

Green Valley Foothills Townhouses IV, Inc President's report March 2023 to February 2024

We are finally beginning to act in our post-COVID way. We have continued to hold our THIV Board meetings on Zoom as a convenience and have begun having social events inside as well as outside. Our Annual Meeting this year will be held again at St. Francis In the Valley Parish Hall on February 22, 2024. All our annual reports have been posted on our website for any member to read.

And for another year, our bills got paid, our landscaping cared for and a damaged arroyo received some important repairs. This is all because of a wonderful group of dedicated volunteers who work hard keep Townhouses IV running smoothly. I am indebted to them all.

We have had some losses. Several of our residents passed away this year. We send our condolences to those who have lost loved ones during this time.

Our wonderful Board has been quite stable this year. Judy Crawford filled the spot vacated by Jennifer Zielke. Martin Klotz, our Treasurer, assumed the job as THIV webmaster and is doing an excellent job. He is sending out the Eblasts for the Board and Committee members.

Marilyn Kern, the Landscaping Committee and Felix Landscaping continue to work hard to maintain our Common areas. They continued their efforts to repair the results of the flooding from the Monsoon from the past 2 plus years. Our HOA looks beautiful. A small group of volunteers are working diligently to keep Manny's Park and our walks looking beautiful. I notice that Manny himself can be seen working there, too. Do remember to stop by the park and enjoy the beautiful desert plantings while you rest under the ramada. And don't forget to stop by our Little Library while you're there. It's a work of art as well as a library. Again, we are indebted to the volunteers working so hard on our landscaping.

The Maintenance-Roads Committee a new chairman, Milliard Mott, and is just getting caught up with committees past work. They will be revisiting our roads with the Western Technologies firm and then adjusting the calendar for their upkeep and repairs including the northside of the guardrail off Corales. Larry Zielke is the contact point for those with street light problems.

The Architecture Committee (Jean Otto and her committee) worked hard on the update of the Architectural Guidelines, and they continued to work with requests for approvals and projects in the planning stages. Remember, before you do ANYTHING on the outside of your home, read the Architectural Guidelines found on our website gvth4.com. Fill out the request form and submit it to the Architectural Committee for approval.

The Documents Committee with Kay Schardein with help from Lynn Froysoa moved the contents of our storage area to Continental Self Storage on East Whitehouse Canyon Road. It's a larger space and air conditioned. Donna Anderson has joined the committee.

Our Treasurer Martin Klotz and the Finance Committee (chair Gary Anderson) worked hard to update our reports and keep our finances in good stead. And the officers of the Board work

hard to keep it all running smoothly. The Directory is now available in a different format: general information including maps have moved onto the website (gvth4.com), and the listing of property owners and respective contact information is being summarized in a document that is available only to TH4 residents. By request, to be sent to the Treasurer (th4.hoa.treasurer@gmail.com), Martin will send the list of property owners as attachment to email. The property Owner directory is being updated and automatically provided to requestors when information changes (property transfers, new email address, new phone numbers, etc.). Property owners wishing to have their contact information included or no longer included must notify the Treasurer (th4.hoa.treasurer@gmail.com). In order to save money on printing and distributing newsletters and keep everyone updated quickly, we rely on E-blasts. If you are not already receiving our E-blasts by email, we need you to send your email address to the Webmaster at th4.hoa.webmaster@gmail.com.

Member Services went to a committee form of leadership with many members taking the lead on different projects. They started a First Friday gathering every month at Manny's Park or in someone's home. There was a Holiday Craft Fair organized by Yvette Sayles, a Ladies Holiday Lunch at Dominic's Restaurant, and our January Potluck Supper. They are setting up the Annual Meeting at St. Francis Church's Parish Hall.

I'd like to welcome our newly elected nominees for the Townhouses IV Board:

Gary Anderson, Marilyn Kern, Pat Large, Dave Nank, and Jackie Smith,
We thank them all for agreeing to serve our HOA if elected.

Likewise, I would like to express my gratitude to Ellen Riddle and Judy Crawford for their dedicated service on the Board, knowing that their ending service on the board will not prevent them from staying engaged in our community.

And of course, we know that there are many folks involved in running Townhouses IV, but we are always in need of more help. Like desert gardening? – the Landscaping Committee has lots of interesting projects that need your help. Like organizing social events, Member Services welcomes you. We also need help in Finance, Maintenance, Architecture and Nominating. Please contact the committee chairs or me to volunteer. We welcome your help. Thank you.

I look forward to seeing you at our Member Services activities in the coming year. And remember, thank those wonderful volunteers who do so much for Townhouses IV.

Julie

Julianne Reppenhagen, President
Green Valley Foothills Townhouses IV

February 1, 2024