

# 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.

*March 2020*

## Mark the Calendar!

### MARCH

**Thu. 5 Ladies Lunch**

12:30 Quail Creek

**Fri. 6 Ballot Deadline**

By-Laws &  
Articles of Incorporation

**Wed. 11 Board Meeting**

9:30a.m. East Center

**Tue. 17 St. Patrick's Day  
Dinner**

5p.m. Las Campanas

**Thu. 19 GVR Board  
Election Deadline**

### APRIL

**Wed. 1 Pizza Party**

5p.m. Continental Vistas

### OCTOBER

**Wed. 21 Board Meeting**

9:30a.m. East Center

### NOVEMBER

**Tue. 17 Potluck**

5p.m. Las Campanas

### DECEMBER

**Wed. 9 Board Meeting**

9:30a.m. East Center

**Sun. 6 Get-together**

**canceled**

## Letter from the President

Greetings from your HOA Board of Directors. The Board's major focus in 2019 was the revision of the THVI Articles of Incorporation and Bylaws. A Board committee including immediate past President Dan Thompson, Peter Freer, Donna Coon and Jackie Means worked throughout 2019 revising these documents to bring them into compliance with Arizona laws on planned communities and non-profit corporations, and to correct internal inconsistencies. These updated and improved documents are now before the membership for approval.

Major Board initiatives in 2020 include a review of the THVI Covenants, Conditions and Restrictions (the CC&R's) to determine the need for revisions, and Board action on revised landscape guidelines. The CC&R's were last amended in 2009 and have not been comprehensively revised since 1996. The Board approved the formation of a committee comprised of Bill Stephenson (Chair), Peter Freer, Jackie Means and Dan Thompson to review the CC&R's and list the areas where updates and revisions may be needed. For example, the current CC&R's do not prevent nightly rentals (think Air B&B), nor do they address property abandonment or damage. The Landscape Guidelines are under revision by a committee chaired by Bill Stephenson and will come before the Board this year. You can read a summary of the committee's work elsewhere in the newsletter.

Townhouse VI is a great place to live. The extent and park-like setting of our grounds and common areas is an invaluable asset. Our homeowners are active and pitch in to help create a community, whether it is through the popular events produced by the Social Committee, the weekly work of the landscape crew, the outreach of the Welcome Committee or the activity of the Block Captains. Neighbors walk together, dog owners

are out twice a day (or more) and everyone keeps an eye on the neighborhood. And projects like the recent re-paving show how well residents, and the Board, have planned and worked together for everyone's benefit.

Best to all as we creep (at the current pace anyway) into spring.

*Peter Freer*

## 2 Important Voting Reminders

**1. Please return your THVI ballots re. THVI Articles of Incorporation and Bylaws by Friday March 6<sup>th</sup>.**

The result will be announced at the board meeting on Wednesday March 11<sup>th</sup>.

**2. Please vote for Green Valley Recreation Board members by March 19<sup>th</sup>.**

GVR affects us all! For information on GVR Board candidates and the process, go to:

\*the GVR web site (gvrec.org) Click on Governance, then on 2020 GVR Election

Or

\*the Green Valley News (gvnews.com) and enter "GVR 2020 election candidates" under the search 'magnifying glass' icon.

You probably already know that our very own hardworking Donna Coon is running for a second term!

## Changes in Ownership since December 2019 Newsletter

**Welcome Stephen Chase**, who bought **725 S. Los Topacios** from **Dorrit "Bimby"** and **Vernon Jacob**. They have bought a different house in Green Valley and are reportedly living with their daughter. Their second house, at **715 S. Los Topacios**, is in the process of being sold.

## The THVI Board of Directors, 2020

### BOARD MISSION

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

Following the recent election of board members and the appointment of officers, here is the composition of the current board:

Officers: Peter Freer (re-elected), President

Bill Stephenson, Vice-President

Jackie Means, Secretary

Donna Coon, Treasurer

Returning board members:

George Pavey (Chair of the Architectural Review Committee)

Don Nicholson (Interim Chair of the Landscape Committee)

Shari Udell

New board members:

Sandy Cooney (Chair of the Audit Committee)

Sabbina Nelson



*Left to right: Donna Coon, Don Nicholson, Sandy Cooney, Sabinna Nelson, Shari Udell, Jackie Means, Peter Freer, Bill Stevenson*



## Landscaping Notes

*By Don Nicholson, chair*

The Landscape group continues to meet each week, weather permitting. Attendance runs from 8 to 14 each week. Our main focus this season is mainly removal of dead debris and keeping our common areas looking neat and natural. A special thank you to the Battermans for hosting an after-work gathering last month. With an eye on the weather we hope to work into mid-March, as in past years.



### **Thinking of joining us? Here is our uniform:**

- \*Your most comfortable pants, which your spouse no longer allows you to wear in public.  
Note the long johns underneath – often a good idea at 7:30a.m.!
- \*Suitable footwear. Some choose steel-toed boots, while others advocate 1992 boat shoes.
- \*Ladies wear fleece hats, which protect them as they unsuspectingly advance into a prickly cactus while bent double weeding, while gentlemen favor ball caps.
- \*Serious anti-thorn gloves. The pair in the middle are Kevlar, and therefore ideal!



*Do you recognize the landscapers modeling each of these essential articles of clothing?*





*George Nelson demolishes one of the many century plant agaves that flowered last summer and then fell over, helped by Dan Bell, who took the photos.*



*Some of the remains of the agave, from which we can deduce that George is indeed a woodworker extraordinaire!*



*Landscape volunteers enjoying a well-deserved coffee and treats on the Battermans' patio after finishing work one Tuesday morning in December.*

*Offers of after-landscaping coffee are gratefully accepted from all members of THVI. Contact Don Nicholson, chair of the Landscape Committee, to arrange a date.*





## Common Area Landscape Design Committee

*By Bill Stephenson, 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 Design Committee members are: Jane O'Leary, Ernie Stelzer, Jackie Means, George Nelson, Shari Udell, and Bill Stephenson (chair). This is not the committee that carries out the guidelines as that is the Landscape Committee.

The Design Committee has focused on three areas:

1. Developing an overall VISION STATEMENT for the common area.
2. Developing a method for HOMEOWNER INPUT to the landscape committee.
3. Revising the LANDSCAPE GUIDELINES. THVI's current and past guidelines were reviewed, along with our neighboring HOA's guidelines.

The Design Committee has finalized the draft recommendations and they are out for review to current and past Landscape Committee members, Architectural Committee members, the Board and others who have expressed interest at board meetings. This review group has a deadline of February 15th to give the Design Committee their input. Differences will then be resolved. The final document will be made available to all HOA members and the Board will vote on accepting or rejecting the recommendations.

## Social Events

*By Shawneen Schmidt, Chair*

The social events for January (Chic Tapas) and February (Kaleidoscope) each had 45+ people in attendance. Those who attended said they had a lot of fun getting to know their old and new neighbors.



***Chic Tapas Party, January 26<sup>th</sup>***

***Kaleidoscope Party, February 20<sup>th</sup>***



The next HOA social event is on **Tuesday, March 17<sup>th</sup>** at **Las Campanas 5 PM** for an HOA all-you-can-eat **St. Patrick's Dinner** catered by the HOA Guys and Dolls. Take home boxes will be available. The menu will be:

Fruit cup medley topped with Mascarpone  
Corned Beef with Horseradish sauce and cooked cabbage  
Garlicky mashed potatoes, glazed and buttered carrots, roasted Brussel sprouts.  
Irish soda bread (gluten free upon request) with honey butter  
Specialty coffee, sweets and treats

**All for \$12.00 per person due to block captain by March 11<sup>th</sup>.**

**The April Fools Pizza Party** will be on **April 1<sup>st</sup>** at **Continental Vista** with first pizza servings at 5 PM. This is an all-you-can-eat pizza from National Pizza, Tucson, having eight different types of toppings available for you to choose from. Garden salad with two types of dressings will also be served with or without the pizza. **The cost is \$10/ person due to your block captain by March 26<sup>th</sup>.** Gluten free crust is available at an extra \$1/person.



## Ladies Luncheons

The next Ladies Lunch is on Thursday, March 5th at Quail Creek Restaurant at 12:30. RSVP to Vickie Stephenson by Monday March 2<sup>nd</sup>: [vstephenson82@yahoo.com](mailto:vstephenson82@yahoo.com)

The April luncheon date has yet to be determined due to the April 1st Pizza Party and Easter soon after.

*February Ladies lunch at the Firefly, Amado*





# **Work of the Committee to Review the CC&Rs**

By Peter Freer, HOA President

At the January 15, 2020 regular Board Meeting, the Board approved the formation of a committee to review the Townhouse VI CCR's, the Covenants, Conditions and Restrictions. That committee, comprised of Bill Stephenson, Jackie Means, Dan Thompson, Sandy Cooney and Peter Freer, has met after a careful review of the CCR's, and determined that changes to the document are both necessary and desirable. Board member Bill Stephenson will give a status report on the committee's work at the March 11 regular board meeting. In the meantime, this article summarizes the main points of the committee's efforts to date.

- The current CCR's do not prevent short-term (e.g. one day) rentals. We can legally defend a provision limiting rentals to a minimum of 28 days.
- The CCR's can also be strengthened to give the HOA more authority in dealing with neglected properties such as 905 Camino del Monte.
- The current CCR's are not sufficiently complete. They contain only restrictions on property and do not provide for adequate procedures regarding assessments and collections, action for non-payment, liens, and management of common property like streets and alleys.
- The contents of the current CCR's are not well organized. The CCR's should be organized by topic e.g. Assessments, Architectural Review, Landscaping, Use Restrictions, and other topics. A Table of Contents should be added.
- The current CCR's do not have a definitions section, so that the meaning of important words in the text is clear. The CCR's should define all of the terms that have a legal meaning.
- The CCR's should recite the complete history of Townhouse VI and VIB, including initial development and subsequent revisions to the CCR's. The current CCR's do not have such a history.
- The current CCR's do not address the duties and responsibilities of the HOA itself, the Association. This is now accepted practice and should be included in revised CCR's. This would include provisions such as HOA purpose, membership, HOA rights and responsibilities, governing documents, and HOA rules and regulations.

The committee believes it is prudent to move ahead with changes to the document. The contents you are already familiar with –the restrictions on the use of property- would remain largely the same, with additions for rentals and neglected property, and some updates based on legal requirements or best practices. Expanded and more detailed HOA procedures for assessments, collections, non-payments and liens would add new material if the CCR's are revised.

## **Placita Topa's Answer to the East Center Flowers: Native Mexican Poppies versus African Daisies**

By Gill Batterman

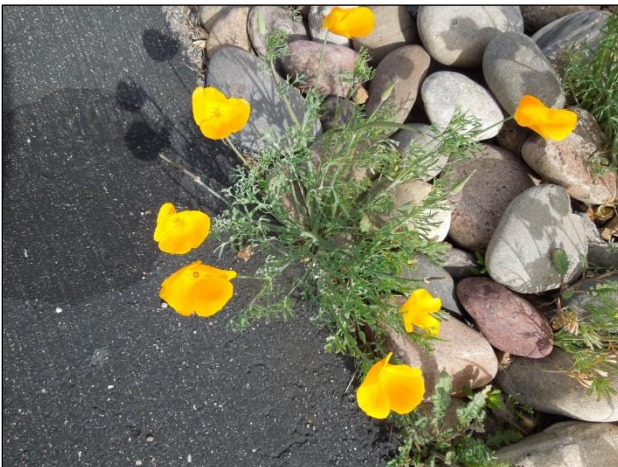
Have you walked down Placita Topa recently? It is ablaze with our native gold poppies. The East Center's magnificent spring display of orange and yellow flowers, on the other hand, are non-native African daisies.

I tried several times to get poppies started in our front yard from seed, to no avail. Then I discovered that in early spring I could buy pots of the annual native poppy plants from the Tohono Chul garden shop, and several Januarys I have planted a couple of pots in our front yard. They self-seeded, and especially liked the down-wind front yard of our neighbors, the Friederichs, who fortunately are happy to have them! This year, with the regular rains, they have popped up all the way down Placita Topa and there are even a few plants on Los Topacios.



*Friederichs' front yard, Placita Topa, February 27<sup>th</sup>, 2020*

Now the poppies have started, they are liable to continue spreading in springs where we have sufficient rain. Their bright, cheerful blooms would be a great asset in our beautiful common areas; moreover, they need little or no work since the plants dry up and disappear once they have finished going to seed. On the other hand, the African daisies, however beautiful and prolific, are non-native and therefore not appropriate for our common area per the landscape guidelines.



*Native Mexican Poppy*  
*Eschscholzia californica mexicana*



*African Daisy*  
*Dimorphotheca aurantiaca*



## From Your Architectural Review Committee

*By George Pavey, Chair*

The Architectural Committee has made the annual walk and evaluation of our THVI homes' appearance. As reported at the annual meeting there are very few compliance issues that were discovered.

However, as the Common Area Landscape Design Committee is putting forth its new guidelines for managing the common areas with emphasis on helping residents improve or regain their views, we looked at landscaping on our private properties as well. We appraised the status of trees and bushes and other items which we have on our properties as they might impact our neighbors. We found a considerable number of instances of trees being too tall and bushes having grown well above the patio walls which were obviously capable of obscuring neighbors' views.

We urge everyone to review the guidelines for Landscape Restructuring found on the Architectural Renovation Worksheet. There are other guidelines to note such as keeping private property trees pruned to no higher than parapets. Also, to show courtesy by conferring with neighbors as to whether one's plantings have a negative impact on their views.

We salute the communal caring shown by our residents for the overall appearance of our association and invite any questions you may have.

### **Many, Many Thanks To:**

**Dan Thompson**, for his four years on our HOA Board, with three years as President.

**The Many HOA Members** who keep our HOA running through membership of the Board and our many committees.

**Bob Post**, for getting our entrance lights working again, with Randy Brunckhorst's help.

**Susan Post**, for yet again collecting up and organizing a gang of us to put up and then take down the Christmas decorations at our THVI entrance.

## Our Entrance Decorations

What other HOA has such a magnificent entrance as ours of a December evening?



*Some of the gang ready to start on decorating the saguaro.*

Newsletter Editor: Gill Batterman