

# TOWNHOUSE VI TALKS

*December 2017*

## Mark your Calendar!

### DECEMBER

**Tue. 12 Deadline for Board Nominations**  
To Carol Yarborough

**Wed. 13 THVI Board meeting**  
9:30a.m. East Center Lounge

**Th. 14 or Fri. 15 THVI Dues & Board Ballots mailed**

**2018!!**

### JANUARY

**Wed. 3 Ladies Lunch**  
12:30p.m. Venue TBA

**Wed. 17 THVI Annual Meeting**  
9:30a.m. East Center Auditorium

**Tue. 23 Appetizer Party**  
5p.m. Desert Hills Auditorium

**Wed. 24 THVI Board meeting**  
9:30a.m. East Center Lounge

### FEBRUARY

**Wed. 13 THVI Board meeting**  
9:30a.m. East Center

**Tue. 23 Catered Dinner Party**  
5p.m. Desert Hills Auditorium

### MARCH

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

**Fri. 23 Potluck**  
5p.m. Continental Vistas Rec. Room

## Letter from the President

Welcome back to our seasonal residents and hello to our fulltime residents. I want to thank Gill Batterman for the great job pulling together the THVI News Letters; this is the first for this season. Activity in other areas of THVI is also picking-up: we've had our first Board meeting and our first pot-luck. Both were in November and were well attended. Other committees are busy working on tasks for the coming season.

Speaking of the THVI Board and Committees, it's that time of the year when we're looking for nominees to run for the Board and people to volunteer for various HOA committees. Nominations for the THVI Board must be received before the December 13<sup>th</sup> Board meeting. People interested in getting involved in any of the committee activities are welcome at any time and can contact me at (505) 401-0823.

Finally, seasonal residents will notice our new pavement. We all need to thank both past residents of THVI for making sure we had the financial resources to resurface the roads and Bob Post, our Roads Chairman, for the great job he did managing the replacement process.

*Dan Thompson*

## News for the Newsletter

Send **Gill Batterman** information about THVI residents, events, etc., for inclusion in the next newsletter, probably out in late January.

Email: [gbatterman@gmail.com](mailto:gbatterman@gmail.com)

Green Valley Tel: 520-269-6506

## THVI Governance and Guidelines Reminders for Home Owners

*We began this regular feature in the April Newsletter, because unfortunately we sometimes forget our HOA's rules and regulations! This is from:*

### Common Area Landscaping Guidelines

#### III. Landscaping and Landscape Maintenance

- A. The Landscaping Committee is responsible for the maintenance of the common area by replanting and removing growth for aesthetic and safety concerns..... Owners, with the permission of the Board and under the supervision of the Landscape Chair, may hire licensed, insured contractors to do limited work in the common area.
- B. Any owner/occupant ...desiring to accomplish any of the following actions must first obtain the approval of the Landscaping Committee:
  - 1. Plant any plant in the common area.
  - 2. Prune any tree growing in the common area.

**Note:** you received a copy of these guidelines in your THVI Owners Packet when you purchased your house. If you can't find your copy, contact our (volunteer!) secretary Donna Coon for another copy.

## Many, Many Thanks To:

**Bob Post** for our beautiful, smooth new roads.

**Al Hunt** (belatedly) for the new flag that flies at our entrance.

**All the 'full-timers'** for keeping an eye on their snowbird neighbors' homes.

**Laurie Anderson** and **Bob Huff** who for many years have updated and organized the notices of events for the notice boards at our entrances.

**Donna Coon** and **Brad Whitman** for taking over looking after our notice boards.

**Brad Whitman** for also being our "welcoming committee" over the summer, and moreover for repeatedly sweeping off the sand and gravel washed onto roads by the summer monsoons.

**Mark Batterman, Don Udell, Brad Whitman** and **Dan Bell** for forming an impromptu landscaping crew over the summer to clear up branches broken during the monsoons.

**Don Udell** for his ongoing work with ditching, etc., over the summer.

**Marilyn Weaver** for the great name badges she has made us all.

**The 8 people who put up our holiday decorations**, expertly led by **Susan Post**.

**All the Other Residents** - Board officers and members, committee workers, and other people - who perform the tasks which keep THVI running and make it the special place we live in and love!



*Bird of Paradise in August*

## Meet and Greet Our New Neighbors

### **David Merritt and Leen Edwards (and Tuc too!)**

***775 W. Calle de Alegria***

**Leen writes:** "Keep Portland Weird" got a little less weird with our arrival to Townhouse VI-B... haha!!

We've spent the prior twenty-plus years working together (literally) operating a launch boat (water-taxi for the shipping industry) on the Columbia River in Portland Oregon. We are both coast guard licensed boat operators, but deckhands are hard to keep, so I acted as deckhand which allowed us to share the same boat and schedule!



David hails from Illinois and graduated (History, Philosophy/Religion) from Illinois Wesleyan in 1969. His storied past includes social worker, musician (guitar, banjo, harp & vocals), food service & restaurateur besides thirty years as a Captain for Anchorage Launch Service Co.

I grew up in San Diego and attended San Diego State University (PE, Recreation and Art). Livelihoods included picture framer, photo retoucher, freelance artist and photo gallery curator before I met and married David and life on the river!

Our "children" are of the canine variety... currently 'Tuc', whom we adopted from Pima County Animal Care in Tucson while visiting friends and family several years ago.

We'll focus on our art interests and an active lifestyle in this wonderfully temperate climate... We're happy to be here, full-time!

**Joyce Kaminski and Randy Morrison**  
***835 Los Opalos***

**Joyce writes:** Hi, I am Joyce Kaminski. My brother, Wayne "Randy" Morrison and I moved to Green Valley in July of this year. We were born and raised in Pittsburgh, PA and yes, we are diehard Steelers, Penguins and Pirates fans. We are each other's only siblings.

We were not always living together. After attending college, my brother moved to Los Angeles and worked in "the industry" at Warner Brothers Records, involved in PR and record production and later worked with set designers, arranging props for movies, TV shows and commercials. I moved to the Washington, D.C. area and worked as an Administrative Assistant for the government (IRS) and at TRW, a government contractor.

At age 40, I decided to obtain a college degree and get into a totally different career. I moved back to Pittsburgh and got my B.S. in Health Sciences and Masters in Occupational Therapy from Duquesne University. While I was in graduate school, my mother passed away and after graduation I remained in Pittsburgh to work and became my father's caregiver until he passed away from complications of Alzheimer's in 2005.

I then decided to sell the home and become a travel OT. I took a travel assignment in LA and hooked back up with my brother. When my brother decided to retire, we both moved back to Pittsburgh but my brother's tolerance for winter weather had decreased due to his many years living in Southern California and he encouraged me to get a license to travel and practice OT in New Mexico and Arizona so he could travel with me and check out warmer places to retire. Along the way, we decided that since we were both unmarried it would make sense to pool our resources and buy a home together.

Over the years, I worked in Home Health and Skilled Nursing facilities all over Arizona. We always ended up liking Tucson the best so at the beginning of this year I got a travel assignment working in Tucson as a Home Health OT and we contacted realtors to help us locate a home. When our dream home did not appear in Tucson, we decided to check out Green Valley. Our realtor, Roxanne Stone of Long Realty, was very attentive and showed us some wonderful properties here but we fell in love with 835 S. Los Opalos.

My retired brother enjoys taking pictures and four of his pictures have been published in the Green Valley News. I am semi-retired and currently work on a part time/as needed basis in the Rehab Department in the new swing bed unit at Green Valley Hospital. As we have only been here a few months, we are still very busy with settling in and organizing our new home but we look forward to becoming more active in the community and discovering all the things Green Valley has to offer.

# John Snively and Carol West

801 S. Camino del Monte



**John writes:** Born in Tucson at St. Mary's hospital in 1951, **John** found his love for music early in life, taking piano lessons and then clarinet lessons during middle and high school. As a senior at Catalina High John played a solo in a concert with the Tucson Youth Symphony, and then was chosen to perform in Carnegie Hall in the American Youth Performs Orchestra conducted by Carmen Dragon. In his freshman year at the University of Arizona as a music major, John auditioned for the Tucson Symphony and has played clarinet, bass clarinet and saxophone in that orchestra almost continuously since 1969. He is 2nd in tenure in the TSO. As a senior at the U. of A., John performed all summer with the First Disneyland All American College Band. John began teaching woodwinds, music appreciation and Music History at Pima Community College in the mid 70's and continued with P.C.C. while earning a master's in Clarinet Performance with Northern Arizona University and then a doctorate in Clarinet and Music Education at the U. of A. John toured Mexico, Puerto Rico and Arizona as a saxophonist in the Sonora Quartet and then with his own ensemble, *Concertissimo*. He formed a band at P.C.C. which eventually became Sonora Winds which he conducted for 20 years until retiring this past year. He assisted in founding the Opening Minds Through The Arts program in the Tucson School district, and taught at Peter Howell Elementary as an Arts Integration Specialist for 17 years. For the past 11 years John has conducted the **Green Valley Concert Band; their next concert is 7p.m. Sunday December 10<sup>th</sup> at Sahuarita High School.** Tickets from John, at the door, or at [greenvalleyconcertband.org](http://www.greenvalleyconcertband.org) Hold Control and Click to see the article: [http://www.gvnews.com/get\\_out/concert-band-welcomes-young-musicians/article\\_0ba2bb92-d6b7-11e7-8889-5be5051f211d.html](http://www.gvnews.com/get_out/concert-band-welcomes-young-musicians/article_0ba2bb92-d6b7-11e7-8889-5be5051f211d.html)

**Carol writes:** Carol retired from a career with the National Park Service in 2013 soon after marrying John and moving to Tucson. Including 3-6 month seasonal stints, and “permanent” assignments 1972 through 2013, she worked at some very special places. After volunteering at Navajo National Monument, near Shonto where she spent her junior and high school years, and Walnut Canyon National Monument, near Flagstaff, she landed her first paid seasonal ranger job at Yosemite National Monument. What a place to start! This led to ranger positions in Grand Teton National Park, Grand Canyon National Park, and Pt. Reyes National Seashore. After moving to Alaska in the 1980s, Carol's made a career shift and worked for the National Park Service, Alaska Regional Office, as an Historian, working primarily on World War II National Historic Landmarks on the Aleutian Islands, but also on other National Register of Historic Places sites. In the early-90s, however, Carol wanted to again work in National Parks and accepted the Chief Ranger position at Sitka National Historical Park in Southeast Alaska. After 22 years, a piece of her heart remains in Alaska; however, in 2000, Carol returned to the “lower 48” as Chief of Cultural Resources at Cumberland Gap National Historical Park in the tri-state area of southeast Kentucky, northeast Tennessee, and southwest Virginia. When she left Cumberland Gap in 2003, she was honored by the Commonwealth of Kentucky, as Governor Paul Patton conferred on her an honorary commission as a Kentucky Colonel. Carol accepted a position as Chief Ranger at Casa Grande Ruins National Monument in 2003, in order to be closer to her aging parents and other family in Arizona. At Casa Grande Ruins, Carol was instrumental in designing and constructing a new rammed earth theater and produced a visitor orientation film which continues to be shown in the theater. Hosting an annual American Indian Music Festival was probably the highlight of Carol's service at Casa Grande Ruins. Music has always been an important part of Carol's life, from her early piano lessons, to playing in the Monument Valley High School Band, and in the Arizona All-State High School Band. For three of the same years her husband John Snively also played in the All-State Band, although in a different division. It was his music that first attracted Carol to John when they met “on-line” in 2009, and music continues to be much of the focus of their lives together.

John has four children and one granddaughter, while Carol has a daughter and three granddaughters. They enjoy their blended families and spending as much time as possible in their summer home in Eagar, at the edge of the White Mountains in east central Arizona.

## In Memoriam

**Richard Bock Sr.**, May 12<sup>th</sup>,  
Previously of 801 del Monte  
**Harold Gillespie**, July  
Previously of 835 Placita Topa

## Snowbirds who have become THVI “year round” residents

**Gill and Mark Batterman**, 845 Placita Topa  
**Cathy and Hugh Bennett**, 815 Los Opalos  
**Bernie and Don Nicholson**, 755 Los Opalos  
**Dan and Cece Thompson**, 821 Los Zafiros

## News of Former Residents

**Sandra Rooney** has now settled into life at La Posada, and is still hiking with the GVR Hiking Club. She sends greetings to her friends in THVI.

## People who have left THVI

**Ruth and Arnie Gruys**, 775 Alegria  
**Bobbie and Norm Lemmon**, 919 Los Zafiros  
**Kathy Johnson**, 835 Los Opalos  
**Carl Conney**, 815 Los Diamantes  
**Don and Caroline McMahon**, 713 del Monte

## All Residents

**If you have changed your email address or phone number, please send an update to THVI Secretary, Donna Coon, [coondj4@gmail.com](mailto:coondj4@gmail.com) so that it appears in the 2018 THVI Residents List we shall receive at the Annual meeting in January.**

## Learn To Play Mah Jongg

Hi, I'm CeCe Thompson and I'm a Mah Jongg addict. Mah Jongg is an ancient Asian tile game. There are many types of Mah Jongg including, but not limited to, Chinese, National (American) and Wright Patterson. I play and can teach you to play Wright Patterson Mah Jongg. If you play any card games you can play Mah Jongg.

We will meet Thursdays at 12:30 at my house starting December 14<sup>th</sup>. There is only a \$6 charge for the rule book. I can accommodate up to 8 players. If you want to learn call me at:

(505) 401-2124.

I'm hoping to start a THVI play group where we will play at each other's home once a week. So call me. *CeCe*

## Report from the Roads Committee

*By Bob Post, Chair*

The Townhouse VI Roads Committee wishes to thank all of the residents for their cooperation during the roads repaving project last April. The Board of Directors authorized a maximum expenditure of \$236,175.00 and the project was completed for the total sum of \$232,065.50.

The Roads Committee continues to meet and shortly will be making recommendations to the Board of Directors regarding sealer of the new surfaces as well as replacement of two existing stop signs and installation of two additional stop signs creating a three way stop at the intersection of Placita Topa.

The committee is also discussing an increase in the annual appropriation of \$16,000 to the road fund in order to keep up with inflation in the future.

### Road Project Summary 4.29.2017, revised 11.7.2017

	Board Authorized Budget \$	Expenditure \$	Total Expenditure \$
Western Technologies 1.25.2017	2,000.00	2,000.00	
Western Technologies 3.22.2017	3,225.00	2,492.00	
Total Western Technologies			4,492.50
Ace Asphalt	220,000.00	220,000.00	
Contingency (saw cut driveways)	10,000.00	4,340.00	
Total Ace Asphalt			224,340.00
Ballesteros tree trimming	950.00		950.00
Green Valley Electric Pole Lites at Alegria Heights			1,785.00
Road edge rocks			500.00
<b>Grand Total</b>	<b>236,175.00</b>		<b>232,065.50</b>

**Note:** At the end of this newsletter you will find the minutes from the Roads and Arroyos Committee meeting of November 15<sup>th</sup> .

# Social Committee Report

*By Gill Batterman, Chair*

The 8 members of the Social Committee are busy planning our usual series of events for January, February and March, and the monthly Ladies Lunches. We feel these events are important, for by having fun together we get to know each other and we become more of a community. We hope to see you all at the Appetizer Party in January!

*45 people attended our first potluck at Continental Vistas on Nov. 16<sup>th</sup>. As usual, the food was copious and delicious, and a merry time was had by all. Name badges made by Marilyn Weaver were a great success; please always return yours!*



## Appetizer Party

**5p.m. Tuesday January 23<sup>rd</sup>**

**Desert Hills Auditorium**

**Bring an appetizer**



**Soft drinks and mixers  
provided.**

**BYOB if you prefer alcohol!**

# Landscape Committee Report

*By Mark Batterman*



***Hey ho, hey ho....Many of the landscaping crew on the first day of work!***

The THVI Volunteer Landscaping Crew is off to a great start for our winter season. We started our Tuesday morning schedule on Nov. 14th with 17 bright eyed and cheerful people ready to work.

Our mission is to do the best we can to manage and manicure the desert landscape that makes up the 20 + acres of common area in our neighborhood, which belongs to all of us. This year the Landscape Committee has agreed to take on an additional job brought on by the repaving of our streets. River rock and some larger stones need to be put back along the common area side of all streets, to fill in any gaps to protect the street edge. Then if a UPS truck cuts a corner the pavement edge doesn't start to break off.

As usual, our plan is to work on the most visible areas of neighborhood first: our entrance on La Cañada, up Topacios, and our side of Alegria. After that we will work on the common area between each row of houses. This is a big undertaking!

Joining the landscape crew on Tuesday mornings is a great way to help the HOA and get to know your neighbors. Shovel leaning, stories, jokes and gossip, along with work, are all gladly accepted. We are out each Tuesday morning through mid-March. Hope to see you out with the gang!

## **Minutes of the Townhouse VI Roads and Arroyos Committee Meeting**

### **November 15, 2017**

The HOA board, at its November 8 regular meeting, asked the Roads Committee to estimate the cost of and schedule for seal coating the recently-paved streets.

Chair Bob Post and committee members Dan Thompson, Noel Ryder, Don Udell, and Peter Freer met at 2PM on November 15 at the Post home.

The committee recommends that the board approve the hire of Western Technologies for \$950.00, to prepare an RFP for seal coating services. Seal coating could occur in March.

The landscape Committee has requested \$500.00 from the paving project fund to purchase rock. The Roads Committee recommends the HOA board approve this request.

Considerable discussion ensued to two additional topics: stop signs/general signage/traffic and restoration of the paving project fund, now at \$6,000+. These discussions will continue.

**Signs and Traffic.** One or two stop signs may need replacement. The committee will check with .Pima County on stop sign standards. General signage (welcome, neighborhood watch, etc.) should be re-designed to be more uniform and attractive, with further discussion in the New Year. Through traffic from Townhouse VI-B and Townhouse IV on Topacios is a concern, particularly where Topacios passes Placita Topa. Stops signs or speed bumps may be necessary. Further committee discussion is planned on these topics.

**Paving Fund.** The Paving Project Fund is essentially depleted and must be rebuilt for the benefit of future residents. Committee members were concerned that the current annual appropriation of \$16,200 to the pavement fund may not be sufficient to meet paving costs in twenty years. The committee believes that future home owners should have the same benefit enjoyed by current home owners, i.e. a complete re-paving project without the need for special assessments. While additional study is needed, the committee thinks it is appropriate to consider a raise in the annual homeowners' dues if necessary to full capitalize the Paving Project Fund over twenty to thirty years.