

The Desert Hills 4 News

Green Valley Desert Hill No. 4, Inc.
2980 S. Camino Del Sol, Suite 108
Green Valley AZ 85622-8200
www.deserthills4.com

12/08
Volume I, Issue IX

Desert Hills 4

Association Meetings

Our next Annual Meeting will be held Friday, February 20, 2009 at 9:00 A.M. The first regular Board meeting of 2009 will immediately follow the Annual Meeting.

All homeowners are welcome to attend, so mark your calendars. The Board appreciates your input. If you lose this newsletter, these dates will be published in the Green Valley News and Sun Newspaper the week of the meeting dates.

HOPE TO SEE YOU THERE!!!

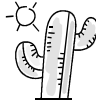
DONATIONS NEEDED!

The beautification committee will soon begin work on the final median on Camino Kino.

We need your help.

WORKERS, PLANTS, AND MONEY!!!!!!

PLEASE HELP!



2008 OFFICERS AND COMMITTEE MEMBERS

President:

Phyllis Buchanan
399-1508

Vice President:

Jerry Froderman
625-1627

Treasurer:

Dorothy Sturz
648-0004

Secretary:

Carleton Town
625-5329

Recording Secretary

Alice Town
625-5329

Trustees:

Sue Beltz,
309-5662

(Trustee Continued)

Larry Gass
829-6147

Doris Austin
648-2592

Architectural Committee:

Carleton Town
625-5329

Franc Austin
648-2592

Phyllis A. Buchanan
399-1508

Maintenance Committee:

Doris Austin
648-2592

Larry Gass
829-6147

Marilyn Rett
648-5053

Neighborhood Watch:

Doris Austin
648-2592

GVCCC Representative:

Jerry Froderman
625-1627

Ila DeLuca
648-7128

Newsletter:

Phyllis Buchanan
399-1508

Dorothy Sturz
648-0004

Alice Town
625-5329

Nominating Committee:

Carleton Town
625-5329

Ila DeLuca
648-7128

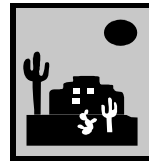
Phyllis Buchanan
399-1508

CC & R Committee

Robert White
399-9322

Phyllis Buchanan
399-1508

Marilyn Rett
648-5053



Social Activities:

Doris Austin
648-2592

Auditing Committee:

Jerry Froderman
625-1627

Larry Gass
829-6147

Gene Smith
648-2438

Beautification Committee:

Robert White
399-9322

Budget Committee:

Dorothy Sturz
648-0004

Phyllis A. Buchanan
399-1508

Jerry Froderman
625-1627

Larry Glass
829-6147

Street Maint./Paving Com.:

Jerry Froderman
625-1627

Phyllis Buchanan
399-1508

Community Phone Directory:

Matt Medina
648-1805

Thank You!!

Matt Medina, our GVCCC directory person, would like to thank all of those who assisted him in the delivery of the 2008 GVCCC Community Directories.

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HOA REMINDERS

- 1.If you plan to do any work to the **OUTSIDE** of your property, such as painting (both exterior walls or roof), installation of cable and dish lines, or any structural changes, you must have approval of the Architectural Committee before any work is begun. There are new forms that have to be completed. Contact the chairperson of the Architectural Committee to get the form you need.
- 2.Article XI Owner's Responsibilities of our CC&Rs states that "each owner shall be responsible for all exterior maintenance or repairs for buildings, fences, walls, **TREES, SHRUBS, GRASS**, walks and other exterior portions of structures on his lot, including fences, except in conformance with these Declaration and Restrictions". There are many owners in Desert Hill No. 4, who have overgrown trees, shrubs and grass both in the front and patio areas of their property. If you are one of these owners, and only after proper notification from the HOA, the Association has the power to hire a landscaper to clean up your property and bill you. Also if the homeowner does not reimburse the association, a lien may be placed on the property. **So please be considerate of your neighbors and maintain your yards all year round.**

IT'S PARTY TIME!!!!

Doris Austin, our social activities chairperson, is pleased to announce two wonderful social events for our homeowners and/or renters to be held on January 27 and March 10, 2009 from 5 to 8 p.m. So please come to meet your neighbors old and new. Great fun is awaiting all of us!

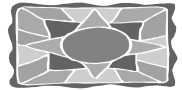
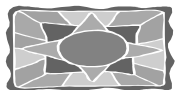
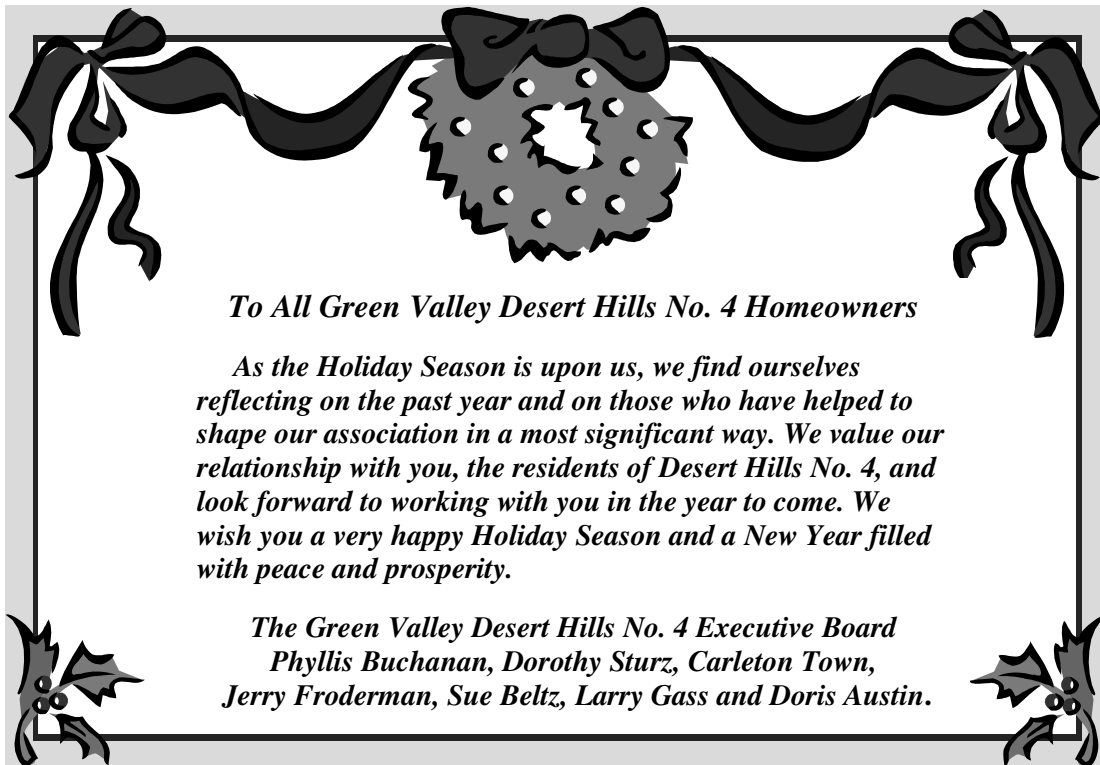
Doris has changed the format of the January 27th event from a social hour to a pot luck dinner. The March 10th event will remain a social hour as of now. She will send reminders and more information prior to each event.

**COME ONE COME ALL AND
REMEMBER TO MARK YOUR
CALENDARS!!!**



KEEPING YOUR PROPERTY SAFE!

During the past summer there have been several break-ins in our area. While you are away from your homes for any length of time, there are several things that we can do to protect our properties when they are vacant. Some of these include: keeping outside front lights working as required by the association, leave a light on a timer in the house, make sure all windows and doors are secure, have someone check your property from time to time and/or have the SAV make inspections of the home, and finally, make sure all yards are maintained. The more we make our homes look lived in, hopefully the less chance that they will not be broken into.



SUMMARY OF 2008 HOA BILLS SIGNED BY GOVERNOR



Residential Property Tax; Home site Area (HB 2130) creates a statutory definition of home site for the purpose of assessing owner-occupied residential property for property tax purposes.

Provisions

- * Allows the home site included in class three to contain up to ten acres on a single parcel of real property on which the residential improvement is located.
- * Specifies that more than ten but not more than forty acres may be designated a home site under class three property if it zoned exclusively for residential purposes or has physical conditions or legal restrictions.
- * Defines *physical conditions*.
- * Provides an effective date of January 1, 2009.

Condominiums; Planned Communities; Political Petitions (HB 2440) prohibits homeowner associations (HOA) from disallowing the circulation of political petitions but allows for the adoption of reasonable regulations.

Provisions

- * Precludes a planned community association or condominium association from prohibiting but allows for reasonably regulating the circulation of political petitions, including:
 - Candidate nomination petitions;
 - Petitions in support of, or against, an initiative;
 - Referendum or recall petitions;
 - Any other political issue.
- * Exempts restricted access communities from these provisions
- * Stipulates that the provisions do not require an HOA to make its common elements available to persons that are not members of the HOA.

Tax Lien Sale; Regulation (HB2523) is an emergency measure that allows a county board of supervisors to sell tax deeds of delinquent property that are held by the state to the owner of the adjoining property, under certain conditions.

H.B. 2523 allows the board of supervisors to sell tax deeds of delinquent property that are held by the state to the owner of adjoining property under certain conditions.

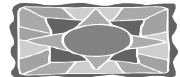
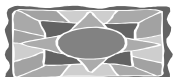
Provisions

- * Allows a board of supervisors to sell real property in the county held by the state by tax deed to the owner of contiguous real property that is used for residential purposes.
- * Allows a board of supervisors to accept an offer by the contiguous owner to purchase the property if:
 1. Both the property offered for sale and the contiguous property were at one time under common ownership or the property offered for sale is part of a common area maintained by a homeowners' association, determined by the county assessor.
 2. The property offered for sale cannot be separately used for residential purposes pursuant to the applicable building codes and ordinances of the jurisdiction in which the property is located.
 3. Requires, if an offer is pending at the time of an auction of the property, the board of supervisors to remove the property from the auction.
 4. Disallows the board of supervisors from selling the contiguous real property if there is more than one contiguous parcel of property.
 5. Allows county treasurers, in a county with two million or more persons, to use their specific county's taxpayer information fund for the purposes of alerting taxpayers of their parcel or of an adjacent parcel being up for sale at a deed sale.
 6. Specifies that information about delinquent or orphaned properties may also be posted on a county treasurer's website.
 7. Effective on signature of Governor.

Deed Restrictions; Private Covenants (HB2659) validates a private covenant regarding real property if certain circumstances apply. This law allows a property owner to record deed restrictions (which control the use of the property) so long as the restriction(s) do not conflict with the subdivision's CC&Rs and do not violate any law.

Provisions

- * Allows an owner of real property to enter into a valid and enforceable private covenant regarding the property if all of the following apply:
 - The private covenant is not prohibited by any other existing private covenant, declaration or state statute that was enacted prior to the bill's effective date.
 - The affected real property owner and any person imposed with any liability or obligation in the private covenant have consented.
 - All consent requirements contained in existing private covenants or declarations affecting the property have been met.
- * Stipulates that a private covenant is not an amendment to an existing private covenant or declaration unless the private covenant violates a pre-existing provision in those documents.
- * Defines declaration and private covenant.



**GREEN VALLEY DESERT HILLS NO. 4, INC.
THIRD ANNUAL GARAGE SALE
February 7, 2009**



- WHO:** Any Desert Hills No. 4, Inc. Homeowner
- WHAT:** Community Garage Sale
- WHEN:** Saturday, February 7, 2009- 8:00 a.m. to 2:00 p.m.
- WHERE:** In your own carport, garage, or combine several neighbors together in one carport or garage.
- WHY:** To raise money for our **Camino Kino Project.**
- COST:** \$15.00 per homeowner*

*The \$15.00 will cover the cost of advertising the sale in the local newspaper, and printing costs (flyer and map). Any funds left over will go to the Camino Kino Project. Receipts of the sale will go to the owner or may be donated to Desert Hills No. 4.

If you are interested in participating please fill out the following form and mail it to:
**Green Valley Desert Hills No. 4, Inc.
2980 S. Camino del Sol, No. 108
Green Valley AZ 85614-1200**

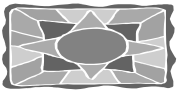
**Please make check payable to: Green Valley Desert Hills No. 4, Inc.
Return check and form by: Wednesday, January 14, 2009**

**GREEN VALLEY DESERT HILLS NO. 4, INC.
THIRD ANNUAL GARAGE SALE**

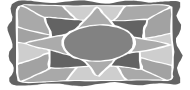
Name: _____

Address: _____

Phone Number: _____



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Green Valley Desert Hills No. 4
2980 S. Camino del Sol, Suite 108
Green Valley, AZ 85622-8200

To: Green Valley Desert Hills No. 4, Inc. Homeowners

