

# The Desert Hills 4 News

03/08  
Volume I, Issue VIII

Green Valley Desert Hill No. 4, Inc.  
2980 S. Camino Del Sol, Suite 108  
Green Valley AZ 85614-1200  
www.deserthills4.com

## 2008-2009 BOARD OFFICERS/ COMMITTEES

### **President:**

Phyllis A. Buchanan  
399-1508

### **Vice President:**

Jerry Froderman  
625-1627

### **Treasurer:**

Dorothy Sturz  
648-0004

### **Secretary:**

Carleton Town  
625-5329

### **Trustees:**

Sue Beltz  
625-1627  
Doris Austin  
648-2592  
Larry Gass  
829-6147

### **Recording Secretary:**

Alice Town  
625-5329

### **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

### **GVCCC Representative:**

Ila DeLuca  
648-7128  
Jerry Froderman (Alt.)  
625-1627

### **CC&R Committee:**

Phyllis Buchanan  
399-1508  
Robert White  
399-9322  
Marilyn Rett  
648-5053

### **Newsletter:**

Phyllis Buchanan  
399-1508  
Dorothy Sturz  
648-0004  
Alice Town  
625-5329

### **Nominating Committee:**

Phyllis A. Buchanan  
399-1508  
Ila DeLuca  
648-7128  
Carleton Town  
625-5329

### **Social Activities:**

Doris Austin  
648-2592

### **Auditing Committee:**

Jerry Froderman  
625-1627  
Larry Gass  
829-6147  
Eugene Smith  
625-3809

### **Beautification Committee:**

Robert White, Chairman  
399-9322

### **Community Directory:**

Matt Medina  
648-1805

### **Budget Committee:**

Dorothy Sturz  
648-0004  
Phyllis Buchanan  
399-1508  
Jerry Froderman  
625-1627  
Larry Gass  
829-6147

### **Trash Committee:**

Phyllis A. Buchanan  
399-1508  
Jerry Froderman  
625-1627  
Doris Austin  
648-2592

### **Street Maintenance/Paving Committee:**

Phyllis A. Buchanan  
399-1508  
Jerry Froderman  
625-1627  
Bernie Drazkowski  
625-0915

### **Website:**

Phyllis Buchanan  
399-1508

### **Neighborhood Watch:**

Doris Austin  
648-2592



### **INSIDE THIS EDITION**

Association Meeting Dates	2
Community Directory	2
Before Making Improvements	2
Rules & Regulations	3
Dedication	3
Special Thank You	4
Street Maintenance	4
We Need You!	4
Camino Kino	4

**DESERT HILLS 4  
ASSOCIATION MEETINGS  
2008-2009**

The remainder of the 2008 Regular Board Meetings will be held at the Desert Hills Recreation center at 3:00 p.m. Dates and room numbers are as follows:

March 14, 2008	Room C
April 18, 2008	Room TBA
October 17, 2008	Room TBA
November 21, 2008	Room TBA

Our next Annual Meeting will be held on February 20, 2009 at 9:00 a.m. in the Desert Hills Recreation Auditorium with a Regular Board Meeting immediately following.

**PLEASE ATTEND!!!!**



**COMMUNITY DIRECTORY AND ALL VOLUNTEERS**

The Board would like to thank all those who helped deliver the Green Valley Community Directories in February. The following homeowners were a tremendous help and their time and effort were very much appreciated.

Jerry Froderman, Carl Town, Jan Cramer, Michael Ventrelli, Harry Lovejoy, Arthur Stang, Tommy Condra, Jim Minium, Doris Austin and her gang, Matt & Carol Medina, Bob Fisher, and Phyllis Buchanan.

The Board of Directors would also like to thank all who have volunteered during the course of the year. Without volunteers our Association would be nothing.

**THANK YOU ALL!**



**BEFORE MAKING IMPROVEMENTS ON YOUR TOWNHOME!**

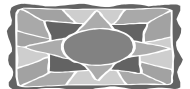
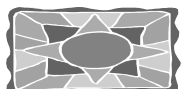
Prior to making any improvements, whether such improvements be initial improvements or later alterations, modifications or other changes, all Owners shall be required to obtain the written approval of the Architectural Committee. The Owner shall submit to the Architectural Committee two (2) complete sets of plans for the proposed improvements, specifications (including exterior color schemes) and plot plans which shall include the location of dwellings. Approval of the plans and specifications shall be evidenced by the written endorsement of the Architectural Committee made on the plans and specifications. A copy of the endorsed plans shall be rendered to the Owner of the Lot proposed to be improved prior to the beginning of any construction. One (1) set of plans and specifications shall be retained by the Architectural Committee. No changes or deviations in or from the plans and specifications, insofar as the exterior of the proposed improvements are concerned, shall be made without the written approval of the Architectural Committee. After construction is completed, no changes shall be made, including no change of exterior color or roof design and style without the written permission of the Architectural Committee.

All plans must meet the following minimum criteria and such further criteria as the Architectural Committee promulgates:

- (a) Be in accordance with the provisions of this Declaration and written rules and regulations of the Architectural Committee;
- (b) The location, style of architecture, exterior color schemes,\* height, location of exterior lights, shall be in harmony with the general surroundings of the buildings or structures or proposed buildings or structures on any Lot subject to these covenants;
- (c) Be in sufficient detail to permit the Architectural Committee to make their determination; and
- (d) To be complete and ready for submittal to obtain a building permit from Pima County.

The architectural Committee shall either approve or disapprove said plans and specifications within thirty (30) days from receipt thereof.

\*Homeowners must use the Desert Hills No. 4, Inc. Association's Approved Colors **ONLY! NO OTHER COLORS WILL BE ACCEPTED.**



**GREEN VALLEY DESERT HILLS NO. 4, INC.  
RULES AND REGULATIONS (CC&R'S) REMINDERS**



**ARTICLE XIII: USE RESTRICTIONS:**

**Section 1: Land use and Building Type.**

(e) No structure except a single-family dwelling shall be erected, altered, or permitted to remain on any said Lots. No structure shall be erected on any of said Lots that does not contain a minimum of 1,000 square feet of living area. This paragraph is meant to authorize the use of common wall dwellings as permitted under applicable rules and regulations of the Zoning Ordinance of Pima County.

**Section 2: No Temporary Building or Trailer**

(a) **No temporary house, house trailer, motor home, van, tent, garage, camper, or out-building** of any kind shall be placed or erected upon any part of the Properties for use as living quarters, and no residence placed or erected on any Lot shall be occupied in any manner at any time prior to its being completed in accordance with approved plans, as hereinafter provided, nor shall any residence, when completed, be in any manner occupied until made to comply with all requirements, conditions and restrictions set forth herein; provided that, during the actual construction or alteration of a building or buildings on any Lot, necessary temporary buildings for storage of materials, etc., may be erected and maintained by the person doing such work. The work of constructing, altering or remodeling any building on any part of the Properties shall be prosecuted diligently from the commencement thereof until the completion thereof.

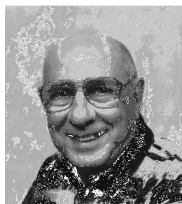
**Section 9: Shrubs, Trees and Grasses.**

...All trees and other vegetation on private Lots should not to a significant degree interfere with the view from neighboring dwellings. If an Owner believes his or her view is to a significant extent interfered with by a tree or other vegetation on the neighboring Lot, and is willing to bear the cost of appropriate trimming, the Owner with the complaint should visit with the Owner of the tree, explain the basis for the request and offer to pay for appropriate trimming. Acceptance of the offer would solve the problem. If there is no agreement, the complainant may request, in writing, the Architectural Committee to determine if significant interference of view is present. If the Committee agrees there is significant interference, the Committee will notify the tree Owner to have the tree or other vegetation appropriately trimmed, the cost thereof paid by the complainant. Trees and other vegetation in the Common areas thought to significantly interfere with views shall be referred, in writing, to the Maintenance Committee. If the Committee agrees, and the trimming needed is more than the routine maintenance work performed, and the complainant agrees to pay the cost, the Maintenance Committee will so inform the complainant, in writing, and will arrange for appropriate trimming.

**Section 10: Vehicle Parking and/or Storage:**

..... (b) Parking and/or storing of recreational vehicles (including, but not limited to, motorhomes, campers, vans, trailers and boats) is prohibited on all portions of the Properties, except within the confines of either a standard-sized carport or a standard-sized garage, as constructed by Fairfield Green Valley, Inc., or as approved by the Architectural Committee or as provided in the following paragraph:

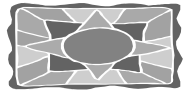
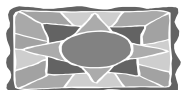
A recreational vehicle (including, but not limited to a motorhome, camper, van, trailer or boat) may be parked on an Owner's Lot or in any designated common parking areas within the subdivision for a period of not more than 72 hours in any seven-day period and not more than 144 hours in any thirty-day period, for the purposes of loading, unloading, or for providing parking for guest of the Owner who may be driving or pulling one these recreational vehicles. The use and/or occupancy of a recreational vehicle (including, but not limited to, a motor home, camper, van, trailer or boat) as living quarters on either a temporary or permanent basis is strictly prohibited on all portions of the Properties.



**DEDICATION**

You are cordially invited to attend a special dedication to honor Joseph Pata, former Vice President of Desert Hills No. 4, Inc., who passed away last April. A bench and plaque will be presented in his memory and dedication to our community.

Date: April 10, 2008  
Time: 9:00 A.M.  
Place: Camino Kino Median (between Helada & Tirol.)



***STREET MAINTENANCE***

As you know, Bates Paving and Sealing, Inc. was chosen to repair and seal our streets. In February, they repaired asphalt in four areas and sealed all the cracks. On May 5<sup>th</sup> and 7<sup>th</sup> they will return to seal all of the streets with a TRMSS Road Rubber Sealcoating, which should cover most of the black lines that can be seen today. An instruction letter explaining the work and parking locations will be sent to all homeowners before this work is started in May.

The Street Maintenance and Paving Committee worked very hard in selecting the right company and the right paving method. Our streets have a four inch base and have not deteriorated to the point that any other method used, like Desert Hills 3 & 5, would be appropriate at this time. Also, the cost of this method would have exceeded \$130,000, which would have necessitated a **HEFTY SPECIAL ASSESSMENT**.

***THANK YOU FOR YOUR  
COOPERATION IN ADVANCE.***



***WE NEED YOU!!!!***

If any owner of the Association is interested in serving on our Board or serving on one of its committees, please contact Phyllis Buchanan, President, at 399-1508.

***PLEASE CONSIDER,  
YOUR SERVICE  
IS NEEDED!!!!!!!***

***A SPECIAL THANK YOU!***

The Green Valley Desert Hills No. 4, Inc. Board would like to thank Ila DeLuca who has served our community exceedingly. Ms. DeLuca was appointed to the Board on October 17, 2003. She served as Secretary since her appointment and also sat on numerous Board Committees.

***ILA,  
YOU WILL BE  
GREATLY MISSED.***

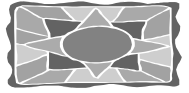
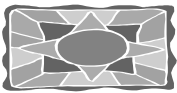
***CAMINO KINO***

The Beautification Committee has begun work on median four (4) of Camino Kino. They work on Tuesdays from 8 a.m. to 12 p.m. Completion of this median is very tentative.

Our committee has lost several volunteers for various reasons this year. As a result, it may take several years to complete this section if we do not get more help. **SO, PLEASE VOLUNTEER!!!!**

If you would like to help us out, please contact Bob White at 399-9322. The committee is also accepting donations of plants and/or money. No matter what you decide to do, **IT IS OK WITH THEM.**

**THANK YOU FOR ALL THAT YOU DO!!!**



**Green Valley Desert Hills No. 4  
2980 S. Camino del Sol, Suite 108  
Green Valley, AZ 85614-1200**