

TOWNHOUSE VI TALKS

Townhouse VI strives to be a socially connected, effectively governed community, with well-maintained homes, common areas and streets that help support neighborhood property values.

March 2021

Mark the Calendar!

OCTOBER

Wed. 20 Board meeting
9:30 a.m. Venue TBA

DECEMBER

Wed. 8 Board meeting
9:30 a.m. Venue TBA

This is all we currently have on the THVI calendar!

How sad!

Let's hope the Covid numbers continue to drop and more and more people get vaccinated so that we can resume some fun HOA activities!

Letter from the President

Spring is here, the Covid 19 numbers are dropping and vaccinations are happening. Life isn't normal but there is a bit of light. Some in the HOA have been affected by the virus more than others, please reach out to those in need. Also, please continue to follow the CDC's health guidelines to speed along our recovery.

Homeowners voted on the newly rewritten CC&Rs, our chief governing document. The results are in and the new CC&Rs are approved! Also, two other documents were approved by the board. These are revised Architecture Guidelines and a new Enforcement Policy. Thanks to the volunteers who put in a significant number of days developing these documents.

I am enjoying meeting more homeowners, which is one reason I joined the Board. Please feel free to ask me any questions about the HOA. It is an honor to serve as your president.

Bill Stephenson

Decorating our Front Entrance for the Holidays.



How do we do this???? It's been a year.....



...but in fact they do finally have it down to a fine art!

Changes in Ownership Since December 2020 Newsletter

Jean & Michael McEldowney bought **745 Topacios** from **Sabbina & George Nelson**.

John & Mary Baudler bought **801 Del Monte** from **John Snively & Carol West**.

Michael & Linda Bennett bought **745 Opalos** from **Bud Johnson**.

669 Topacios is now empty and should be on the market soon.

Meet and Greet Our New Residents

Stephen Chase 725 S. Los Topacios

I moved into my townhome on Los Topacios in the spring of 2020, just in time to make it my hideout throughout the pandemic. I've met my wonderful next-door neighbors and look forward to meeting more THVI folks as the pandemic subsides. This is my second home in Green Valley, having lived in TH1V on a seasonal basis from the late 1980's through 2009. I'm still a "Snowbird"... My winters are here and my summers are spent in Southern Maine.



I'm a graduate of the U. Minnesota business school. Most of my working career was spent as a Marketing/Advertising/Finance person... my primary clients were major food manufacturers throughout the U.S. At the time of my retirement in 1995, I was a partner in a mid-sized ad. agency in Minneapolis. Much of my work was spent helping companies bring new products to the marketplace.

What do I do with my time? I play weekly golf with my Green Valley friends, hike locally almost every day (trying to do 10,000 steps a day, but usually don't reach that goal), travel when conditions permit, monitor the stock market on a regular basis, read regularly (prefer historical novels) and play cards of all types... especially enjoying social bridge.

I'm not considered a good cook! My specialties are peanut butter and jam sandwiches or burgers on the grill. Sadly, I find housekeeping takes a good bit of my time.

Jerry and Sharon Deno
855 Los Opalos



Jerry, Miss Miley and Sharon the day they moved in.

We moved here from Meriden, CT in June. My wife and I are both retired and are permanent residents. I retired after 24 years in law enforcement which included a 35-year career as a Vol. Firefighter/ EMT. I also had a part time career in pro hockey. I worked for 20+ years in the minor leagues starting in the old United Hockey League and ending as a Goal Judge in the American Hockey League for the Hartford Wolf Pack (New York. Rangers affiliate). I am currently the U.S. scout for the Coventry Blaze (Coventry, England) in the Elite Ice Hockey league in the UK, and the western scout for the Elmira Enforcers (Elmira, NY) in the Federal Prospects Hockey League.

Sharon, here. My 40 yr. career took me from being a legal secretary in criminal law, to being a Personal Service Rep for the now defunct Hartford National Bank, to a bookkeeper for a law firm and eventually running my own bookkeeping service. Between us we have 5 children (Jerry has 3 girls and I have 2 boys). All are back in CT except my youngest son (don't know if 43 counts as youngest) who lives in Norman, OK. We have 8 grandchildren all in CT except for two in OK. We came to Green Valley in March 2018 and fell in love. Put our house on the market, donated all our furniture, packed the Penske Truck and off we were in June, 2019. We have a small dog, Miss Miley who runs the house. We both enjoy sitting on our patio and gazing at those mountains, watching for wildlife, admiring the sunrises and trying to identify the planets and stars at night. I was a member of St. Rose of Lima, Meriden, CT choir, a lector and a cantor. I also am an avid crocheter, quilter, sewer, and puzzle solver, so being isolated here during the pandemic has not been that difficult for me, but for missing the social contacts. We hope once life returns to some semblance of normal, we will be able to get involved in the community and meet more THVI residents.

John and Mary Baudler
801 Del Monte

Hello neighbors of Townhouse VI. We are John and Mary Baudler from northern Minnesota. We are both retired and tired of the cold winters of MN. We moved to Green Valley to be closer to Mary's sisters, and to enjoy the warmer weather. We will be year-round residents, with some short summer visits back to our cabin on the border of MN and Canada. We and our dog Jada, are still adjusting to "in-town" life after living in the woods of northern MN for 20 plus years.

If you see us out in the yard, please stop by and introduce yourself; it may take a while before we can match names to faces so please be patient.

Thank you for the warm welcome that we have received so far.

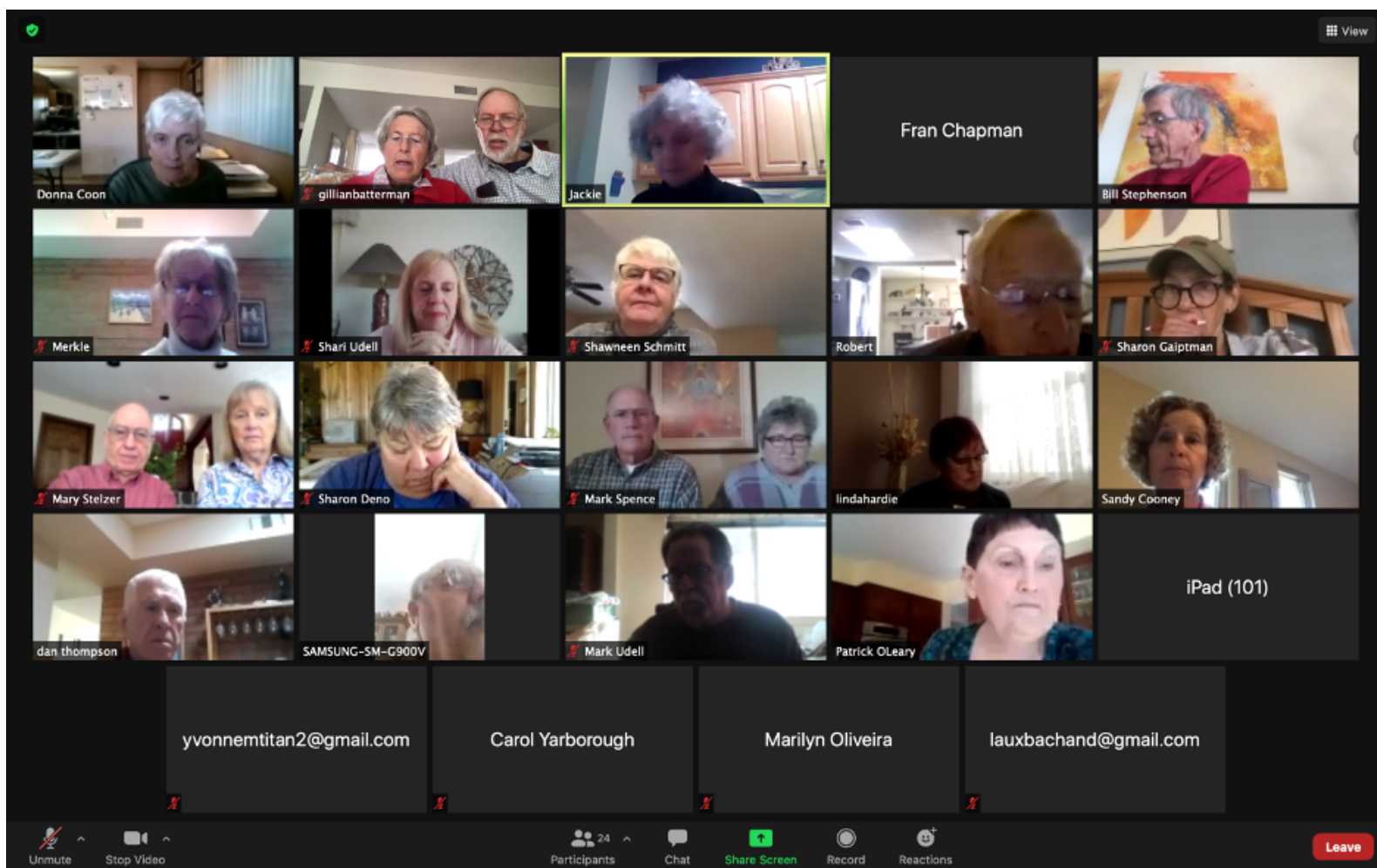
In Memoriam

Jinx Bailey, formerly of Del Monte, died on January 2nd, 2021 in Asheville, NC.

Cathy Bennett, of Los Opalos, died on January 14th, 2021.

Her husband Hugh has moved to Colorado to live with one of their sons.

THVI Annual Meeting, January 13, 2021 *Attendees, Via Zoom*



The THVI Board of Directors, 2021

Board Mission

The Townhouse VI Board of Directors is dedicated to maintaining and improving a vibrant neighborhood through good governance and resident involvement.

Board Members

Officers: Bill Stephenson, President
George Pavey, Vice-President
Jackie Means, Secretary
Sandy Cooney, Treasurer

New board members: Ernie Stelzer
Sharon Gaipman
Shawneen Schmitt
Mark Spence
Vacant position

Completed Board Business.

By Bill Stephenson, Board President

- 1) We have new CC&Rs! The ballots are in and the votes counted. The new Covenants, Conditions, and Restrictions (CC&Rs) were approved by a margin of 65 to 8 with support from significantly more than the majority of 46 homes needed for passage. This marks the end of a long process to bring our CC&Rs up to date with current laws and to add additional provisions such as restricting short term rentals to keep our HOA healthy. Please familiarize yourself with the subjects covered in the document then refer to its details when needed. All of the HOA's important documents and forms are on the website. The updating process represents many hours of work by the revision committee (Dan Thompson, Jackie Means, Sandy Cooney, Peter Freer, and Bill Stephenson) and by others who supported this process.
- 2) Updated Architecture Guidelines were written by the Architecture Committee (George Pavey, Bob Huff, Sabbina Nelson and Dan Schmitt). These were approved by the Board at the March 10th meeting.
- 3) A new Enforcement Policy was approved at the same meeting. This policy is designed to enforce our rules in a softer manner before we would have to use the legal means set forth in the CC&Rs.

HOA Projects for the Near Future

Currently we have an active Website Optimization Committee. Recently the Board analyzed other areas that could use some improvements and decided to focus on:

- a. Developing written Financial Procedures and analyzing our reserve funds
- b. Investigating the need for a Document Retention Policy
- c. Developing Nominating Committee Procedures
- d. Gaining a better understanding for how homeowners feel about the HOA
- e. Board member orientation and roles
- f. Improving street signs night visibility

If you are interested in supporting one of these projects, please contact a board member.

Spotlight on a New Policy: Rental/Lease Agreements Must Be at Least 28 Days

Homeowners who rent or lease their property must do so for a period of at least 28 days. This provision was added to the CC&Rs to prevent short term rentals and the associated moving in and out of people we don't know. Also, landlords need to be aware that there is now a form that needs to be sent to the HOA to report information on the renters. This information includes: rental dates, names and address of the renters, and age verification. The form will be on the website.

For specific wording of the policy relating to Rentals, see the new CC&R's Article 8 Section 8 Page 22, which covers "Obligations of Tenants", "Notifications to Association" and "Enforcement of Rental Restrictions"

All Governance Policies: Find Them on Our THVI Website!

Note: All our policies governing THVI are on the THVI web site. You do not need to enter your password to view these documents.

- Go to: *gvth6hoa.org*
- At the top right-hand corner, click on: *Community*
- Then click on: *Documents*
- Then click on the document you want.

You will find:

- The new *THVI Articles of Incorporation*
- The new *THVI By Laws*
- The new *CC&R's*
- The new *Architectural Guidelines*
- The new *Common Area Landscape Guidelines*
- The new *Enforcement Policy*

Note: To access the list of residents, etc., you must register on the website and log in.

Coming Soon to You - A THVI Satisfaction Survey

By Shawneen Schmitt, lead Board member for the survey

Would you please respond to a short & simple questionnaire that you will receive soon? Its purpose is to get a "pulse" reading on how satisfied you are living in THVI. Your Board will take your ratings and comments into consideration as they plan for THVI future needs. This survey will give you a voice and the Board wants to listen! After tabulation of the data, the results will be sent back to you! Thank you in advance for taking the time to share your thoughts. It's greatly appreciated!

2021 THVI Committee Chairs and Members

Architectural Review Committee: George Pavey (Chair), Bob Huff, Dan Schmitt

Audit/Financial Review: to be filled at later date

Landscaping Committee: Tim Cooney (Chair), Gary Allan, Nora Knox, Bob Laux-Bachand, Rick Oliveria

Nominating Committee: Jackie Means (Chair), Pat Peissig, Bernie Nicholson, Bill Stephenson, Dan Thompson

Roads Committee: Bob Post (Chair), Dan Thompson, Bill Stephenson

Social Committee: Shawneen Schmitt (Chair), Fran Chapman, Sandy Cooney, Bernie Nicholson, Jane O'leary, Vickie Stephenson, CeCe Thompson, Shari Udell

Web Optimization Committee: Bill Stephenson (Chair), Gill Batterman, Donna Coon, Sharon Gaipman, Mark Spence

Welcome & Orientation Committee: Cece Thompson (Chair)

Green Valley Council (GVC) Representative: Jackie Means; alternate: Gill Batterman

News from Committees

Architectural Review Committee

By George Pavey, Chair

In December we lost a member of the committee, Sabbina Nelson. She has been replaced by Dan Schmitt who is quickly adjusting to his new position. We are considering adding a fourth member to the team. We plan to be working on updating and revising the Renovation Worksheet in the coming months.

The new-guidelines for the Architectural Review Committee were posted on the TH VI website for a couple of months. It is hoped that all members have reviewed these guidelines and have seriously considered their meaning and we urge everyone to ask questions as necessary. They were approved by the Board at the March meeting.

Website Optimization Committee

By Bill Stephenson, Chair

Our website is up and running thanks to administrator, Mark Udell. The Website Optimization Committee is reviewing the website's content and its design. When this is done it will have all the information needed and be easier to navigate. In the long run training will be offered to homeowners so that everyone feels at ease using the site. If anyone has a background with websites, please let a committee or board member know.

Roads and Arroyos Committee

By Bob Post, Chair

At the March 10th Board meeting, the Board approved the committee's recommendation to:

1. Enter into contract with Bates Paving & Sealing Inc., Tucson, for the sum of \$48,656.00 by signing the proposal for pulverizing, grading and repaving with 2½" thick asphalt Calle de Alegria from west end to the west property line of the Episcopal Church. This is 50% of the total cost of the work. Townhouse IV is responsible for the other half of the cost.
2. Designate Robert Post as authorized representative for Townhouse VI HOA.
3. The Pima County portion of the repaving of Alegria (from La Cañada to the west property line of the Episcopal Church) is scheduled to begin March 19th.
4. The remainder of the work is tentatively scheduled to begin mid-April to mid-May 2021, detailed schedule to follow.

Landscape Committee

By Bill Stephenson, Board President

Reorganizing is the word for the Landscape Committee. Tim Cooney, who joined the team earlier this year, is our new chairman and Bob Laux-Bachand and Rick Oliveira are new committee members. They are joined by existing members Nora Knox and Gary Allan. Ernie Stelzer will serve as the liaison to the Board. Please give the newly reorganized committee your support. Currently the committee has reviewed the Landscape Guidelines and will be addressing a few homeowner requests in the near future.

Just as a reminder: the 7:30 A.M. Tuesday work crews are still meeting at the shed on the north end of Los Zafiros. Anyone is welcome to join the group. We plan to meet through March. It's a good opportunity to meet some neighbors, get some exercise, and learn about some of the desert plants in THVI.



*Some of the regular THVI volunteer landscapers hard at work on a Tuesday morning.
In these photos: Rick and Marilyn Oliveira, Pat Peissig, Mark Batterman, Bill Stephenson, Nora Knox.*

Shawneen Schmitt & Fran Chapman



*Landscaping's a perilous occupation –
better wear good boots!*



*Beware! Snakes are out!
This California king snake is harmless.
It was only 18" long, but could grow to 3½'.*

Tim Cooney, new chair of the Landscape Committee



Many, many thanks to our Board, our committees, and all the many other residents and volunteers who keep THVI running smoothly and make it the beautiful and friendly place we love!

Many, many thanks, also, to THVI residents Shawneen Schmitt and Stephanie Spence, who have both been administering Corona virus shots.

**Newsletter Editor and photos: Gill Batterman
Please send me your ideas for the newsletter.
Also news of THVI residents current and past.**