

Green Valley Resort Homes HOA

2017 Winter Update



Board Positions

Green Valley Resort Homes Homeowners Association, Inc. is a “Planned Community” and is governed by its Articles of Incorporation, Covenants Conditions & Restrictions (CC&Rs) and By-Laws. *Further the Association is subject to Arizona Revised Statute §33-1801 et seq.* The CC&R’s are a contract between the Owner and the Association and are available on the Association’s web page as are the By-Laws and Community Enhancement Guidelines.

There are two (2) positions up for election at the *Annual Meeting* on March 10, 2018 at 10 AM. Each position is for a term of three (3) years. If you would like to have your name placed on the ballot for a position on the Board, please submit your name to Santa Rita Mgmt Svcs (520-625-9055) no later than February 2, 2018.

Serving on the Board is ***not*** time consuming and does not require any special skill sets. The most important attributes are an open mind, a willingness to be a team player, a sense of fair play and a desire to contribute to the betterment of the community. As a reminder, the homeowners elect the Board members and each year the Board elects the officers.

Violations and Complaints

The Management Company (MCo) often receives verbal complaints regarding homeowner activity in the community. Arizona Revised Statute *ARS §33-1803* addresses HOA violations and is quite specific in defining how Associations address violations. The spirit of this section of the statute is that anonymous complaints are not allowed. If the MCo observes the violation they can act directly; however, if they do not or cannot observe the violation directly, the party observing the violation must submit a written complaint. Examples could be barking dogs or underage residents.

Reserve Study Update

The Reserve Study for GV Resort Homes was updated and a revised study was approved by the Board at the November 18, 2017 Board meeting. The study is available on the Documents page of the Association’s web site at www.gvrrhoa.com/. The input provided to Association Reserves, who compiled the study, was based on the most recent ten years’ experience, enhanced maintenance practices and improved materials utilized, i.e. roof seal coating.

Recent Projects

Two significant projects were completed over the recent past. The roofs in Complexes E, F & J were resealed by Santa Rita Roofing (no relation to the management company). They are now using a product with an extended warranty (five years versus three).

The other project was the replacement of the deck drains on the north section of the pool facility. We had hoped to get another two years’ life out of the old drains; however, two of the channels collapsed. It was more cost effective to replace the system versus removing and replacing two channels and still having the potential of other channels failing.

Finally, we have been replacing some of the pavers used for sidewalks with concrete.

Contractors On-Site

When contractors are working on site they are doing so under the direction of the Board and the Management Company. Interference with contractors is not permitted. In many cases interference could create a safety hazard for the contractor and the party interfering.

Spa Cover

You may have noticed that there is not a cover on the spa. We are using a new concept called “Liquid Solar Cover”. During the colder periods, i.e. late December through January, we will use a solar blanket to augment the liquid cover.

2018 Budget

The 2018 Budget is posted on the Association web site www.gvrrhoa.com/. The budget calls for a three percent (3%) increase in the annual assessment. This is the first increase since 2009. Utility, insurance and trash costs have increased to name a few as well as Green Valley Council dues.