.

OCTOBER CALENDAR

Oct 2 – Friday – Dark Sky Festival – 7-9 pm

See article and flyer on page 8 of the Chat for details

Oct 9 – Friday – Happy Hour – Fiesta Deck - 3:00

Please bring your dinnerware, napkins, and beverage. A munchie to share would be great. Cathy Roberts is the host.

Oct 13 – 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.

Oct 15 – 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. Food assignments for October:

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

Oct 31 – Saturday – Pet Parade – 9:00

Sharon Toborg organizer. See page 14 for details

What Is "The Chat"

For those of you who are new to The Springs or are a renter, we have a newsletter called The Chat. This is how the Springs HOA Board of Directors communicates with the residents. The first couple of pages are devoted to HOA business. One of the best ways to know what is going on in this community that might affect you is to attend a Board meeting, but if that doesn't work for you, the Board minutes summary by secretary, Cathy Roberts, is the next best thing. But more than just the Board communicating with residents, the rest of the newsletter spotlights social events, and bits of information that might be useful to you.

Message From the President

We're a month into our "active business" season and had our first meeting on September 8th. Our next one will be October 13th at 2:00 in the Anza Room. We hope you can join us!

We were able to accomplish a lot over the summer months. You'll read about the ongoing Perry Park Restoration Project and The Dark Sky Festival, and the planning for a long-term revised Landscaping Master Plan among other summer accomplishments. Virtually everything that happens regarding our common areas, our financial stability, our long- and short-range planning for our infrastructure, and our neighborly compliance with the CC&R's and Handbook rules happens because of volunteerism.

Over the years we have had about 15% of our residents volunteering over the course of any given year. That is, I think, a very high number and for that your community is thankful. As they say, many hands make light work, and if you go on the website and look just at the Board/Committees tab there are A LOT of folks! From year to year some of those names change, some rotate to other responsibilities, and some drop off for a myriad of reasons. This is the dynamic that we need, as a community, to prepare for and have long range planning in place.

The one certainty that we have is that change is inevitable. Our goal is to make those changes with as little impact as possible on our incredible community. We anticipate that there will be Board transitions and turnover. We know that our Financial and Reserve Committees will see turnover. The Architectural Review Committee, Grounds and Infrastructure teams are always in need of enthusiastic volunteers. These are the "backbone" committees of The Springs, along with our communications network, and I would venture to say that there is a treasure trove of caring folks out there that would do great work on any one of these units.

The great news is that The Springs has built 30+ years of strong systems, precedents, blueprint documents, and experienced helping hands that can support and educate folks who are willing to "give it a shot" at becoming newly involved or returning to volunteering in a different capacity.

Your Board is asking that you please seriously consider "giving it a shot." We need new folks and new ideas to keep The Springs moving forward as the friendly, caring community we have always been.
For the Board, Bruce Grieshaber, President

Highlights From Your September 8, 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 23 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 web site, www.thespringshoa.org for your review. A brief synopsis follows.

- **President**: Bruce attended the GVC sponsored meetings. The Legal Roundtables with Mike Shupe of Maxwell & Morgan Law Firm and two President to President Roundtable meetings. He also attended two legal webinars primarily dealing with the new Arizona statutes affecting HOA's. All relevant information gleaned from these meetings was shared with our Board members. Bruce also participated in meetings regarding tree pruning/disposition with the Grounds Chair and prospective vendors. He provided the Treasurer with necessary budget numbers. He worked with ARC and Treasurer to implement new Open Meetings laws. He interfaced with various residents regarding property/behavioral disputes. He also published a midsummer Board Report to the community outlining board activities occurring during the summer.
- **Vice President:** Lynn, along with the president and volunteer Becky Meinking, took on the challenge of ensuring that all our board meeting agendas, meeting formats, and minutes will be aligned with the current Arizona HOA statutes. She also worked with Becky and the ARC Chair to bring the Architectural Review Committee into compliance with their meeting structure. She fielded questions from homeowners in regards to lighting and weed control and submitted her budgetary numbers to the treasurer. Lynn expressed her appreciation to the volunteers that manned the summertime potluck dinners. Also she thanked Eileen Owen for her time and efforts as the editor of *The Chat* and welcomed Sue Bronk into her new role as editor.
- **Treasurer**:
  - Checking/Savings Balance 08/31/2026 $693,523.74
  - Reserve Fund/Savings 08/31/2026 $594,898.16
  - Operating Fund Savings 08/31/2026 $ 72,022.17
  - Operating Fund Checking 08/31/2026 $ 26,603.41
  -
- **ARC**: An ARC team member can be reached by emailing ARC.thespringhoa@gmail.com Requests for approval can be dropped in the HOA mail box outside the office door.
- **Grounds:** Jim reported that the grounds crew resumed their volunteer work on September 1. They put in 13 hours and removed 6 yards of debris. Over the summer months Jim was able to resolve concerns for three homeowners. Bruce and Jim met with Tucson Urban Forestry to assess some trees that are overhanging walls of some properties in The Springs. The company submitted an estimate which was approved and the trimming work will begin in October. For needs or concerns you can reach Mr. Clausen by emailing grounds.thespringshoa@gmail.com A reminder that volunteers are always welcome.

- **Infrastructure:** Monthly AED inspections were completed with no issues identified. Victor attended Perry Park Renovation meetings and researched type and cost of potential yard art for Perry Park. He facilitated the approval of $11,132.66 for replacing the outdated gate operators and a new Maintenance Agreement with Signal Gate, which resulted in a savings. The fountain was cleaned of debris and algae. Weathered wood on four exercise benches was replaced. Victor attended the Global Water presentation on current and future projects, the Sahuarita Town Hall meeting specifically for data center information – nothing coming as far as the city is concerned. He also attended the ARC meeting and Financial Reserve Committee meeting. Infrastructure concerns can be sent to Infrastructure.thespringshoa@gmail.com

New Business - Motions made and approved: Sharon Toborg moved to approve a policy to password protect the directory only on the HOA website. Second by Jim Clausen. Lynn Daniels-Anderson moved to approve the appointment of Walter Paul as the Chair of the Reserve Committee. Second by Jim Clausen. Sharon Toborg moved to write off $627 in dues for a deceased homeowner's estate. Second by Cathy Roberts. Jim Clausen moved to approve the updated Landscape Master Plan. Second by Victor Frankfather.

Open forum brought questions about the pending start date for installation of the fiber-optic cable by internet service provider, Wyyerd. There is no official start date yet. It could possibly be sometime in Q4 of 2026. The company has contracted with the city of Tucson. Cox is now Spectrum. The ARC will form a work group to assess if there is community interest in having a limited selection of exterior house paint colors. This topic arises about every five years. The color hedgehog (now called clay) was established early on in keeping with the organic nature of the desert. Happy Hour will return to the deck of the GVR building on Friday, October 9.

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

ARC (Architectural Review Committee)

No More Quick Response time for Architecture Change Requests; the Impact of the new AZ Transparency law?

Traditionally a homeowner would complete an Architectural Change Request form and submit it to the ARC committee. The request would be assigned a project number and one of the ARC members reviewed the request to determine if any additional information is needed After any additional information is provided the ARC member would share the request with the other members of the ARC team. After three ARC team members voted to approve or deny the request the requester would be told the resolution. The entire process would take 3 to 5 days depending on the need for additional information.

Now, the new procedure-- the request form is submitted, the project number is assigned and a copy is sent to each ARC team member. Each member reviews the request and establishes an opinion but cannot discuss it with other ARC members or request additional information. At the next ARC monthly meeting, which occurs on the first Tuesday of the month, the ARC members have an open discussion to share their prospective. If additional information is needed the request is postponed until the next meeting, (the first Tuesday of next month.)

When the ARC team is finished discussing the request, the requesters are given time to make their comments. When the requesters are finished any HOA homeowner is given time to express their opinion. When the HOA members are finished the ARC votes to approve or deny the request. The requester has been waiting for the request resolution from one to thirty days depending on how long after the previous ARC team meeting, on the first Tuesday of the previous month, the request was submitted to the ARC. If more additional information was required or at least three ARC team members were not available at the scheduled start of the team meeting the decision is postponed until the next ARC team meeting which will be the first Tuesday of the following month, meaning an additional 30 days for the requester to wait. Total wait time 3 to 60 days. The time it takes for the ARC team to do their part of the process is still the original 3 to 5 days. The remainder of the time the requester is waiting for resolution is delay time mandated by the new AZ Transparency law. This impact on the ARC is inconvenient caused by doing everything at the same time. The impact on the homeowners waiting for request resolution is tremendous.

What Is the ARC Team?

The Architecture Review Committee (ARC) has two purposes, architecture conformance and architecture compliance. The Architecture Review Committee members review and approve or deny homeowner Architecture Change Requests to ensure the changes conform with HOA architectural design guidelines and complement the HOA's surroundings. The expectations are defined in The Architecture Review Committee Guidelines. The ARC Guidelines can be found on the HOA website under the Architectural Review tab. The ARC members also lead the projects necessary to keep the HOA compliant with new AZ laws or initiatives. The HOA Compliance Agent verifies that yard maintenance and house exteriors comply with HOA restrictions discovered by semi-annual neighborhood inspection or homeowner observations.

You are Invited to the monthly ARC meeting

The Architecture Review Committee (ARC) meeting occurs on the first Tuesday of each month starting at 9:00. The meeting is open to all HOA homeowners and can be accessed via Zoom. The agenda and Zoom access is sent two days prior to the meeting.
Rick Fillion, ARC Chair

What is the Grounds Crew

For those who may be new to The Springs, the Grounds Crew is made up of residents who volunteer their time to clean-up efforts within the HOA. No experience is necessary, just a willingness to pitch in.

We meet every Tuesday and Friday morning at the OK Corral (formerly known as the shed). Our start time changes with each season, available light, and workable temperatures. We work for two-hours each time we meet.

If this sort of volunteer opportunity sounds appealing to you, please drop an email to: grounds.thespringshoa@gmail.com and let Jim Clausen, our Grounds Committee Chair know of your interest.

Signing up is not a commitment to attending each workday, it's more a recognition of your

support and time, as you might find you have, back to The Springs HOA. Oh… and on occasion there are treats… but don't tell anyone. ..we don't want to start a stampede.

The Springs HOA Grounds Crew…. Back in Action!

The Springs HOA Grounds Crew is back on-the-job after taking the summer off.

We have several tasks on our schedule already. This year's monsoon has brought a good share of rain to us. What responds to good rains and higher humidity? Weeds! Yes, we have a bumper crop of weeds popping up in all of the common areas around the HOA.

The Grounds Crew has already started laboring our way through this work. We started with the front entrance and will be working our way through the rest of the common areas each week.



Note from the editor: As a full time resident, I can tell you that we noticed a big difference in the way things looked around here this past summer without the grounds crew's weekly maintenance. Thanks again for all you guys do.

Why Can't I Get into the Resident's Directory on the Website?

Some of you may have noticed that access to our directory has been password protected. This has been done through an effort by concerned residents who felt in this day and age, that we should not give the world our addresses and phone numbers. Because we won't publish the password for obvious reasons, we would ask that you contact our office by phone or email to get the password. Email: hoa@thespringshoa.org Phone: 520-648-1699

Bierman & Sills' Pics





Picture on the left is by Dick Bierman and is an American Coot which is a waterbird that swims and wades in shallow water. Their feet are adapted for paddling around the weeds. Photo was taken at Sweetwater wetlands in Tucson.

Photo on the right is by Patsy Sills and is also of a coot. Coots are common, but its not often you get to see the chicks with them. The adult is feeding the chick. Photo was taken on Canoa Pond.

What's Happening in Perry Park?

Well, as many of you have seen, the turf in Perry Park is not looking too good right now. Our contract landscaper is not exactly sure what has happened. Even with consistent watering and the lovely monsoon rains. the turf grass appears to have died. And not just in spots.

The turf areas are scheduled to be reseeded soon. However, for the reseeding to be most successful the night-time temperatures need to get a little lower… closer to, and consistently, 60 degrees. This means that reseeding will most likely be closer to mid-October.

Plans to begin planting along the boundaries of Perry Park are underway and we are looking to start placing plants at the beginning of November. The Springs HOA Grounds Crew will be assisting with this planting effort. Our resident expert and chair of the Perry Park Renovation Subcommittee, Cynthia Drake, has created a planting plan and has carefully identified the various plants and shrubs that will be placed around the boundaries of Perry Park. The guidelines for plant selection include, size, color, native origin, drought tolerant, and ability to attract pollinators. More on this effort as it unfolds.

Turning back to the turf for a minute: Our contract landscaper will be making some much needed modifications to the irrigation system in Perry Park. More efficient sprinkler heads will replace the existing ones. A few additional sprinklers will be placed both along the edges of the concrete pathway and within the larger turf area at the North End of the Park. These modifications will be completed well before Perry Park is reseeded. We foresee Perry Park returning to its preferred green, lushness, soon.

Oh… and the family of Cooper's hawks that call Perry Park home are still residents. Watching them zip around high in the tree limbs keeps me from looking down at the current state of the turf… I hope you can find comfort in this option too. Cheers!

The Grounds Committee and Perry Park Renovation Committee.
--George Anderson

It's A Party! A Star Party!

The **Southwest Skies Astronomy Festival**, has come to Green Valley, and specifically, The Springs, October 1-3! As a result of a new partnership between Green Valley Rec and the Smithsonian Astrophysical Observatory's Fred Lawrence Whipple Observatory this inaugural event is taking place in several locations in Green Valley, with some of the most exciting happenings right here in The Springs. From "Dark Sky" presentations to telescope viewings, this is going to be a great event. And it's all free and open to the public.

For specific information on events, where they are being held, and the scheduled time, check out the website arizonasonorannews.com.

Let's work together to put on our party best, in this case by showing our best Dark Sky lighting for the Star Party!

This is a great time to reacquaint yourself with The Springs **"External Lighting Policy."** In The Springs, all external lighting is to be ***Direct and Shielded***, to prevent light trespass and spillover into streets and other properties. These guidelines apply to all exterior lighting, including porch lights and patio lights. By shielding and directing the light, we are complying with the basics of Dark Sky guidelines. So, step outside and take a look at your lighting, attend one of the lectures in the Anza Room, or look online at great examples of outdoor lighting. And, as always, if you have questions about lighting policy, please contact the Architectural Review Committee for assistance.



Just Say'n

Recently a friend of mine mentioned that Ron Sills puts out an informal newsletter during the summer months called The Parrot to let snowbird friends know what's happening in Green Valley during the long hot summer. It is not only interesting for the out of towners but also to those of us who hunker down and don't venture out much because of the heat. At the end of each issue Ron puts in some of Patsy's amazing photographs. With Ron's permission I retrieved a few paragraphs and photos from his summer newsletters to share with you.

> Monsoon '26 just won't quit. We think El Nino is calling the shots here. We had 2 significant storms this week, the last one dropping .67" here. The rain falls mostly in the early and late evenings. Totals to date are 10.35" for the year and 7.08 for monsoon. GV averages for a full year are between 11 and 11.50" , and monsoon is responsible for 7 – 7.50" of that total. So, as you can see, we are on track to equal the "normal" moisture, which we have not done often in recent years. Recall, October and November are pleasant months here, with mostly clear, dry weather. December is nice, too, but is known to offer an occasional addition to our totals.
>
> More major road work is underway. The freeway has begun some long term projects, not unlike the recent one at Ajo Way. Because of the commercial development at the Irvington interchange, the congestion there (frightening, really) has demanded a project to make this busy place work. No Parrot can visualize how they can add lanes here when you look at how little space there is to do so. But they have a plan. And it appears the widening will add a lane south to Valencia. Eventually, there will be 3 lanes all the way to GV, as traffic has increased so much. I think all the new housing in Sahuarita is beginning to show in this traffic. Sahuarita is just exploding. And it is hard to drive in the main arteries in Tucson without running into a project. Too many to list. The most complicated is the long term project on I – 10 near the "Costco" interchange has made a mess in each direction in a circle more than a mile. It is difficult to navigate through this neck of the city. The huge Bass Pro Shop is open next to Costco, along with a few other newly constructed commercial outlets, adding to the craziness there. Nothing like this EVER happens in Maine, and it is freaky to watch all of this unfold. Of course all of it makes the question arise: "Where's the water going to come from?" The work on Abrego, laying gas lines, not electrical, continues. Driving through there involves navigating through a maze of traffic cones. And adding fiber optic lines here in Springs is still probably a month or more away.
>
> GVR has completed the long spoken of addition to the gym here at SRS. They took the space that occupied the office and knocked out the 2 walls and added it to the gym. I never knew why, and still don't. The space in the gym seemed adequate to me. The office is now located....? Somewhere way down the other end, as i guess they are hoping you can't find it. And you better get used to carrying your GVR card whenever you think there is a chance that you might need to get inside a center. That's right --- just to enter some (and maybe all) the centers, you will need a card to get through the front doors. Like when you need to use a bathroom – soon --- you better have a card with you, or else!

The new restaurant, offering Sonoran seafood, has yet to open. We did go to the Former Abrego Grill, also renamed Sonoran whatever (tough to get old and get a case of CRS) and its advance billing was accurate. It was quite good. Enough so, that fortunately we had reservations for our group, as it was packed at 5 PM. Our dinners were good and the only complaint was that it was noisy – due to a full house, of old folks who speak loudly out of necessity, and the presence of live music. Add to that high ceilings, and it was hard to "visit" across the table. And this in the quiet of summer. But the dining was good

Some Patty Pics:



We noticed that the reeds were thriving at the pond. Taking over, literally. So it became necessary for the park staff to do some harvesting. Three person job, with the third one on the shore with a pole to reel in the cut reeds and cattails to haul them away. The pond is overrun with bullfrogs, and they make a lot of noise.



A juvenile great blue heron in the reeds at Canoa Pond.



Our backyard feeders remain busy. Gambel's quail, house finch, and hooded oriole enjoy drinks and snacks here.



We weren't the only ones who noticed the feeding station. When he arrived, the other birds vanished. We wondered if this hawk was one of the newly fledged birds from the nest in Bill Perry's park.



And....after dinner, back at our patio, we were treated to this scene, which is a frequent one in the summer here. That's "our saguaro" out back. We've been in this house 15 years, and that cactus has been held up by those two ropes the entire time. But one of these days.....over the years we've seen over a dozen of the Springs saguaros come down.



A monsoon sunset in front of our home following a brief rainfall.



You just never know what you're going to find on a morning walk. This guy measured 2 ½" long as Patty got down and measured him. We don't know what he is, but I am sure Dick Bierman will know

Yes, this is my last effort as editor of The Chat. The new editor will take over next month. --Eileen Owen



PLEASE JOIN US FOR
THE ANNUAL
HALLOWEEN PET PARADE

(Human and Pet Costumes Encouraged)



WHEN: OCTOBER 31, 9:00 AM

WHERE: MEET IN FRONT OF 3919 S CAMINO DEL GOLFISTA
(you'll see us)

ROUTE: Golfista to Heroe…Heroe to Golden Lynx…Golden Lynx to Blue Fox…Blue Fox to Cristal…back to 3919 S Camino del golfista
(Water bowls will be set up along the route.)

Below are a few photos from past years:











