

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.

February 2022

Mark the Calendar!

**And watch your email
for news of
Social Events!**

MARCH

Wed. 9 Board meeting
9.30a.m. On zoom

**Sun. 13 Daylight Saving
Day Party??**
Watch for further notice.

APRIL

**Fri. 1 April Fools Surprise
Party??**
Watch for further notice.

OCTOBER

Wed. 19 Board Meeting
9.30a.m.

DECEMBER

Wed. 9 Board Meeting
9.30a.m.

Note: This and some previous “Townhouse VI Talks” newsletters are on our website at <https://www.gvth6hoa.com> Since they sometimes contain personal information, they are on the RESIDENTS page, which is password protected and therefore only available to THVI residents.

President’s Message

Almost all of the northern clan of THVI has returned. It is very nice to see everyone again, welcome back! I’ve noticed the landscape volunteer crew has more than doubled since the fall and the pace of progress has picked up.

I am sure everyone knows by now that the drainage ditch along Alegria was damaged by the heavy summer rains. This is a serious situation as a small amount of new asphalt was washed away. In the near future, action will be taken to verify the scope of the repair. Crushed rock was already placed against the pavement’s edge on the western portion of Alegria to prevent erosion. Thanks to all who volunteered on this project.

The new THVI website is being rolled out! One objective of the site is for it to become THVI’s primary communication tool. Just go to www.gvth6hoa.com to visit the HOME page for the latest HOA news and for a schedule of events.

Recently the Arizona Department of Forestry and Fire Prevention surveyed our common area. The survey concluded that the fire hazard risk in THVI was low. No other information is available at this time.

Enjoy THVI and the Valley,

Bill Stephenson

Meet and Greet Our New Residents, Chris and Kathy Hafer

851 Del Monte



We rented for five years at this address and then decided to buy last year. So we recently moved to Green Valley Townhouse VI from Soldotna, Alaska, but we are still snowbirds. We've been married for 47 years and have lived in Great Falls, Montana; Anchorage and Soldotna, Alaska. The Air Force brought us to Alaska where we've resided for 46 years. After the Air Force, Chris worked and retired from Flight Check for the Federal Aviation Administration in Anchorage. Kathy worked over 30 years for two mechanical and electrical engineering firms. We have two grown sons. Our older son lives in Anchorage with his wife and two dogs, and our younger son lives in Portland with his wife and two young daughters. We always have a fun time getting together with our granddogs and cute red-headed granddaughters. We are looking forward to making new friends and enjoying the warm winters that Arizona offers.

This halibut was caught in Cook Inlet in Alaska and it weighed about 120 pounds.

Welcome Back!

Sam Day, who used to live on Opalos, and his wife Mary. They are renting 855 Placita Topa for 3 months.

In Memoriam

Bob Mareck, December 22nd, 2021. Formerly of 703 Los Zafiros, he recently published a novel, "Desert Fountainhead", under the pen name "Marek Friedl", set in our borderlands and dealing with many of the issues we know about – immigration, water, development. You can order it from the GV Bookshop – a worthwhile read!

<https://www.lansingstatejournal.com/obituaries/ljsj076714>

Loren Rigterink, January 24th, 2022. Formerly of 729 Del Monte, he was the brother-in-law of Ron and Helen Bakker, who live at 719 Del Monte.

<http://langelandsterenberg.tributes.com/obituary/show/Loren-Rigterink-108536103>

THVI's New Website - <https://www.gvth6hoa.com>

By Bill Stephenson, Chair, Web Optimization Committee

Over the past year six volunteers, some technically savvy and some not, worked to optimize our website. The objective was to make it very user friendly and make it our primary tool of communication.

Many thanks and a big shoutout to Mark

Udell for pioneering the development of and maintaining our original website.



The new website includes the following pages:

- HOME will contain all the latest THVI news and event information and contain links for new homeowners, renters and visitors.
- OUR HOA talks about all the good things about THVI and shows the HOA plat maps.
- GOVERNANCE is your go to place to learn who's on the board and on committees. To learn about our governing documents, policies, and guidelines see the DOCUMENTS drop down page.
- COMMUNITY contains links to necessary items such as utilities as well as things to do and see in the area. In addition it contains a write-up about Green Valley community.
- RESIDENTS is password protected. Here you will find residents' information, finances, newsletters, and again the HOA maps.

The Website Optimization Team hopes you enjoy the new site and wants you to know that they are here to help you with any technical questions or questions about how to access the site on your computer, tablet, or phone. Please give them a call:

Bill Stephenson
Vickie Stephenson
Donna Coon

Mark Spence
Sharon Gaipman
Gill Batterman

2022 Annual Meeting



Once again, the Annual Meeting was on zoom, like all Board meetings since the start of Covid. Approximately 20 residents participated, a much smaller number than at previous in-person Annual Meetings; for example, in 2019 over 50 residents attended.

Board candidates Bill Stephenson and Jackie Means were re-elected, and Rick Oliveira was elected for the first time, replacing George Pavey who decided one three-year term on the Board was sufficient!

2022 Board Membership

Officers

President - Bill Stephenson
Vice President - Dan Thompson
Secretary - Jackie Means
Treasurer - Sandy Cooney

Members

Ernie Stelzer
Mark Spence
Sharon Gaipman
Shawneen Schmitt
Rick Oliveira

2022 Committee Membership

COMMITTEE	CHAIR	MEMBERS
Architecture	Mark Spence	Dan Schmitt, George Pavey
Financial Review Committee	Board Liaison: Ernie Stelzer	Sharon Deno, Dan Schmitt, Steve Chase
Landscape	Tim Cooney	Gary Allan, Bob Laux-Bachand, Rick Oliveira
Nominating	Jackie Means	Dan Thompson, Bill Stephenson, Bernie Nicholson
Roads	Bob Post	Dan Thompson
Social	Shawneen Schmitt	Jane O' Leary, Fran Chapman, Sharon Gaipman, Janet Woessner, Stephanie Spence
Website Support	Bill Stephenson	Vickie Stephenson, Donna Coon, Mark Spence, Sharon Gaipman, Gill Batterman
Welcome	Gill Batterman	Bernie Nicholson, Vickie Stephenson, Leen Edwards
G V Council Rep	Jackie Means	Alternate: Gill Batterman

Congratulations to Jane Anderson on Turning 100!

Jane has lived in her house on Los Diamantes since 1990. She continues to maintain that THVI is the best place to live in Green Valley for it is centrally located, with our beautiful native landscaping and wonderful neighbors.

Needed: A Volunteer to Look after the Notice Boards!

Our hardworking secretary could use some help! She would be delighted if someone would take over from her putting up and taking down notices for our different events on the noticeboards at each end of Los Topacios. Contact Jackie Means at 520-393-8240 or jmeans1214@gmail.com

Getting-Together Places in THVI

Since all indoor THVI social events have been canceled for the past two years, the Social Committee wanted to create some outdoor spaces where people could get together. Fran Chapman donated a table and chairs to create this first spot, located at the Los Topacios end of the common area between Del Monte and Los Zafiros. There are plans to establish a couple more similar outdoor meeting spaces, exact venues still undecided.



Social Committee chair Shawneen Schmitt, her husband Dan and Ginger meet with committee member Fran Chapman and her husband Harlan at THVI's first outdoor get-together/meeting spot.

Have you noticed how many of our large century plants/ blue agaves have died this year?

This is the work of the Snout-nosed beetle or weevil, called “the snot-nosed beetle” by the THVI landscape volunteers as it causes so much of damage.

“The insects usually choose unhealthy or old agaves to deposit their eggs (Remember



*Snout-nosed beetle larvae maggots
Agave photos: Dan Bell*

how they were all collapsing last June from lack of water? Ed.) The bite of the weevil deposits bacteria that literally rot the agave. As the tissues soften and decay, the parent and its progeny are merrily munching away on your plant. Damage occurs quickly, followed by death.”

www.gardeningknowhow.com

Putting in Rock to Save Our Edge of Calle Alegria

A crew of volunteers has been doing this heavy, back-breaking work one morning a week to prevent the edge of the road breaking off. Take a walk to the top of Alegria to see the result.

The process:

- 1. Dig down beside the road, sometimes with a pickaxe.*
- 2. Collect rocks from the 3 piles dumped by the vendor on Alegria and shovel into wheelbarrow.*
- 3. Wheel them down the road and dump them along the edge.*
- 4. Tamp them firmly into place.*



The workers:
Mark Batterman
Dan Bell
Tim Cooney
Don Eykelbosch
Bob Laux-
Bachand
Marilyn Oliveira
Rick Oliveira
Bill Stephenson
Dan Thompson



Architectural Review Committee

By Mark Spence, Chair

With the new CC&Rs and Architectural Guidelines passed in 2021, the Architectural Review Committee (ARC) has been preparing to conduct a walk-through inspection of THVI to see if there are any issues to make residents aware of. We have also been educating ourselves on HOA lighting since Pima County is updating its lighting requirements relative to the 'Dark Skies Initiative'. The current members of the Committee are Mark Spence, George Pavey, and Dan Schmitt.

We'd like to add a fourth committee member to round out our perspective; preferably someone with a bit of an artistic eye since the three of us are more the engineering types! If anyone is interested in joining the ARC, please let any member of the Committee know.

Roads and Arroyos Committee

By Bob Post, Chair

Crack filling and seal coat late April or early May. Details later.

Welcome Committee

By Gill Batterman, Chair

The reconstituted Welcome Committee has held two get-togethers with new THVI residents, an English Tea with Don and Lexi Eykelbosch, and Morning Coffee with Kathy and Chris Hafer.

We have several ideas about our purpose. Here is my first attempt to articulate them – they will doubtless become more polished as we gain experience in welcoming new people! We want new residents:

- To feel genuinely welcomed and valued as new members of our THVI community.
- To know several people right away to whom they can turn with questions and concerns.
- To begin to understand how living in an HOA is very different from living in an incorporated city, since most of us have not had this experience before.
- To understand, for those who are moving from a different HOA, that the organization of THVI may be very different.
- To understand that we have rules and regulations, but that these relate to the fact that we share a common space, and that we, the community, are in charge of ensuring things go smoothly.

We welcome input from you all about what would have been helpful when you first moved into your THVI house. Please pass your ideas on to any of us: Gill Batterman, Vickie Stephenson, Bernie Nicholson and Leen Edwards.

Landscape Committee

By Tim Cooney, Chair



The Landscape Committee and our weekly volunteer work crews have been busy working on the common areas of THVI. Extreme weather last summer and fall had us worried there was too much clean-up work to be done. The small number of fall volunteers worked hard all fall cleaning up the THVI entrance, Los Topacios, and Calle de Alegria common areas. We're now working west to east on the side streets' common areas.

Landscaping Volunteers hard at work on our main path.

The first of the year many winter residents returned, adding valuable hands to the work crews. We now have 21 people on the volunteer email list and weekly work crews are averaging 12 people. With these good turnouts we're back on schedule to complete our maintenance goals by spring.

The Committee and volunteers pitched in to assist on the Calle de Alegria rock project which required several days of hard work.



December after-work landscaping coffee, courtesy of Bill & Pat Peissig, long-time members of the Landscaping Volunteers Team.



All work and no play – well, we all know what that does! A volunteer wrote recently, “It’s nice to sit down and chat with team members you rarely share more than 2-3 sentences with.”

Talk to Tim Cooney, chair of Landscaping, if you would consider putting on a Landscaping Coffee.



Financial Review Committee

By Sandy Cooney, Treasurer

Many thanks to the following THVI residents who have agreed to serve on our newly established Financial Review Committee: Sharon Deno, Steve Chase and Dan Schmitt. Ernie Stelzer will be the Board representative on the Committee. Their main duties will be monthly review of the financial statements and coordination of an annual review of the financial statements. Thanks for your willingness to serve!

Have You Noticed Our New Road Signs?



Our main entrance sign on Los Topacios



Sign at the Alegria end of Los Topacios



Sign on the left of Alegria just above the Church, opposite a similar sign for Townhouse IV on the right of Alegria

After much consideration and discussion, and with the approval of the Board, Dan Thompson and Shawneen Schmitt have organized new signs, now installed.

It is hoped that the 15mph signs and the "Slow Blind Curve Ahead" sign just below the curve on Los Topacios by Placita Topa will have the desired effect and prevent people racing up the street. If it doesn't, the next move may have to be speed bumps, as both Townhouse IV and Continental Vistas have installed.

Sign on Los Topacios just below the curve by Placita Topa on Los Topacios



December Third Thirsty Thursday

Organized by the Social Committee, 20 people happily congregated at the north cul de sac of Los Opalos on December 16th for jokes and conversation, drinks and goodies, Christmas songs and gifts, and most important of all – friendship and community.

The Social Committee:

Fran Chapman, Janet Woessner, Shawneen Schmitt



Lulu does her dancing trick, watched by Linda & Mike Bennett, Bill & Pat Peissig



Singing their Hearts out:

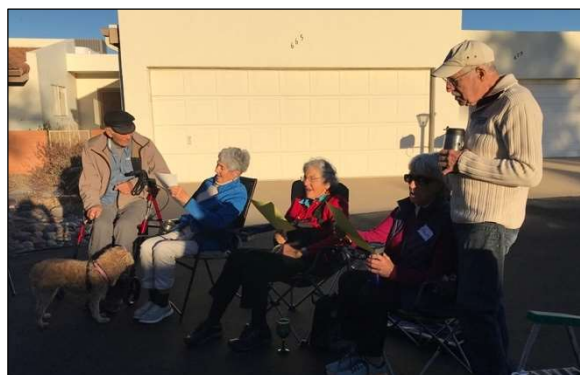
← *Bernie Nicholson*
Vickie Stephenson

Don Nicholson
Dan Schmitt →



← *Fran Chapman*
Shawneen Schmitt

Bill Peissig →
Pat Peissig
Gill Batterman
Helen Zaukas
George Pavey



Many, Many Thanks to:

- George Pavey, retiring Board member.
- Bill Stephenson, Dan Thompson, Jackie Means and Sandy Cooney who are willing to continue as our Board Officers, doing the hard work.
- The 30 residents who serve on the Board and all the different committees which make our HOA run so smoothly.
- The Alegria road-edging rock workers: Bill Stephenson, Bob Laux-Bachand, Dan Bell, Dan Thompson, Don Eykelbosch, Marilyn Oliveira, Mark Batterman, Rick Oliveira, Tim Cooney.
- Susan Post and her band of volunteers for again decorating our front entrance for the holidays. Apparently, people from others HOA's in Green Valley stop by to have their photo taken in front of the lit-up saguaro!
- Dan Thompson and Shawneen Schmitt for organizing our new road signs.
- Fran Chapman for donating a picnic table and chairs to our common area.
- The many other residents who volunteer and contribute to the well-being of THVI in one way or another, but whose names don't appear on any list!

**Newsletter Editor & principle Photographer:
Gill Batterman**

Please send me your ideas for the newsletter.

Also news of THVI residents current and past.

More THVI Photos



November 18th Third Thirsty Thursday



November 20th Bernie & Don Nicholson's son rides through GV in the Tour de Tucson



*November 20th
Cece Thompson sells
her beautiful jewelry
at the craft fair
in THIV's Manny's
Park.
Vickie Stephenson and
Gill Batterman are
both happily buying!*



*November 29th Decorating our front.
Photos: Marilyn Oliveira*



*February 8th
After-landscaping coffee
on the Battermans' patio*