

# Green Valley Resort Homes HOA

## 2018 Winter Update



### **Board Positions**

There is one (1) position up for election at the *Annual Meeting* on March 16, 2019 at 10 AM. This 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.

### **2019 Budget**

The 2019 Budget is posted on the Association's web site [www.gvrhhoa.com](http://www.gvrhhoa.com). The budget calls for no increase in the annual assessment. Although some costs are predicted to increase, it is anticipated that other cost will decrease.

### **Upcoming Projects**

The Board has approved the replacement of the carpeting on the floor of the pool Ramada. Santa Rita Management is coordinating this project and a January time frame for the installation is projected.

### **Pool Sign-In**

At present the Management Company (MCo) has over 2,300 lines of historical information. This information has been used to (1) determine that the cleaning cycle is adequate based on historical use, (2) determine the amount of furniture required and (3) determine when to schedule extensive maintenance events. In conjunction with the Board it has been decided that the Sign-In function is no longer necessary. Therefore, it has been removed.

### **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.

### **It Has Been Our Pleasure**

Twelve years ago we became involved with the late John Gabriel in the management of GV Resort Homes (GVRH). From that beginning we later formed Santa Rita Management with the sole intention of serving the Board and Owners of GVRH. Somehow that business grew and went beyond the boutique business that we envisioned. Our growth came from the reputation we built with the Board and Owners of GVRH. It is fair to say that every client we have today, we can trace back to someone or some event related to GVRH. For that we thank you.

Our business model has been successful; however, to continue to provide the services that a community such as GV Resort Homes deserves and needs would require a sizeable investment in our infrastructure. Additionally, increased availability of labor resources is necessary to continue enhancing the community. We considered these factors and advised the Board that it was our recommendation that the Association move to one of the HOA Management concerns with the infrastructure and labor resources in place.

After careful evaluation and consideration; Associa Management has been selected to succeed us effective May 1, 2019.

We thank you for the opportunity to serve you.