

The Desert Hills 4 News

03/09
Volume I, Issue X

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

2009-2010 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:

Doris Austin
648-2592
Ann Brooks
838-0748
Arthur Stang
625-1497

Recording Secretary:

Alice Town
625-5329

Architectural Committee:

Carleton Town
625-5329
Franc Austin
648-2592
Arthur Stang
625-1497

Maintenance Committee:

Ann Brooks
838-0748
Doris Austin
648-2592
Larry Gass
829-6147

GVCCC Representative:

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

CC&R Committee:

Phyllis Buchanan
399-1508
Robert White
399-9322
Walter Johnson
625-0466

Newsletter:

Phyllis Buchanan
399-1508
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
Arthur Stang
625-1497

Beautification Committee:

Phyllis Buchanan
399-1508
Larry Brooks
838-0748

Community Directory:

Matt Medina
648-1805

Budget Committee:

Dorothy Sturz
648-0004
Phyllis Buchanan
399-1508
Jerry Froderman
625-1627
Ann Brooks
838-0748

Trash Committee:

Phyllis A. Buchanan
399-1508
Jerry Froderman
625-1627
Ann Brooks
838-0748

Street Maintenance/Paving Committee:

Phyllis A. Buchanan
399-1508
Jerry Froderman
625-1627
Larry Brooks
838-0748

Website:

Phyllis Buchanan
399-1508
Alice Town
625-5329

Neighborhood Watch:

Doris Austin
648-2592



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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.**
Roof must be painted tan.



COMMUNITY DIRECTORY AND ALL VOLUNTEERS

The Board and Matt Medina 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 & Alice Town, Web & Jan Cramer, Donovan & Dorene Hayhoe, Art Stang, Marshall and Tommy Condra, Roy & Geri Williams, Virginia Zenobi, Jim & Jan Troutwine, Ken and Jean Senour, Bob Fisher, Larry Freer, and Matt & Carol Medina.

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!



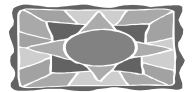
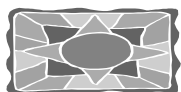
DESERT HILLS 4 ASSOCIATION MEETINGS 2009-2010

The remainder of the 2009 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 20, 2009	Room B
April 24, 2009	Room B
October 16, 2009	Room B
November 20, 2009	Room B

Our next Annual Meeting will be held on February 19, 2010 at 9:00 a.m. in the Desert Hills Recreation Auditorium with a Regular Board Meeting immediately following.

PLEASE ATTEND!!!!



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



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.

A **recreational vehicle** (including, but not limited to a motor home, 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 of 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.

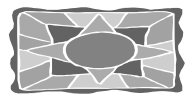
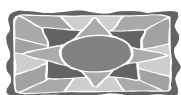
Satellite Dishes-Both the Federal and State Governments have laws against HOA's banning Satellite dishes. However, an HOA can make rules governing as to where they can be placed. It should be placed on the roof and not on the parapet. When placing the dish on the parapet it will obstruct the view from the residents above you as well as making the area look unsightly. You must ask permission from the Architectural Committee before installing the dish and the coax.

Vehicle parking-The extra parking areas on each street are not to be used as a place to park your second care. Each and every one of those areas is clearly marked for **VISITORS ONLY**.

Courtesy Lights must be kept lighted during dark hours. If you are away, have someone responsible for maintenance of the light as well as the upkeep of the property. It is not fair for full-time residents or potential buyers to have to look at unkempt property. Also, by keeping both your courtesy lights on and having your property maintained while you are away, it will discourage unwanted break-ins.

Common Ground-The Association maintains common areas by contract with a maintenance company. No garden refuse is to be placed on common areas, but must be removed by the trash pickup service. Any planting or removal on the common areas without prior approval by the Maintenance Committee is considered vandalism. If you see a problem that needs to be corrected, contact the Maintenance Chairperson in writing.

Just as a reminder, if you have a Palm Tree in your yard, please have it trimmed at least once a year. The fronds can be very dangerous when blown off the tree.





By-Laws and CC&R's Revisions

The CC & R's Committee is working on reviewing the By-Laws and CC & R's. It has been several years since they have been reviewed. The State Legislature has passed many laws governing HOA's, so it has become necessary to make these documents current.

If you have any suggestions on how both of these documents can be improved, please put them in writing for consideration by the committee. Please mail your suggestions to Phyllis A. Buchanan 1543 W. Placita Helada, Green Valley AZ 85622 by March 30, 2009.

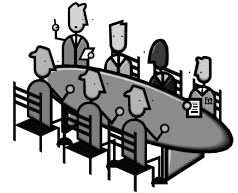
The committee hopes to have the changes presented to the Board at the November 20, 2009 meeting. However, in order for these changes to take effect, they must be approved by 51% of our homeowners. In other words, 113 homeowners must approve them.

A SPECIAL THANK YOU!

The Green Valley Desert Hills No. 4, Inc. Board would like to thank Sue Beltz and Larry Gass, who have recently left the Board, for their service.

The Board would also like to thank Bob White, Beautification Chairperson, for all of his hard work and dedication. Although he will no longer be the Chair, he will continue to help us in our future endeavors in beautifying our community and serving on several other committees.

***LARRY, SUE, AND BOB
THANK YOU FOR YOUR HARD WORK
AND DEDICATION!!!!***

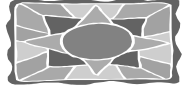
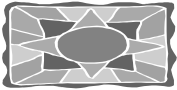


GREEN VALLEY DESERT HILLS 4, INC. NEEDS YOU!!!!

This will be our Treasurer's, Dorothy Sturz, last year as a Board Member. If there is any homeowner who would be interested in training and running for this position in next year's election, please contact Dorothy Sturz at 648-0004. She would like to begin the training as soon as possible.

Any other homeowner who would like to run for the Board, serve on a committee, or just to volunteer, please contact Phyllis Buchanan at 399-1508.

**PLEASE THINK ABOUT IT.
WE NEED YOUR HELP!!**



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