

Winter Update

December 2011



Green Valley Resort Homes



The Board of Directors and the Management Company wishes everyone a Happy Holiday Season. We would like to provide you with a brief update on some of the activities that impact the community.

Age Restriction Survey

On behalf of the Board, the Management Company conducted a survey of owners to help the Board determine a course of action on the suggestion of modifying the governing documents to allow a percentage of units to be occupied by persons under the age of 55 but over the age of 45. There are 168 casitas in Green Valley Resort Homes. Only 68% of the owners responded. The results of that survey are:

Total Respondents	115	(100%)
In Favor (Yes)	72	(62.6%)
Opposed	43	(37.4%)

To change the governing documents requires an affirmative vote of two-thirds (66.67%) of those casting votes. Since the survey indicates that this measure would not achieve that threshold, the Board voted to not move forward with this change. In making its decision, the Board took into account the above metrics, the costs of (1) preparing the change, (2) legal review (3) copying and mailing ballots and (4) final legal review and filing.

GVRH Legal Definition

We would like to remind everyone that for insurance and maintenance purposes, Green Valley Resort Homes is legally defined as a Planned Community ***not*** a Condominium. If you have questions regarding this please contact the Management Company.

Projects Completed

We hope that everyone has seen the changes to the Pool and Ramada area. The restrooms have been updated with accent tiling, new toilets, pedestal sinks and wall decorations. The fans with ceiling lighting will be replaced in the near term. New carpeting was procured and installed on the Ramada and half of the pool deck was painted to evaluate different solutions to maintenance issues. We hope you enjoy these improvements. Additionally we also had the roofs on complexes A, B and D resealed.

Landscaping

We are continuing to remove some of the older plants and trying to improve the appearance of the community. All the palm trees were trimmed as well as some of the pine trees. We are evaluating other work to upgrade the landscaping.

Trash & Recyclables

As a reminder, the Association has 6 trash containers (blue) and 3 recyclable containers (beige) located throughout the community. Please **do not** put garbage or plastic bags in the recyclable containers.

If you have any work done on your casita, please have the contractor take away any debris. It is not to be put in the trash containers.

Be a good neighbor — Break down any boxes that you put in the recyclable containers so that there is room to put other recyclables.

Trash is picked up twice a week while recyclables are only picked up once a week.

Occasionally household trash has been put in the garbage pail at the pool. These garbage pails are not to be used for household trash. Please dispose of your household trash in one of the trash (blue) containers.

Contact

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Board of Directors

Chuck Lamb — President
Jerry Sumrall — Vice President
Bill Lemman — Treasurer
Ken Hille — Secretary
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Green Valley Resort Homes Web Site
GVRHHOA.com