SpringPointe Quarterly

News and Views Of Your Community

Enforce Or Ignore

By Kae Vinson — **Quarterly Editor**

If a rule cannot be enforced then it should not be a rule. Broken rules need to have consequences.

People who cannot follow CC&R's, Bylaws, and additional legally created regulations by an association's board, need to evaluate the Pros and Cons of living or not living in a homeowners association development. Living in a HOA development requires cooperation, acceptance (but not necessarily agreement), and adherence to the association's rules and regulations.

Areas of concern which deal with the CC&R's and Bylaws can be changed through amendments. Homeowners with questions about rules and changes to regulations can request the concern be placed on the Board Meeting Agenda.   .

It is unfair to homeowners who follow rules when there is a lack of enforcement for violations. Isn't "What's good for the goose is good for the gander"?

It is important board positions are not used for personal gain. Directors need to be impartial and concerned about all of the homeowners in our 9 Blocks comprised of 106 homes.

The SpringPointe question is: What is the philosophy of the current Board... Is it enforce or Ignore?

We thank our volunteer board for all of the time they freely give to make SpringPointe a fully functioning Homeowner's Association.

Volunteers Are Amazing

By Jim Armstrong - **SPHOA President**

Over the past two years, SpringPointe HOA sought bids to repaint our clubhouse on Via Alamos. Considerable stucco repair was also needed on the south wall and gate entrance. Bids had had been as high as $7.000. Then two volunteers came to the rescue.

Rod Sundsted and Leo George took on this major renovation. A contractor was hired for the stucco repair. Then, Rod and Leo went to work. You may have seen them working over several weeks from March into April... power-washing, scraping, and painting away. The result? *Beautiful!*

Painting not only refreshes the look and curb appeal of a property, it's also an important part of maintenance in the desert. Our sun causes paint to break down to where it no longer protects the stucco, leading to cracks and flaking that opens your property to water damage during the storms.

On behalf of all of us at SpringPointe, **Thank You** to Rod and Leo for your time, hard work, and community spirit!

Editors Note: Jim Armstrong also deserves a Thank You. He is the person who loaded and delivered our Green Valley directories.

SPHOA President's Thoughts on Cul-de-Sac Paving

by *Jim Armstrong* - SpringPointe President
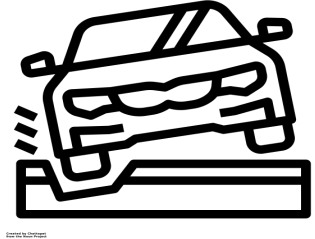
We've talked before about the need to eventually replace the pavement in our cul-de-sacs. Some of our seven cul-de-sacs have years of life left. Block 2 is the oldest and in the worst condition; it may well need repaving within three or four years.

During the spring of 2021, we saw what a major repaving project looks like. Pima County dug up the streets around SpringPointe, hauled away the old pavement, then laid down new asphalt. Our Homeowners Association faces a similar project, but Pima County won't just suddenly appear to do the work for us. Our HOA needs to raise all the funds and hire the contractors.

Based on the Board's discussion with contractors during 2021, we can expect that replacing all our cul de sacs would require at least $250,000 today – yes, *a quarter million dollars*. Inflation will drive that up as each year passes. Right now we have only about half that amount in our Cul de Sac Reserve account. So that's the challenging news: if we wanted to repave right now, the cost would have to be assessed to all homeowners at about $1200 per unit. I don't believe our homeowners want that. Luckily, we don't need to repave *right now.*

I do believe our homeowners will want (need) the cul-de-sacs replaced eventually, when the pavement starts to break up and potholes cause blown out tires, broken struts, etc. Quality of life and home values will suffer as the cul-de-sacs deteriorate. Therefore, I believe we have the responsibility now to work harder at building the necessary reserves.

It's not responsible to put this off, telling ourselves, "Oh, they can pass a special assessment *sometime in the future* when the cul de sacs are totally a wreck." Many of those "future" homeowners will still be us! Many homeowners would be unprepared for a one-time special assessment of $1200 (really *more*, since construction costs will increase every year).

I am recommending that our HOA Board must limit all other expenditures so we can devote as much of our budget as possible to Cul-de-Sac Reserves. Under our Covenants, Conditions and Restrictions (CC&Rs) our Board can raise more funds by increasing our annual assessment, up to a limit of 7.5% above the previous year's rate. For 2023 that could be an increase of $43.35 above the current 2022 rate of $578. If we decide to increase the assessment in these smaller steps over several years, our HOA could potentially build the necessary reserves and avoid a single, large special assessment.

Your HOA Board has to balance the long-term maintenance of our infrastructure along with protecting our property values. I know none of us enjoys the idea of higher assessments. I'm providing these facts so you know the situation your Board will be facing this fall when we discuss the budget and decide on next year's annual assessment. If you have ideas or solutions to suggest, I'd like to hear from you! Send me your thoughts at **springphoa16@gmail.com**

Graphics credit:
Pothole by Chattapat from NounProject.com

Meet Coco

Article and photographs by Sylvie Robertshaw

For this summer issue of our newsletter, we want to introduce you to Coco, a lady dog who lives at the very top of Rosaldo with her mom, Kay Rich

Hi Kay, tell us about Coco…

Coco is twelve years old and she's a cinnamon color. She weighs 16 pounds. But she is blind with her eyes always fully dilated.

How did you two meet?

Well, after lunch in Tucson with friends one day in December 2019, we made a stop at Pet Smart on Irvington. Unknowingly to me, Coco - AKA "Desert Dump" - was patiently waiting inside the store for me…

What does she like to eat?

She is a very difficult eater so I'm always on the lookout for something new for her to try.

What about her and your social life?

Coco and I have a pretty busy social life because we both belong to this very exclusive club of dog walkers (or, should I say, people walkers?). We meet every evening, rain or shine (well, here, it's mostly shine as you know) at the bench on the corner of Via Alamos and Rio Bonito, but the time varies, according to the season.

Wait a minute...you go out with non-SpringPointers?

Not only do we, but we became like a family. Everyone is so helpful with everything, especially computer issues. It's unbelievable!

Now, that's the type of life we want in Green Valley... Lots of reliable friends… N'est-ce pas, Coco? (She nodded)

Block News

From Block 5.................1720 –1772 N Rio Mayo

London has Speaker's Corner at Hyde Park and Green Valley has the Esperanza/La Canada Corner. Following Speakers' Corner traditional public free speech and debate, GV's Corner has become a place for rallies, protests, and demonstrations. Sylvie Robertshaw in the photograph on the right , taken by a friend at a Rally for Reproductive Rights, proudly displays her support for current issues.
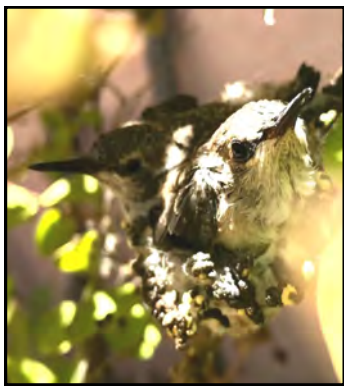
Photos taken by Sylvie of a hummingbird and nest in the Robertshaw yard

Non Fermented Tabasco Sauce Recipe

Contributed by Sue Kenney

5 ounces tabasco peppers (I clip the blossom end off with my kitchen scissors)
1/4 tsp salt
1 cup white wine vinegar

Add all to sauce pan
Bring to quick boil
Simmer 15 minutes to soften
Cool slightly
Process in food processer until smooth
Strain pepper seeds and pulp mixture and pour strained mixture into bottles

I found the seed and pulp mixture too thick so I added more white vinegar. The online recipe said to add up to 2 more cups of white wine vinegar to thin it out. I added 3/4 cup. I think 2 additional cups would thin it too much. Mine is delicious. Store in refrigerator.

Please pay attention to the heat/fumes while cooking. Both can burn your eyes and face.

Credit: Online recipe

Sue Kenney's photographs of pepper plants show Red Rockets on the left and Dragon Toes on the right. TheTabasco peppers are not ready for photographs at this time.