

WELCOME TO GREEN VALLEY and FOOTHILLS TOWNHOUSES IV

GREEN VALLEY

Green Valley is not a town, city, or any other type of official municipal corporation. Instead, it is a census-designated, unincorporated, residential community in Pima County and thus subject to its government. Green Valley's major housing is organized in form of 100+ separate **HomeOwners Associations (HOAs)**, each of which also manages a considerable acreage of common land. *Foothills Townhouses IV (THIV)* is one of those HOAs.

Green Valley is a unique world class community. Some of that uniqueness is in our name: a GREEN Valley in the middle of the Sonoran Desert! Another aspect of this uniqueness is that Green Valley's population has now and always has had large seasonal variations: lower in May to October, higher from October through April with a markable peak during January to March. This makes all planning and volunteer-dependent activities an everpresent challenge. Last, but not least to mention is that because property residency in the majority of the HOAs has a 55+ minimum age requirement, Green Valley's residents bring to the table rich professional and cultural life experiences, gained all over the country and abroad.

Soon after Green Valley began to develop as a community in earnest in 1964, it became obvious that an official collective liaison between all the HOAs (nowadays at 100+) and Pima County government was needed. By 1968/69 the *Green Valley Council (GVC)* was created to serve as the official conduit through which to express our special needs and concerns.

HOAs may choose membership in the GVC by paying annual dues. While THIV has representation in GVC, not all HOAs made that choice; presently only about 85 HOAs participate (2023). Each member HOA appoints a representative to the GVC, which meets monthly. While GVC has no executive or legislative power, its membership identifies concerns, formulates opinions, and its collective wisdom helps individual HOAs to better manage themselves.

Pima County hears of emerging issues through long-nurtured relationships between GVC leaders and GVC committees with Pima County government personnel and, also, through our Pima County Board of Supervisors' elected representative who has all of Green Valley as part of her or his supervisory territory.

Taken together, Green Valley's "government" is Pima County aided by input from its residents as members of their HOAs, their Boards of Directors and, collectively, through the Green Valley Council.

FOOTHILLS TOWNHOUSES IV (THIV) !! WELCOME !!

Membership in our HOA is automatic with the purchase of your home. Foothills THIV was granted its non-profit, age-restricted HOA Articles of Incorporation status by the State of Arizona in 1968. This was reinstated from temporary to in perpetuity in 1992. Hence legally, THIV HOA is an incorporated, self-managed entity that governs our community of 170 properties. Our HOA operates within state statutes to establish standards, enforces regulations, collects dues and fees from our property owners, and maintains our roads and 33+ acres of common land. The legal documents that guide and direct us are our Articles of Incorporation, our By-Laws and our Deed Restrictions. **These documents spell out the responsibilities and limitations of the property owner as well as those on the HOA Board of Directors.**

THIV Property Owners elect a volunteer Board of Directors (BOD) each year with two-year staggered terms as well as a number of standing committees. The THIV BOD consists of nine elected members and meets monthly between October and May. Most of the day-to-day operations are managed by standing committees as well as by four officers (president, vice president, secretary, treasurer), who all submit monthly reports to the BOD for its monthly meetings. A THIV Annual Meeting for property owners is held each year in February.

The members of the Board of Directors and its standing committees are listed later in this directory. A calendar of scheduled board meetings, committee meetings and social events can be found on our website. Please consider volunteering. It is a great way to share your talents, meet new people and feel a part of our community.

The implementation of *Deed Restrictions* and *By-Laws* in an HOA is a different experience in owning a private home than what many of us have been used to in other places where we have lived. **Individual privilege or desire is subordinate to a quorum of the wishes of THIV homeowners.**

For our homeowners it is of primary importance that the Deed Restrictions and By-Laws and various committee guidelines be read and understood by each property owner as they are enforceable contracts between all of us. They enable all of us to live respectfully together in harmony.

THE FOLLOWING PRESENTS A SELECTION OF SHORTENED EXAMPLES OF KEY DEED RESTRICTIONS, ABIDING RULES AS WELL AS GENERAL INFORMATION FOR LIVING COMFORTABLY AND RESPECTFULLY IN THIV.

AGE

At least one member of each household shall be over 55; no children under 18 shall be a permanent resident.

ARCHITECTURE

ALL EXTERIOR additions or renovations, including painting, need prior approval of the Architectural Committee. This requires a written request from the homeowner, accompanied by plans for any addition or renovation directed to the attention of the chairperson of the Architectural Committee. Color charts are available. Structural changes (i.e. terracing, steps, guardrails, fountains, etc.) to common areas behind your property must pass through **both** THIV Architectural and Landscaping committees. **See the website for the Architectural Guidelines and Approval Forms.**

FINANCE

The IRS-compliant *Fiscal Year* for THIV runs from February 1 to January 31. THIV finances are overseen by our volunteer THIV Finance Committee and managed by our volunteer THIV Treasurer. Our FY Annual *Operating Budget* is financed through annual HOA dues, transfer fees from home purchases as well as gifting or bequeathing of a property. Because our HOA owns 33+ acres of common land and its roads (see below), fiscal management also requires the proactive accumulation of funds to secure long-term maintenance in addition to being prepped for emergency contingencies. These necessary funds are secured from a defined portion of the annual membership dues as well as from interest generated by our accrual accounts and investments. Our financials are reconciled monthly and reported by the treasurer. Annual reports by the Finance Committee and the treasurer are presented at the THIV Annual Meeting.

According to data from GVC records, the THIV annual dues continues to be near the average of GV HOA fees.

LANDSCAPING

Part of our THIV Annual Operating Budget is used for the care and maintenance of the **33+ acres of common land** that has likely attracted you to make your home here. We contract with a local professional landscape company for weekly service, special projects and emergency care.

Planting on private property is permitted without request or approval of the THIV Landscape Committee if it complies with the standards in the **Landscape Guidelines**. If not, a request must be made to the THIV Landscape Committee for consideration. **Any** plantings or changes to be considered on common land must follow the procedures request form and be presented to the THIV Landscape Committee for approval. **See the website for Landscape Guidelines, Procedures for Changes and Disputes and a suggested (certainly not complete) Resources Guide.**

ROADS

About 50% of the roads in Green Valley are owned by HOAs. We are one such HOA and are responsible for the upkeep & maintenance of our 14 developed roadways:

- **4 major roads:** Del Monte, Del Poso, Del Bondadoso and 50% of Alegria.
- **6 side road cul de sacs:** Mundo, Cobre, Solaz, Opalos, Topacios, Diamantes
- **4 side road loops:** Lazo Circle, Rueda Circle, Rubies Circle, Corales Circle

We share ownership of Alegria with **THVI** and contribute 50% to the cost of its maintenance and upkeep. In addition, we also own and manage the gravel access roads on the north sides of both of our arroyos. (See map included in this directory.)

As explained above, our fiscal management provides the funds for this huge responsibility.

PETS

Household domestic pets, (i.e., cats, dogs, birds) are limited to two (2) for each household (**A total of 2 pets, not 2 of each kind**). When taken off of your property, all pets must be leashed or in a carrier cage. This leashing requirement is a Pima County ordinance! **All pet handlers** are responsible for picking up after their pet(s).

TRASH, GARBAGE and RECYCLABLES

Presently, all collections of trash, garbage and recyclables are made by one company: **Titan Recycle and Trash** (on Tuesdays, generally in the morning). Service can be initiated by calling the company at **(520) 382-1009**. You **must** identify yourself as a resident of THIV to receive the contracted rate.

Recyclables do not have to be separated by item. Currently (2023) in Pima County, only plastic containers stamped with #1 or #2 can be recycled. Soft plastic including grocery bags can be recycled at most grocery stores.

All personal property yard waste (from your front and back yard) will be picked up every Tuesday by if it is bagged or boxed alongside of your garbage can or in your ground container by the street. See **THIV Landscape Guidelines and THIV map** for instructions on yard waste disposal from the common ground behind or beside your residence.

STREETLAMPS

Most of the streetlamps, **except** on Bondadoso, are wired into each residence. We require your cooperation in keeping those circuits powered at all times. The THIV *Maintenance Committee* maintains all light bulbs and sensors. Please call a member of the THIV *Maintenance Committee* if your light or sensor is not working.

PROPERTY APPEARANCE

Each homeowner has the responsibility to keep his/her property in a neat and attractive condition. This explicitly includes carports, open driveways, and front yards. Visible items and equipment stored beyond a reasonable limit of “temporary” need to be enclosed in containers out of sight of neighbors and visitors. See the **THIV Deed Restrictions, Article 4 — Maintenance**, located on the website for more specific details.

MOTORHOMES and TRAVEL TRAILERS

These vehicles may be parked anywhere in THIV no longer than 48 hours and, if so, only for loading and unloading. No such vehicle may be used for residential occupancy in **any** area of THIV.

LEASING OF PROPERTY

If you lease your property, you must deliver a copy of the Deed Restrictions and Bylaws to the lessee to ensure their compliance with those documents — primary attention to be given to **age restriction** as noted in the “**AGE**” section above and to the **required time limitations**. You will find the current *Tenant Registration Form* on the THIV website. Submit to Green Valley Townhouses IV, PO Box 53, Green Valley 85662.