

VIEWPOINT NEWS

President.....Doug Davidson
 Vice President/GVR Rep.....Jane Brunckhorst
 Recording Secretary/Web Editor.....Dick Horn
 Treasurer.....Kathi George
 Corresponding Secretary.....Thea Arai
 Member at Large.....Verna Elmer
 Member at Large.....Dennis Henderson
 Member at Large/Newsletter Editor.....Diane Helser
 Past President.....Kathi Frey

COMMITTEES

Block Captains.....Elaine Ryan
 Architecture.....Verna Elmer
 Pool.....to be determined
 Landscaping.....Pat Senick
 Clubhouse/Social.....Kathi George
 Men’s Coffee.....Randy Brunckhorst
 Library.....Barbara Doehring

December, 2019

PRESIDENT’S MESSAGE

Some good news: As of 12/13 there is milling and actual paving taking place on Camino Casa Verde. There are quite a few businesses on Camino Casa Verde (and on Ward, which is accessed via Camino Casa Verde) and a LOT of traffic and I’m guessing many of us drive it with some regularity, so it’s really nice to see this activity. Pima County got more money for road maintenance this year than in years past and due to constant badgering (my term, not theirs) by the Green Valley Council (GVC), Green Valley now has a “seat at the table” when road maintenance plans are discussed. GVC has done numerous traffic studies in Green Valley, counting vehicles and providing hard data to support prioritizing which roads are done when and how to best address what needs to be done. GVC is an important part of our local government and by being a member of the GVC, Viewpoint directly supports their efforts.

Pima County regulations govern many aspects of our pool; we are required to have a phone at our pool in case of emergency. Over the past few days the phone at the pool has not been working and Century Link has been working to figure out what’s wrong. It was determined that the underground line running from the post at the street to the back side of the clubhouse had become defective. As a temporary fix a new line has been laid above-ground, which was successful in resolving the current problem. Within the next 3 to 4 weeks a new line will be run underground to permanently fix the problem. Like the plumbing problems we had several months ago, the “infrastructure” of our subdivision is starting to really show its age.

I recently attended a legal seminar presented by GVC where current and proposed legislation that could affect HOAs was discussed. Regulation of Drones, Electric Vehicle Charging Stations, Solar Panels and alternative energy opportunities, and a variety of topics are being discussed by the legislators. Of particular

interest to several of the HOAs attending the seminar was the “Short Term Rentals” topic; AirBnB being one of the more popular web sites listing these rentals. While many HOAs have no language in their documents defining or restricting rentals, Viewpoint CC&Rs, section 2.03 prohibits any leases of less than 30 days. It is also worth noting that the “Over 55” community standards apply to renters just like they do to owners.

Every business has income and expenses. Viewpoint HOA is no exception. We have expenses for electricity and gas for the clubhouse and pool, pest control, cleaning, pool servicing, insurance, and many other expenses. Our income is based on the annual dues paid by every homeowner and “transfer fees” when a home is sold. That’s it. Our expenses keep going up and our income is relatively stable. For Fiscal Year 2019, we are expected to spend approximately \$700 more than we will bring in. While we have sufficient reserves to deal with this “deficit spending”, it has become obvious that we need to raise our dues to compensate for this imbalance. For Fiscal Year 2020, the Board has decided to raise the dues \$24/year, or \$2 per month, as permitted by Section 7.03 of the CC&R’s. we are looking for ways to reduce expenses. We have



Please consider bringing a new, unwrapped toy to the **Toys for Tots Box** located in the Viewpoint Clubhouse to help provide a Merry Christmas to some kids who desperately need our help to make that happen.

The representative from the Marine Corps will be there on December 20th to pick up the donations, so please have your donations in by the day before.

replaced all the clubhouse lighting with LED bulbs; we have replaced the inefficient Heating and Air systems with much more efficient units; we are considering ways to reduce our Pool expenses by possibly reducing the pool temperatures during the months when it's (for all intents and purposes) not being used. It should be noted that the spa temp of 105° will not be adjusted, as the spa is used much more frequently than the swimming pool.

Upcoming events:

Mens' Coffee, every Monday @ 8:00

Womens' Cards every Wednesday 6:00 PM

The Pool: Open every day, constant 87 degrees

Don't forget to check the calendar at

www.viewpointhoa.org for updates.

Please make plans to attend the Annual Viewpoint HOA meeting on January 30 @ 6:30 PM. The SAV "Scam Squad" will be there to help us understand some of the ways scammers take advantage of people. I guarantee you will leave the meeting better prepared to deal with those whose only interest is in taking advantage of you.

VOTING FOR NEW BOARD MEMBERS

Watch for your Resident Packet soon for the Annual Meeting in January. We have two people (Brad Freiheit and Andy Grover) willing to join the Board and will have their names listed on the ballots in the paperwork being delivered to each of you in the coming weeks.

If there is anyone else interested, please let our President, Doug Davidson know at 812-736-2624 as soon as possible in order to get your name added to the ballots for the Annual Meeting.

NEXT HOA BOARD MEETING

Our next **HOA Board Meeting** is scheduled for **Tuesday, January 14th at 10:00 a.m.** in the Clubhouse.

Stop in to see your Board at work and find out first-hand what the matters of the day will be.

POOL CAPTAIN STILL NEEDED

We still need more individuals to help measure the Ph level of the pool and hot tub twice a day.

We are also looking for a new lead individual to be the "go to" individual. See the President's Message for more information.

MARK YOUR CALENDARS

Just a quick reminder that our **Annual Meeting** will be on Thursday, January 30th at 6:30 p.m. Packets will be delivered in January. Dues are due on that date.



DECEMBER LADIES LUNCHEON

Our December **Ladies Luncheon** was held on December 11h. A huge thank you goes out to Marina Freiheit for becoming the Chair for the Clubhouse Social Committee!

The next Ladies Luncheon is scheduled for **Wednesday, January 8th at 11:30am.**

CAMINO CASA VERDE ROAD WORK

We all had hoped that Via Alamos would get some major repair work as well as Camino Casa Verde. Well, we're getting half of our Christmas wishes.

Camino Casa Verde will be worked on from December 12th through January 9th.

And, did anyone notice the new culvert on the south side of Camino Casa Verde? It looks like they're planning on adding an access road from Camino Casa Verde to the new subdivision being added on the other side of the wash. . . only time will tell!

MONTHLY SOCIAL IN JANUARY



Our next Clubhouse Social will be on January 18th at 4:30pm. Many of our snowbirds were

just getting back, so it went very well.

The **December Clubhouse Social** was Dec. 14th. Check out some of the great "ugly sweaters".



If you'd like to host an upcoming Social, contact Doug Davidson, or sign up on the schedule at the Clubhouse. There are still a few dates available.