

# SpringPointe Quarterly

News and Views Of Your Community

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## Dark Skies

As the sun bids goodbye at the end of the day, nighttime heavenly bodies greet the night. The dark skies of yesteryears made a perfect screen for ancient stargazers as they created mythological stories and imagined figures and objects in star groupings to form constellations.

The dark skies of today are jeopardized by light pollution as our population and urban growth increases. Luckily, Arizona has good weather, mountains, and a Dark Sky Movement headquarters in Tucson. Edie Jaroline of KTAR News states "Arizona is home to more **certified** Dark Sky places than anywhere else in the world. No country, outside of the U.S., can rival the state's 17 dark sky communities, places, and parks." Plus, the largest optical telescope in the world and 10% of the world's larger telescopes are located in Arizona.

What is being done to lessen the light shielded their street lights and changed to by 7% according to the International Dark tation were last revised in 2012. A current Help keep the sky dark for scientific studies ing, nocturnal wildlife, and the beauty of a **Current statutes for residential areas are:**

401.5 ---No more than 13 watt fluorescent at any one time.

401.6---Seasonal decorations not exceeding 7 watts each. Exemption for Christmas from Thanksgiving to January 15th.

403.1---Unshielded lighting extinguished by 11:30 P.M. and sunrise the next day. Exemption for U.S. flag lights.

If the light by your address shines upward, turn the fixture 180\* so the light shines downward on your address. Most of SpringPointe has light shining downward.

***Starlight Star bright, First star I've seen tonight , I wish I may, I wish I might, get the wish I wish tonight!***

May you get your wish!

*Kae Vinson*

SpringPointe Quarterly Editor



glare in the night sky? In 2017, Tucson energy efficient LED's. This reduced sky glow Sky Association. The statutes for light pollution study is being done for updated revisions. by professional astronomers, amateur view-night scape to be enjoyed by everyone.

or 5-60 watt incandescent outside lights on

WELCOME NEW HOMEOWNER

Kim Walters.....657 W Via Rosaldo .....(425)-512-5243

## *SPHOA cul de sacs*

*Cul de sac* (or *cul-de-sac*) is a curious term. The original French means "bottom of the bag." The term was applied in anatomy to "a vessel or tube with only one opening." It came to refer to a dead-end street, especially with a circle at the end for turning around. There's debate over the plural – are they culs de sac or cul de sacs? Or should we just avoid the complications by using the term, "parking area?"

This article isn't really about word history. Instead, let's focus on the history and the future of our cul de sacs in SpringPointe. Of the 106 units in our HOA, 80 are on one of our seven cul de sacs; the other 26 units have individual driveways. The cul de sacs are paved with asphalt and have been seal-coated several times over the years. We can all see that the pavement is no longer in ideal condition.

How long does an asphalt parking lot last? Estimates say 15 to 25 years, based on the initial construction, temperature extremes, precipitation, use, and weight applied. There's no avoiding our intense summer sun and heat. At least we don't have much snow and ice! The recent dry years offered the one consolation of reducing rainwater seepage that could accelerate cracks in pavement. For years, your HOA Board has maintained agreements with Waste Management to keep heavy trash trucks off our cul de sacs.

All of SpringPointe is older than the estimated life of asphalt paving. Our

challenge is to decide what to do, and when. Your Board has consulted contractors and a civil engineer to gather opinions. The consensus is that our asphalt is at the later stages of its life. Seal-coating might provide a cosmetic benefit (an even color and filling tiny cracks), but that expense of over \$25,000 will not actually add to the life of the asphalt. The pavement itself is generally stable – despite cracks, we don't see blocks breaking up to form large potholes as we had on our county streets before the paving this past Spring. We need to prepare for similar removal and repaving of our HOA cul de sacs in the years ahead. Your Board plans to have meetings to discuss paving issues with our owners later this Fall when most snowbirds are back. Stay tuned!

*by Jim Armstrong*  
SPHOA Secretary

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**Live with intention.**  
Walk to the edge.  
Listen hard. Practice  
wellness. Play with  
abandon. Laugh.  
Choose with no regret.  
Continue to learn.  
Appreciate your  
Friends. Do what you  
Love. Live as if this  
Is all there is.

*Mary Anne Rodmacher*

## The Villages terminates long-term agreement

Back in the year 2000, SpringPointe owners on Via Rosaldo were noticing issues with overgrown landscape, erosion and water flow – not in our HOA, but on the neighboring grounds of The Villages of Green Valley. Their common area abuts about 30 SpringPointe units. The SPHOA Board approached The Villages to request remediation, but progress seemed difficult. To protect our owners, our HOA was willing to pay for rock work to limit erosion and channel water from SpringPointers' property, as well as trimming brush that could be a wildfire hazard. Eventually, The Villages signed a license agreement with SPHOA in 2003, allowing us to do certain landscaping in their "recreation area" between the wash and the SPHOA Rosaldo units' home or patio walls.

For 18 years, this agreement enabled SpringPointe to look after our owners' interests by doing limited landscape maintenance in this boundary area. About two years ago, The Villages sent our Board a proposal to revise the agreement. Our Board was not given any input, and in our judgment the proposed changes would be detrimental to SPHOA owners. Despite multiple requests from us to meet and discuss the issues, The Villages did not agree to do so. Instead, they recently notified us they were exercising their right to terminate the license agreement.

SpringPointe owners on Via Rosaldo were notified by mail of The Villages decision. Since our HOA can no longer do any work in that neighboring area, our owners must now individually contact The Villages to handle any landscape issues they may observe (erosion, overgrown brush, etc.).

Your SpringPointe Board was disappointed that The Villages terminated the agreement, especially without ever allowing us to discuss it with them. We encourage SpringPointe owners to be good neighbors and to respect The Villages property and boundary. We also expect The Villages to be respectful in maintaining their common area, especially with regard to fire safety and drainage rights.

*By Jim Armstrong*  
SpringPointe HOA Secretary



### Stormy Weather

Saturday's storm on July 10<sup>th</sup> has left SpringPointe with considerable damage which mainly consists of broken tree branches. Bert and his crew have been busy taking care of clean-up. One tree fell by Rio Mayo near Via Alamos, and a Via Rosaldo homeowner had a large branch fall on the roof of her house.



## PROFILE

### Jim Armstrong

SpringPointe HOA Secretary

I grew up in small-town Ohio in the 1950's: rotary-dial telephone on a party line, a family-run grocery on the corner, and milk delivered to our house by a horse-drawn cart. After college, I landed a job at a community college and lived my adult life around and in Cleveland.

With our kids grown and our early retirements, my wife Rebecca and I visited Green Valley in the winter of 2014 to see how sunshine and warmth compared to Lake Erie wind chill. Surprise... we loved it! We met some terrific people on that visit and discovered a wonderful church. By the end of that year, we bought our townhouse in SpringPointe. Our "winter" trips stretched longer every year. We officially became Arizonans in 2020. Meanwhile, two of our three kids and their families found careers in Indiana so we stay there now in the summer months, especially enjoying the grandkids! Our eldest child is in Ohio.

Planned communities were new to me when we bought into SpringPointe – I'd always lived in single-family homes. HOA operations are certainly interesting. I'm not the most social person but I do like to know what's going on in my community. I discovered the HOA provided a way I could have some involvement in our neighborhood and participate in some worthwhile projects. I'm in my second term as HOA Secretary, working to keep our records organized, taking minutes of meetings, and handling the HOA's print and web communications. It's a privilege to work with great volunteers including my fellow Board members and the dedicated folks who do so much for our Association – keeping the Clubhouse organized, publishing our newsletter, arranging social events, and more.

**Block 6** 1620 – 1672 Rio Mayo

#### **BRENDA'S BEES**

Brenda Russell and Michael Whitley made the front page of the Green Valley News, May 11, 2021 issue in an article written by Mary Hatcher. A bee chorus of about 30,000, resting in a mesquite tree, buzzed a surprise greeting to the homeowners. Greg Denker of American Bee Control, who removed the swarm, nicknamed them Brenda's Bees.

## Block News