

Green Valley Foothills Townhouses IV President's report March 2022 to February 2023

We have now endured our third year dealing with COVID. We have continued to hold our THIV Board meetings on Zoom and have continued having social events outside as well. In order to be available to members near and far, we planned our 2022-2023 Annual meeting on Zoom. 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 2 of our roads were seal coated. This is all because of a wonderful group of dedicated volunteers who work hard to 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.

We had some Board changes. During the summer, our Treasurer, Jackie Smith resigned. Martin Klotz, a new resident was voted in as Treasurer. He researched software to replace QuickBooks and found MoneyMinder which was developed specifically for HOAs. It has been a learning experience for all, but with Kay Schardein and Jackie Smith's help, Martin has made great headway with the system, loading in all the information including accounts and member information.

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 last summer and this summer's as well. Our HOA is looking beautiful. A small group of volunteers are working diligently to keep Manny's Park 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 with Dick Dickerson and Larry Zielke completed phase three. Bates Paving and Sealing of Tucson seal coated Calle de Alegria and Camino del Poso in June. They had put together an agreement with Townhouse VI to jointly seal coat Alegria as well. Larry Zielke repaired the service road behind Del Poso as it was washing out badly with the monsoons of last and this year. Dick Dickerson was the go to street lamp build replacer. We will be exploring ways to repair erosion on the north side of the guardrail off Corales in the new year.

The Architecture Committee (Jackie Smith and Kay Shardein and committee) 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 and Lynn Froya continued to monitor and store our important records.

Our Treasurers Jackie Smith, Martin Klotz and the Finance Committee (chair Kay Schardein) 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. Martin Klotz and others are working on updating the Directory using the information stored in the MoneyMinder software which we hope to publish this Spring. Meg Marshall changed roles from Newsletter Editor to Eblast Editor. Janet and Jim Carter keep our website up to date and Jim provides our blast email announcements. In order to save money and keep everyone updated quickly, if you are not already receiving our E-blasts and Newsletter by email, we need you to send your email address to Jim Carter, Webmaster at gvth04@gmail.com.

Member Services, under the leadership of Yvette Sayles, repeated our approach to social activities in light of COVID with 2 events in Manny's Park, a Chili Cook-off Contest in March and a Holiday Bazaar in November. Yvette has also worked very hard to meet with each new owner to distribute important documents and make them feel welcome.

Townhouses IV would like to thank Jackie Smith for all her years of dedicated service to our community as Board President, Architecture Chair and then filling in as treasurer. Her expertise will be missed on the Board. Thanks too, to Kay Schardein who took on many roles this past year, including backing up Jackie on Architecture, taking over Nominating and supporting the Treasurers both old and new. We sincerely appreciate your dedication to THIV.

I'd like to welcome our newly elected nominees for the Townhouses IV Board: Julie Reppenhagen is proposed for another 2-year term. And we welcome Dan DeWolf, Martin Klotz, Jean Otto, and Jenni Zielke running for new 2 year terms. We thank them all for agreeing to serve our HOA if elected.

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 12, 2023