

# GREEN VALLEY TOWNHOUSE ASSOCIATION 5, INC.

## MINUTES OF MEETING OF BOARD OF DIRECTORS

The meeting of the Board of Directors was held on the date, time and at the place set forth in the notice of meeting. Also included was the agenda, and both are attached to the minutes of this meeting. Notice of the meeting and agenda was E-mailed to all current homeowners with E-mail addresses and delivered or mailed to all other homeowners on April 7, 2022.

There were present the following:

Betty DeVoto

Courtney Bobbitt

Ronnie Hill

Lisa Allen

Andrew Williams

being all of the members of the Board of Directors.

A list of homeowners who attended this meeting is attached to the minutes of this meeting.

After the meeting was called to order, a motion was made, seconded and unanimously adopted waiving the reading of the minutes from the previous meeting.

### Reports of Officers and Committee Chairs:

President DeVoto:

GVC advised new legislation on future amendments to CC&Rs cannot be entirely new or different in character unless approved by 100% of the homeowners.

Efforts continue to determine ownership of 54 N. Las Yucas.

Vice President Bobbitt:

Efforts continue to follow street paving with Pima County

Treasurer Hill:

Current checking account balance: \$26,635.32 and BMO Harris CD: \$20,847.37.

Results of homeowner survey are attached to the minutes of this meeting.

Republic Services, Titan Trash service and Waste management have been contacted regarding bids for trash/recycle services as contract to expire in May.

(In the future and as a result of our questionnaire, all bins (trash and recycle) may need to be picked up in the front of all homes as the trucks are thought to be damaging pavement in the alleys.)

Property Management Chair Williams:

A curbside pickup of yard cuttings will occur on May 20<sup>th</sup> 2022.

Please have your yard waste on the sidewalk by 8:00am.

(Randy will remove other items with prior clearance). The

president has approved a one hour of service.(Randy has

similar in years past, provided GVTH5 with a discount) and

one dump fee. If possible, a donation is encouraged to

offset Randy's cost and a possible second dump run. If

you have questions email [gvth5hoa@gmail.com](mailto:gvth5hoa@gmail.com) or call

Andrew at 520-777-6026.

An important reminder: Numerous townhouse yards are currently in violation of the CC&Rs, including untrimmed palm trees, dead trees, and branches and unkempt yards with weeds and dead vegetation. The committee will send CC&Rs warning violation letters on May 30<sup>th</sup> 2022, to homeowners whose property remains in noncompliance with GVTH5 CC&Rs.

Ken Humfleet has volunteered to be the lamplighter for Green Valley Townhouse 5.

This position has been vacant for over five years since our last lamplighter (a gentleman that did a lot of unnoticed work) passed away.

A list of 18 lampposts that require repair was supplied to Ken. Either Ken or Andrew will be making monthly checks on lampposts. If you need assistance with your lampposts don't hesitate to contact [gvth5hoa@gmail.com](mailto:gvth5hoa@gmail.com).

Townhouse owners renting their property are still responsible for the care and upkeep of their yards. There are several renters' yards that are in unkempt and subpar condition. Additionally, renters must be here for no less than 30 days. Also, townhouse owners must promptly submit paperwork to the Property Maintenance Committee detailing the renter's name(s), their ages, and how long they will be renting. I strongly encourage Townhouse owners who are renting their property to familiarize themselves with and abide by the CC&Rs involving renting your property. The committee has received numerous complaints regarding renters.

There being no further business to come before the meeting and upon a motion duly made, seconded and unanimously carried, the President declared the same adjourned at 2:30 p.m.

Submitted by

Lisa Allen, Secretary

May 4, 2022

GREEN VALLEY TOWNHOUSE 5 ASSOCIATION, INC.

**NOTICE TO MEMBERS OF MEETING OF  
BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of GVTH5 will be held as follows:

Date: April 19, 2022  
Time: 1:30 p.m.  
Place: Green Valley Council  
Board Room  
555 N. La Canada Dr.  
Green Valley, AZ 85614

The purpose of the meeting is to update Board members regarding Committee reports and recommendations.

GREEN VALLEY TOWNHOUSE 5 HOMEOWNERS ASSOCIATION, INC.

**AGENDA FOR REGULAR MEETING OF THE BOARD OF DIRECTORS**

The order of business for the regular meeting of the Board of Directors shall be as follows:

1. Reading of minutes of the previous meeting
2. Reports of Officers and Committee Chairs
3. Comments and discussion
4. Adjournment

1:30 pm

April 19, 2022 60TH5  
Board meeting

1. Ronnie Hill
2. Betty DeVoto
3. Andrew Williams
4. Peter Moran
5. Courtney Bobbitt
6. Beverly Bobbitt
7. Gudrun PRICE
8. Nancy Walls
9. Ken Hamfleet
10. Lisa Allen

GVTH5 Assoc. Responses to March 2022 Questionnaire  
34 returned questionnaires

1. Arizona Planned Community Statute 33-1806.01 regarding Rental Property states " the association may charge a fee of not more than \$25, which shall be paid within 15 days after the postmarked request. The fee may be charged for each new tenancy for that property, but may not be charged for a renewal of a lease."

Should the association be collecting a fee?

YES . 20 NO. 9

2. It has been suggested that trash/recycle removal causes the most damage to our paved alleyways. Expensive preventative maintenance, ie crack patching, slurry seal, etc. is necessary to protect the integrity of the asphalt. Would you agree to have trash/recycle removal in front of your home? YES. 19 NO. 8

3. Some homeowners have installed personal security cameras to monitor movements surrounding only their property. If you have one of these cameras, would you be willing to share any suspicious activity in our community by notifying the Board via our email address?

YES. 17 NO. 4

4. Currently we have (45) owners that receive their information via email, (5) must have info delivered to their homes, and (1) through USPS mail. Are you satisfied with your current form of communication? YES. 31 NO. 2

5. Is there more information you would like to see on our website? If yes, "No, but update from Board a few times a year would be good (not web)."

"Not good with computers."

"Embarrassed to admit I don't go there unless I am looking for specific info, forms etc."

"Any current events."

"Homeowners addresses, and phone numbers, and email."

"Yard sales should be posted."

6. Would be interested in an HOA Homeowners ONLY Facebook page?

YES. 9 NO. 22

7. Would you be interested in coordinating/co-monitoring the Facebook Page?

YES. 1 NO. 29

8. Would you be willing to host a social?

YES. 8 NO. 20

Allen (anytime), Gray's (?), Haney, (not Dec.), Humfleet (Nov. or Dec), Knox (if here, spring)

Lewis (anytime), Switzer (Feb.or April)

9. Would you agree to have your address painted on the front curb of your lot if the Association paid for it? YES. 28 NO. 2

10. Do you have a specific project for the neighborhood that you would like to recommend to the board?

"Lending Library

" Calling tree for those who are alone."

"A sign which announces Townhouse 5 - park bench doesn't cut it, ( for visitors, deliveries, etc.)"

"Neighborhood watch sign; dogs on leash sign; cleanup after your dog sign; no solicitation sign"

"My major concern is that there is a noticeable increase in "wanderers" particular in alley ways. I know #3 seem to address this issue. I dint know the solution. Privacy vs Protection."

"Not at this time."

"Repave of fix street."

"Get streets repaved! Also, realize that the trees and bushes along the Arroyo are not our responsibility but tree limbs and bushes overhanging make it impossible to drive car without getting scratched. Can you contact the County to trim them back a bit or perhaps we can do it ourselves! I would be willing to help!"

"Seems unwise although we are currently in a COVID lull - its still out there - we are a vulnerable community. Perfectly happy with house number on street side of our driveway."

"But its already there (street number); only the oft -repeated lament about the alley."

"Really like GV and this HOA - you have rules but you don't run around and harass anyone. Keep up the great work!!"

"We need a sign that designates "Townhouse 5" at the entrance."

"Not a new one but I love the that you do the community dumpster thing."

"I will pay- the association should not have to pay for the project (re:address painting on curb); Some white patio walls facing AZ Fam Rest need painting."

"Sidewalk day, clean sidewalks, ant problems."