

The San Ignacio View

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SEPTEMBER, 2017

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MONSOON UPDATE

With over 7 inches of rain thus far weeds and grasses have been flourishing and many properties are starting to need some tender loving care. If you don't have an established schedule for maintenance please inform your landscaper/care giver to make sure that your property is on their schedule. This should be completed by mid to late September when the monsoon should be at an end.

TEP RATE INCREASE

Tucson Electric (TEP) recently increased rates. A "Rate Change Forum" is scheduled for Thursday, October 26 at 1 PM in GVR's Las Campanas Ocotillo Room. You will be able to ask questions about the new pricing plans offered. You can obtain information concerning this on TEP link:

<https://www.tep.com/news/new-pricing-plans-updated-rates-approved-for-tep-customers/>

INCREASE IN SEWAGE RATES

You might want to review your latest sewage bill. This is an email I received from one of our homeowners: "Received my sewer bill today and it went up 61%. I know we had one month this winter with higher water usage due to an irrigation leak, but not that much higher! Wondering if others are experiencing the same thing. Considering that we are only in Green Valley six months out of the year, we are paying the equivalent of \$115 per month for sewer."

The HOA Secretary contacted Pima County Sewer and confirmed each year sewer bills are based on the previous Dec, Jan and Feb. The representative advised there was a small increase and estimated that my personal monthly bill would probably increase from \$24.46 to \$25.08.

You could appeal your new monthly rate for the coming year if you feel it is out of line. There is supposed to be an attachment in bills that are delivered by mail that explains the way the increase is calculated. This same information is supposedly included in the email version of the invoice.

The representative from waste water management said a homeowner should call Green Valley Water District (520-625-9112) and ask them to send your account record from July 2016 to June 2017 to waste water management and ask them to recalculate your monthly charge if you think it is excessive.

Part-time residents can have your bill placed on "vacation rate", which is I believe is somewhere around \$16 per month administrative fee, for the months you are away.

If you want to contact them via email it is: wastewatercs@wwm.pima.gov

To talk to them in person call: 520-724-6609 and then use the #4 option for sewer bills.

2018 HOMEOWNERS DUES ASSESSMENT

In September and October, the Financial Advisory Committee will be reviewing the 2018 draft operating budget and our current Replacement Reserve Plan. SIV has contracted with Association Reserves to perform a "no-site" review of our current Reserve Plan This review was completed on 7-6-17 and is posted on the financial page of our website.

The 2018 budget will be presented to the Board at the October meeting and the budget and 2018 assessment will be voted upon at the November board meeting. It appears that dues will either remain at \$530/year or have a modest increase of \$5 and will be invoiced at the beginning of December and payable by January 1, 2018.

REMINDER – GET YOUR NEW GVR MEMBER ID CARDS

ALL HOMEOWNERS who have a card issued before March 20, 2017 need to have a new card issued. If you are in Green Valley now plan to beat the fall rush when winter residents return. (see Pages 3-4)

GREEN VALLEY HOSPITAL UPDATE COMMUNITY FORUM

If you were unable to attend the Green Valley Hospital Update Community Forum held this Spring, another one is scheduled for November 6 at GVR's West Center and it is OPEN TO THE PUBLIC.

SYMPATHY

Condolences are extended to Louise Bonin (Harvest Moon Drive) and her family on the recent passing of her husband Edward.

NEW HOMEOWNERS SINCE APRIL 2017

OWNERS	ADDRESS	ALT ADDRESS	PHONE(S)
Ted Halter & Berdell Nelson <i>Previous Owner: Cliff & Marie Marrs</i>	4967 S Gloria View Ct	Camas, WA	360.904.8459
John & Diane Plantz <i>Previous Owner: Elizabeth Mergens</i>	4947 S Harvest Moon Dr	Cadott, WI	John: 715.215.1244 Diane: 715.215.1242
Diana Sheets <i>Previous Owner: Dick & Laura Reilly</i>	1649 W Sonoran View Dr		816.824.6852
Dario & Anna Rosso <i>Previous Owner: Jim & Nancy Callahan</i>	4919 S Gloria View Ct		Dario: 917.842.9011 Anna: 520.850.3398
Jan & Melissa Holmblad <i>Previous Owner: Barbara Hoerning</i>	4879 S Gloria View Ct		520.393.3612
Tom & Ragnhild Adams <i>Previous Owner: Tim & Chris Olson</i>	4925 S Meadow Ridge Dr	Kalama, WA	206.948.9422 206.948.9487

From January 1 to August 31 there have been 14 homes that have changed hands and one more is slated to close by mid-December. To my knowledge, as of 8/25/17 there WAS only one home on the market in SIV and yesterday that home sold with a closing date of 9/30/17. If you have been considering selling it appears it is a good time to list your property as our sub-division is very popular!

COMING EVENTS (RESERVE THE DATES)

Arrive after 4:30 PM, Serving Line opens at 5 PM – Look for email updates.

Sept 30, 2017	POTLUCK	Canoa Hills Saguaro Rm
Nov 18, 2017	POTLUCK	Canoa Hills Saguaro/Palo Verde Rooms

UPCOMING BOARD MEETINGS

Oct. 9, 2017	9 AM -	Canoa Hills Social Center - Mesquite Room
Nov. 13, 2017	9 AM -	Canoa Hills Social Center - Mesquite Room

We are hoping to hold the 2018 Annual Meeting on March 6, 2018 from 9:30 AM – 11 AM at Canoa Hills Social Center in the Saguaro Room. I am awaiting confirmation from GVR. Normally GVR assigns these rooms by now, but it has been delayed because they need to install a new scheduling system. As soon as I am notified, which should be later this fall, I will post this our website.

GREEN VALLEY RECREATION

SPECIAL BULLETIN! **New Member ID Cards**

The Member ID card readers that provide access to GVR facilities and record attendance in fitness centers and pools are wearing out. We have found a superior alternative! The new units come at a much lower cost and have a longer lifespan. Even better, they don't require members to swipe their cards through a channel—when a card is passed by the sensor on the reader, the gate will unlock, simple as that.

Easier, cheaper, and more durable? What's the catch?!

As with many things in life, there is a downside. In this case, the downside is that **members need to visit a center to trade their existing card for a new "proximity card"** that will work with the new card readers.

WHO: If you received your Member ID card before March 20, 2017, you need a new one. Members may trade-in their spouse's card on their behalf, but all tenants and additional cardholders need to appear in person. Your member number will NOT change if you trade an old card for a new one.

WHAT: Bring in your current Member ID card or cards (if you have guest cards, those also need to be replaced) and trade them for FREE proximity cards.

- **Guest proximity cards** can be re-activated, so **please keep them** after they expire, and bring them in to be reactivated for your future guests. Replacement guest cards will cost \$15.00—same as replacement Member ID cards.
- **The new system does not allow for duplicate Member ID cards. Each member can have just one active card at a time.** We regret the inconvenience this might cause some folks who have been accustomed to using duplicate cards. Virtually all membership-based recreation facilities have a one-card per member policy to reduce the significant problem of unauthorized persons using the facilities at the expense of the paying members.
- Members who own multiple homes will receive ONE CARD, associated with their primary address. Inexpensive guest and tenant passes remain readily available.

WHEN: Immediately, members may trade cards at the centers listed below. Card reader machines will be replaced over the course of the summer.

WHERE:

- **East Center:** 8am-4pm Monday-Friday. Closed for lunch from 12:30-1:30pm
- **Las Campanas:** 8am-4pm Monday-Friday. Closed for lunch from 11:30-12:30pm
- **West Center:** 8am-4pm Monday-Friday, 10am-2pm Weekends and holidays
- **Canoa Hills:** 8am-4pm Monday-Friday. Closed for lunch from 11:30-12:30pm
- **Santa Rita Springs:** 8am-1pm Monday-Wednesday until 1pm on May 10 when the office will close for the season.

The new proximity cards will work with both new and old readers, but old cards will not work with the new card readers. It is better to get a new card before you think you need than to wait until you can't get into your center!

Card readers will be replaced one center at a time. In the coming weeks, we will develop a master schedule and we will publish that as soon as it is prepared. We will post advance notice at each center--even on each card reader! Don't worry—you will have plenty of warning and plenty of time to get to a customer service office to trade your card/s.

As GVR members ourselves, we know that members are focused on recreation, not the details of card reader technology and work plan schedules. We would not want our access interrupted, so we are doing our very best to ensure that members have ample opportunity to avoid having their access interrupted.

Come visit us at a CSR office to trade in your member ID card!

When you get a chance to see them in action, we think you'll love the new cards.