

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.

<https://www.gvth6hoa.com>

December 2022

Watch your email for More Social Events!

DECEMBER

**Wed. 7 Social: Christmas
Around the Globe**

5p.m. Las Campanas

Wed. 7 Board Meeting

9.30a.m. Zoom

JANUARY

Wed. 11 Annual Meeting

9:30 a.m.

East Center Auditorium

Wed. 25 Board Meeting

9:30 a.m.

East Center Auditorium

MARCH

Wed. 8 Board Meeting

9:30 a.m.

Casa Paloma 1 Rec. Room

OCTOBER

Wed. 18 Board meeting

9:30 a.m. Venue TBA

DECEMBER

Wed. 6 Board meeting

9:30 a.m. Venue TBA

President's Message

We had another nice monsoon season, lasting into September. A few rainstorms and hailstorms were significant resulting in more erosion and roof damage than normal, and more vegetation growth than normal. The erosion and higher levels of vegetation will be an opportunity for the HOA.

With the advent of fall comes the return of many snow birds and increased HOA activity. Landscaping, socials, board and committee meetings are all underway. Coming up will be board member elections, 2023 budgeting process, and dues payments. We do need a few more volunteers on the Roads Committee and on the Landscaping crew. Our landscaping is completed in house with volunteers. This saves us thousands of dollars each year. So if you are able to help out, please join this very social team. They are currently meeting Tuesday morning from 8-10 am at the tool shed.

In 2022 a number of projects were completed. We resealed our roads, updated our website, placed a Little Library on Topacios, added additional signage to slow down traffic on Topacios, upgraded the drainage along Alegria, and created a Gathering Place in the common area. All these accomplishments were made through the efforts of the board, committees, and volunteers.

Looking forward to 2023, we have identified a number of items to accomplish beyond our normal activity. These include improving erosion control, updating an outdoor lighting policy, implementing Firewise recommendations, completing the Document Retention Policy, improving complaint procedures and improving ways homeowners can give input to the board and committees.

Some costs may be higher in 2023. Outside contractors may be needed to support erosion control and support removing vegetation, the roads reserve is slightly underfunded, and inflation will affect insurance. These will be worked through during the budgeting process.

In the coming year I hope everyone stays healthy and COVID free, *Bill Stephenson*

Changes in Ownership Since April 2022 Newsletter

Toby & Carlene Armstrong bought **919 Opalos** from **George Pavey** on 4/29/22.

Susan Schuster bought **791 Alegria** from **Laura & Kirk Smith** on 8/29/22.

Ladies Lunches are back!

On 25th October 18 THVI ladies were happy to attend the first THVI Ladies Lunch since Covid shut them down, spring 2020. They met in the private dining room at Dominicks. Individuals ordered off the special menu, and enjoyed Bernie Nicholson's cupcakes for dessert in honor of Helen Koeckeritz' birthday, an added celebration. We hope that in the new year we may return to holding regular Ladies Lunches approximately once a month and in different restaurants, as we did pre-Covid.

Linda Bennett, who is new to THVI Ladies Lunches, writes, "Bernie Nicholson... decorated the table with fun, useless Halloween toys, tons of candy and beautiful decorations. We each were given a goody bag and took home our favorite chocolates, toys and decorations. We all made new friends, laughed, shared stories and consumed an unhealthy amount of candy. Everyone agreed that we need more luncheons."

What our snowbirds miss: flowers, green vegetation, and dramatic monsoon clouds



2023: Another Good Monsoon!

By Bob Laux-Bachand

12.5" of precipitation in our rain gauge behind 715 Topacios for the monsoon season (June 15 to Sept. 30); with an additional 0.97" in October, and 0.10" in early June. So, for the extended rainy season, 13.47".

This compares with 15.06" in the 2021 monsoon.

Of course, because of the spotty nature of things, the data would be different at other spots in Townhouse VI.

Note: Every day at 7a.m. Bob reports the rainfall for the previous 24 hours to Rainlog of the University of Arizona. You can check out local rainfall data daily and monthly at:
<https://rainlog.org/map>

Spectacular bird of paradise as a result of the good monsoon, corner of Topacios & Zafiros.



Information from Our Board Secretary

By Jackie Means

1. NEW GREEN VALLEY COUNCIL REPRESENTATIVE

Dan Schmitt has officially started as our THVI GVC representative. He has already begun attending monthly representative meetings and will be providing information to the HOA on topics that come before the council. Look for a summary of the meetings in your email or on the website. Please contact Dan, 414-659-6690 or dan3s6@hotmail.com, with questions or concerns.

2. HOA DUES & BOARD ELECTION PACKET

The dues & board election packet was mailed the last week of November. This year in an effort to streamline your responses to the mailing, we included a self-addressed, stamped envelope for your convenience. Please remember to include the signed ballot envelope, dues payment and the completed homeowner verification statement. The verification statement is required to be completed yearly.

3. HOA COMMUNICATIONS

Just a reminder- If you change your email address or phone number, or do not want your information published in the directory, please let us know. Contact THVI at gvth6hoa@gmail.com or use the "Contact" page on the website for your updated information. Complete the form and hit submit. This form will be sent to the appropriate person.

4. WEBSITE <https://www.gvth6hoa.com>

Also, please continue to visit the website. All board meeting documents and activities are on the site. The residents' lists are updated whenever we are notified of a change or if a house changes ownership. Please remember to check for updates. Thanks!

Architectural Review Committee

By Mark Spence, Chair

The Architecture Review Committee is drafting lighting guidelines for the Board's review. These will be designed to reflect both local 'dark sky' regulations as well as reducing 'light trespass' (light shining from your property into someone else's home or yard).

Welcome Committee

By Gill Batterman, Chair

Our purpose is to make friends with new residents, tell them a little about living in an HOA in general and THVI specifically since this is a new experience for so many of us, and to answer their questions. To this end, Vickie Stephenson, Leen Edwards and Bernie Nicholson met new residents Toby and Carlene Armstrong over coffee, and we shall meet THVI's newest resident, Sue Schuster, in the next week.

Landscape Committee

By Tim Cooney, Chair

The Tuesday Volunteer Landscape Work Crew began work sessions mid-October. Work sessions begin at 8:00 AM at the tool shed on the north end of Los Zafiros. We schedule a two-hour shift. If you can put in two hours or 30 minutes you are welcome to join us. Leaning on a shovel or sitting on a lawn chair and chatting is also acceptable.

The Crew started on the La Canada entrance and has worked west for the last few weeks. We've concentrated on general clean-up, trimming, weeding, etc. Thanks to all volunteers so far, there have been numerous compliments on the good look of the entrance.

Come meet some of your neighbors, get some exercise, learn about native plants and animals!



A few of the regular landscaping volunteers

Right:

Tim Cooney, chair

Don Eykelbosch

Left:

Pat O'Leary

Marilyn Oliveira



A celebration of the stars, the stripes, and those who have served . . .

By Sharon Gaipman, Chair of the Social Committee

That was what the THVI Social Committee wanted to achieve with its first social gathering of the 2022-23 season when we realized it would be held on Veteran's Day, November 11. Although the kitchen at Las Campanas could not be used, cold appetizers and finger food covered the "buffet table" and no one left hungry. What we did leave with was a post-Covid renewed sense of wanting to get together with those we already knew and with others we may not have known prior to the evening. Fellowship and possibly new friendships were in the air! And, of course, the centerpiece was the extraordinary effort put into our cake from Safeway.



A giant shout-out to Fran Chapman and Jane O'Leary, members of the committee who did the yeoman's (woman's?) work! Also, thanks to Sharon Olson, whom we met that evening and stepped up to join our committee. We should be in full force when Janet Woessner and Stephanie Spence return and we'll be able to plan our new year gatherings together. In the meantime, we'll continue our hybrid meetings with ZOOM and in person until the new year.

At this time, those who are there will be pulling together our next gathering on December 7. That, too, will be at Las Campanas, but the kitchen will be working and the hope is many of you will be able to attend our "Christmas Around the Globe" gathering. See information in your inbox and on the THVI website.

Thanks again to those who served. You are truly appreciated and have given us the impetus to continue our Veteran's Day celebration next November and for many more to come.





*Veterans'
Day Party*



Roads Committee

By Bob Post

Roads were sealed during summer.

*Road sealing equipment,
corner of Topacios and Opalos*

Sand and Erosion on Our Roads

By Gill Batterman

With the heavy monsoon rains, much sand was washed down onto our roads. Some of our residents valiantly swept and swept, over and over again. Since the rains and the sand kept coming, Felix Landscaping was hired to do what everyone hoped would be the last sweeping of the monsoon season. But no such luck – more torrents came through in September and even October, and again more the community-minded sweepers in our HOA were out clearing up.



August sand on Los Zafiros

The good news is that the ditch work on our side of Alegria, undertaken in the spring by both our volunteers and Felix Landscaping, was generally very successful. There are plans for improving the Alegria ditch further before next monsoon season, with more help from THVI volunteers. Stay tuned for calls to assist!

The sand was especially problematic in areas where the banks or the flatter common area do not have much vegetation to slow down or prevent the flow of water, as in this steep piece of bank by the Los Opalos circle, see photo below.



August bank erosion and sand on Los Opalos

Standing Committees

Most committees will welcome you with open arms if you are interested in joining them!

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

The information about committees, their chairs and members is all on the THVI website <https://www.gvth6hoa.com> under **Governance**. You don't need the password to access them.

Note: The only information on the THVI website which needs the password is residents' phone numbers and emails, previous "Townhouse VI Talks" newsletters, and THVI Financial information. This information is all private to THVI residents, and should not be shared with outsiders – hence the password. If you've forgotten it, contact a Board officer or member.

Many, Many Thanks to:

By Gill Batterman, Editor

Bob Laux-Bachand, supreme master of street-sweeping, who also dealt with the summer landscaping issues.

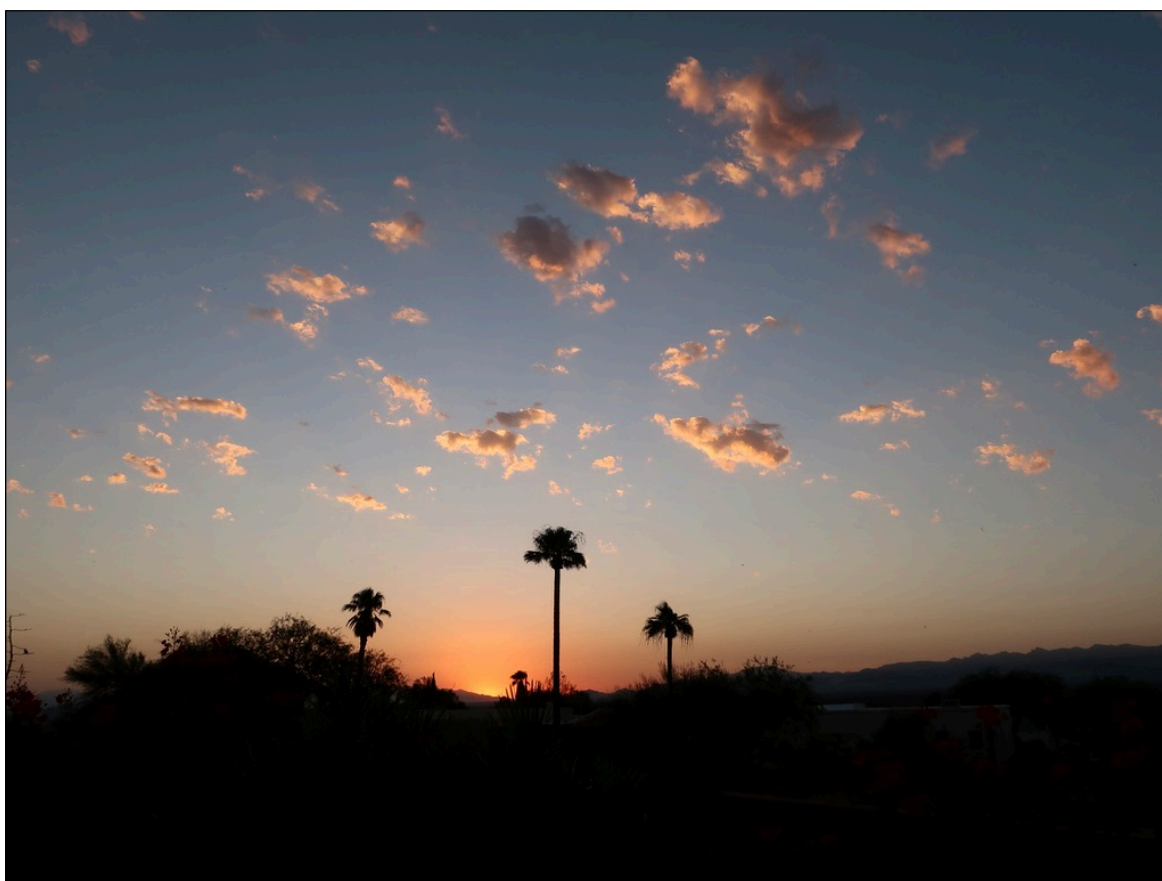
Bernie Nicholson, Vickie Stephenson, Linda Bennett and Jackie Means who got the THVI Ladies Lunches going again.

Dan Thompson, who supervised the crack sealing of our roads.

All the people who took care of Townhouse 6 over the summer, for the good of all!

Editor: Gill Batterman Photos: Sharon Gaipman, Don Nicholson, Gill Batterman

Summer Monsoon Sunrises



The Infamous Hail Storm



The Arroyo in Full Flood, Taken from the Bridge to the Swimming Pool



Monsoon Clouds



Bobcat on the path from Opalos to Zafiros. Many people have seen it recently in our HOA.



