

# 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.**

*December 2019*

## Mark the Calendar!

### DECEMBER

**Wed. 11 Board meeting**  
9:30a.m. East Center

**Mon. 16 Ladies Lunch**  
12:30 Grill-on-the-Green

### JANUARY

**Wed. 1 THVI Dues due**

**Thu. 2 Ladies Lunch**  
TBA

**Wed. 15 THVI Annual meeting**  
9:30a.m. East Center

**Wed. 22 Board meeting**  
9:30a.m. East Center

**Sun. 26 Appetizer Party**  
5p.m. Desert Hills

### FEBRUARY

**Thu. 6 Ladies Lunch**

**Thu. 20 Potluck**  
5p.m. Las Campanas

### MARCH

**Thu. 5 Ladies Lunch**

**Wed. 11 Board Meeting**  
9:30a.m. East Center

**Tue. 17 Catered Dinner**  
5p.m. Las Campanas

### APRIL

**Wed. 1 Pizza Party**  
5p.m. Continental Vistas

## Letter from the President

I want to welcome everybody back to Town House VI to enjoy our beautiful fall season. We've also had a very enjoyable summer. In addition to the beautiful cactus flowers and the brilliant bird of paradise that cover our neighborhood, we had a huge burst of agave plants that matured and flowered. My wife counted at least 29. They are most spectacular, sending stalks 20 feet into the air. (*See photos Page 8*) Of course this is the plant's final act. It was fun watching them grow day-by-day but eventually most fell and now we must get rid of them. You may have seen the large hearts or pineapples lying about the area. Because each can weight several hundred pounds, it will be necessary to let most of them dry out, in place, in order to reduce as much weight as possible. Eventually they will have to be hauled away and we will have to pay for the disposal. Unfortunately our landscape budget has not grown as fast as the agave so we will probably have to spread out their disposal over a couple years. Of course, donations to the Landscape Committee disposal budget are always welcome. I want to thank Brad Whitman for his work this summer in cutting up fallen stalks and using them to line various paths around the common area. This process has been used in the past to reduce haul away costs and also helps reduce soil erosion.

As discussed at the March Board meeting, the Board has formed a new Landscape Committee. I want to thank the following people for agreeing to join the committee: Gary Allen, Nora Knox, George Nelson, Don Nicholson (interim chairman) and Brad Whitman. All of these folks have past experience working as volunteers on the THVI landscape crew.

*Continued on page 2*

## **OCTOBER**

**Wed. 21 Board meeting**  
9:30a.m. East Center

## **NOVEMBER**

**Tue. 17 Potluck**  
5p.m. Las Campanas

## **DECEMBER**

**Sun. 6 St. Nick Get-together**  
1p.m. Continental Vistas

**Wed. 9 Board meeting**  
9:30a.m. East Center

*President's message continued*

I also want to thank Mark Batterman, Dan Bryant, Susan Post, Don Udell and Brad Whitman of the previous Landscape Committee, for all the work they contributed to the upkeep of the common area and the leadership of the landscape volunteers.

For people who are not familiar with THVI traditions, THVI manages the landscape in our common area with the generous support of neighborhood volunteers. Working on the crew is a great way to meet neighbors and learn about the desert environment. The landscape crew meets at 7:30am, Tuesday mornings at the storage shed at the north end of Los Zafiros. The crew works for about two hours, often followed with coffee and snacks from appreciative neighbors. Tools are supplied at the storage shed. Workers should wear good gloves, sturdy shoes and a hat.

*Dan Thompson*

## **Development of a THVI Vision and Board Mission Statement**

*By Bill Stephensen*

I suggested the idea at a board meeting and the board put together a committee of Peter Freer, Mark Batterman, and myself to develop a proposed vision. We developed an overall vision for our THVI community and a purpose statement for the board. These were presented and approved at the March 2019 board meeting. There was discussion at the March board meeting about how to best communicate the vision and it was recommended that it be included at the top of each newsletter.

### **THVI VISION**

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.

### **BOARD MISSION**

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

## Changes in Ownership Since February 2019 Newsletter

Bill and Linda Hardie bought 783 W. Calle de Alegria.

Mike and Janet Kimes sold 825 W. Calle de Alegria and left THVI.

Mark and Stephanie Spence bought 825 W. Calle de Alegria from the Kimes, and moved in.

Laura and Kirk Smith bought 791 Calle de Alegria from the Spences.

Judith James and Cedar McGrath bought 841 S. Camino del Monte.

### Meet and Greet Our New Residents Bill and Linda Hardie

#### 783 W. Calle de Alegria

Hi all, we are Bill and Linda Hardie. We purchased a W Calle De Alegria townhome - what Bernie's husband Don calls "Alegria Heights". We will be "snowjourners" from Buffalo, NY for a while. We are not quite ready to make the full transition to Green Valley. Bill is a retired Health Facility Inspector who enjoys hunting, fishing (even ice fishing) and watching football and basketball. Linda enjoys cooking new recipes, attending theater and musical performances and is dedicated to land conservancy and public television. Linda retired as a project manager in the economic development division of the New York State Energy Research and Development Authority. We look forward to meeting all of you as time goes on.

### Townhouse VI Homeowners' Covenants, Conditions and Restrictions

Homeowners in TH VI and VI-B are subject to certain Covenants, Conditions and Restrictions (CC&Rs) as amended January 14, 2009. Because we occasionally forget our HOA CC&R's, this section features a different CC&R in each issue of our newsletter. This issue's CC&R is number 12 on page 3 of the CC&Rs:

**#12. All buildings, wall, fence, coping or other structure whatsoever to be erected upon or to any part of said property, and proposed location thereof on any lot, and the exterior color scheme thereof, any changes after approval thereof, and any repainting, remodeling, reconstruction, alteration or additions to any building or other structure on any lot in said property, and the color scheme, shall be subject to approval of the Architectural Committee before being placed upon said property.**

## Board Meeting, 24<sup>th</sup> November 2019

*Next Board meeting: 9;30a.m. Wednesday, December 11<sup>th</sup>,  
East Center*



### Left to right, Townhouse VI 2019 Board Members

Don Nicholson, Jackie Means, Peter Freer, Dan Thompson, Donna Coon, Shari Udell, Mark Batterman,  
Secretary Vice Pres. President Treasurer George Pavey

Absent: Bill Stephensen

## Annual Meeting, Wednesday January 15<sup>th</sup>, 2020

### Members will vote on the Updated Townhouse VI Articles of Incorporation and Bylaws

The Bylaws subcommittee (Peter Freer, chair, Donna Coon, Jackie Means and Dan Thompson) worked with the law firm Goldschmidt and Shupe to update these documents and bring them into compliance with Arizona HOA law. After further revisions, they were accepted by the Board at its October meeting. Lawyer Carolyn Goldschmidt will attend the Annual Meeting to answer members' questions before the vote is taken.

**To view or print the updated Bylaws and/or Articles of Incorporation use the clickable links in the Townhouse VI Fall Newsletter email.**

**Or copy and paste the following into your browser:**

New Articles of Incorporation: [https://612d4947-b374-4da0-a8c1-56705852895f.filesusr.com/ugd/82c67c\\_efd7e69e54d14c2f807a805a55ea9d4a.pdf](https://612d4947-b374-4da0-a8c1-56705852895f.filesusr.com/ugd/82c67c_efd7e69e54d14c2f807a805a55ea9d4a.pdf)

New Bylaws: [https://612d4947-b374-4da0-a8c1-56705852895f.filesusr.com/ugd/82c67c\\_b4608e9191284dc38970077e205d4b40.pdf](https://612d4947-b374-4da0-a8c1-56705852895f.filesusr.com/ugd/82c67c_b4608e9191284dc38970077e205d4b40.pdf)

## Welcome And Orientation Committee

*By Cece Thompson, Chair*

The Committee has put together packages for our new neighbors. They contain a welcome letter with information on our HOA. We cover some of the CC&R's, re: the Architecture and Landscape committees. Also included are the HOA directories, map of the neighborhood, and our exterior paint color sheets.

We visited with two of our new neighbors and are looking forward to welcoming others as they return this winter.

We also have some Green Valley Phone Directories for 2019. If anyone would like to have one, you can contact CeCe Thompson, Tel: (505) 401-2124.

## Social Events

*By Bernie Nicholson, Acting Chair*



### Harvest Potluck at Las Campanas

November 14<sup>th</sup>! Oh! What a night!

THVI season opener to  
“meet, remember and EAT!”

Approximately 75 folks gathered to enjoy a display of delicious foods and great conversation, fun and laughter.

### Upcoming dates for 2020 are:

Sun. January 26 - Appetizers

Desert Hills

Thurs. Feb 20 - Potluck

Las Campanas

Tues. Mar 17 - Catered Dinner

Las Campanas

Wed. Apr 1 - Pizza Party

Continental Vistas

Watch for future emails and postings of events as dates approach. And we invite all residents and your guests to attend all events when you can.



## Ladies Luncheons

Ladies Luncheons continued monthly most of the summer and fall, with up to 16 ladies attending – a pretty good turnout for the “off season”!

### *The September Luncheon at the Firefly, Amado.*



*Left: Pat Peissig, Linda Hardie, Jackie Means  
Right: Cathy Bennett, Linda's guest, Darlene Clement*

*Below left: Cherie & Peggy Friederichs  
Right: Carol Yarborough, Sharon Gaipman, Bernie Nicholson*

**Ladies luncheons will be planned for the first Thursday of the month...**

**EXCEPT this month....**



**Monday Dec 16th @ 12:30pm, Grill on the Green, Canoa Golf Course.**

Call your reservation by Friday Dec 13to .Bernie Nicholson (507) 696-4436 (Leave a message if I'm not home.)

Please advise if you would like to participate in a white elephant gift exchange.

## Landscaping Notes

*By Don Nicholson, chair*



*Not in photo: Bill Peissig, Gill Batterman*



In winter, while snake sightings can and do still occur, the activity of our unsung Landscaping season has begun. I'm appreciative to the 11 individuals that came out for our start on November 11<sup>th</sup>. I invite all able-bodied residents of THVI to consider joining the crew whenever they can. We have received some generous monetary donations that will help with this season's increased disposal costs. And we appreciate anything further anyone can donate. The tradition of doing our own landscaping that began back in the 1970's saves each household something in excess of \$300 per year in additional HOA dues; I base this on what I understand our neighbors in THIV pay for professional help. The greater benefit is the fellowship we enjoy that makes our HOA the premier community we know it to be!

*The Volunteers who turned out for the first morning of landscaping.*

*Left to right: Tim Cooney, George Nelson, Fran Chapman, Sabinna Nelson, Mark Batterman, Nora Knox, Don Nicholson, Pat Peissig, Bill Stephensen.*

**Brad Whitman writes:** Free mesquite and acacia firewood for THVI residents is available from a rick - a pile - currently just shy of two cords in size, located just north west of the cul de sac at the south end of Los Opalos, under a mesquite tree below the trail there. Donations for the landscape budget, although not necessary -- we did say free firewood -- are always helpful, and serve

to defray the cost of hauling off the slash (unusable branches) from which the wood came. Such donations are payable to Townhouse VI and would be gratefully received, via any board or landscape committee member, say, or by our treasurer Donna Coon.

**Many thanks to Helen Koeckeritz who has made and donated more of those delightfully warm fleece hats for Landscaping Ladies!**

## Common Area Landscape Design Committee

*By Bill Stephensen, Chair*

This ad hoc committee was charged by the board to develop the overall principles and guidelines for landscaping the THVI common areas incorporating themes from the March 2019 survey. The committee consists of six homeowners. It is not the committee that carries out the guidelines.

The committee has received input from many homeowners and has received written input from: Dan Thompson, Mark Batterman, Peter Freer, Brad Whitman, and Margie/Emmett Knight.

The committee met twice before the summer break and is focusing on three areas:

1. Developing an overall VISION STATEMENT for the common area. A draft statement has been developed.
2. Developing a method for HOMEOWNER INPUT to the landscape committee. A draft processes are being worked on.
3. Revising the LANDSCAPE GUIDELINES. The current and past guidelines were reviewed, differences analyzed, and a draft of guidelines is being developed. New items such as SAFETY will be included. For example, defining what can and cannot be done by individuals working alone in the common areas.

Once the committee finalizes the drafts in these three areas, they will be communicated to the board, to former and current landscape committee members, and others interested in reviewing this material. Their input will be considered before finalizing our recommendations. The target date for completion of the recommendations is the January annual meeting.



*At least 29 giant blue agave (agave americana) spiked this year, reaching a height of well over 20 feet!*



## From Your Architectural Review Committee

*By George Pavey, Chair*

There have been many new residents arriving in Townhouse VI this past year or so. It naturally seems that this increases the trend to re-do homes and patios thereby bringing the functions of our Architectural Review Committee into play. Multiple articles in our C,C&Rs outline the responsibilities of our committee and we urge all to read them to better understand our duties. There are other Architectural Guidelines that are approved by our Board of Directors that are important, also; contact me if you have misplaced yours.

We receive many requests each year for a wide variety of alterations to our properties such as exterior painting of all structures or alterations to patio walls. Replacement of windows is common, as is replacing garage doors. Solar panels are becoming more popular and we work with the installers to encourage that placements are as unobtrusive as possible. People need replacement of HVAC units. Re-doing landscape on your property also comes under the purview of the committee to ensure that views of neighbors are taken into consideration. These are some of the projects that homeowners need to get approval for from the Architectural Committee.

We all take great pride in our homes and our neighborhood and following our guidelines continues to make Townhouse VI one of the most desirable places to live in Green Valley.

### **Architectural Review Committee:**

**Bob Huff** 520-399-2499

**Sabbina Nelson** 616-690-1137

**George Pavey** 509-994-6041

### **Reminder**

*From Jackie Means, Board Secretary*

The dues notice, election ballot and Annual Meeting notice have been sent. If you did not receive this mailing, please contact Jackie @ 520-393-8240.

The Annual Meeting is @ 9:30 Wednesday, January 15 at the East Center Auditorium. Hope to see you there!



*Ronnie Whitman proudly holds a lock of Beethoven's hair, 250 years after his birth!*

Newsletter Editor: Gill Batterman

Photos: Sharon Gaipman, Brad Whitman, Gill Batterman