



EL PAJARO PRESS

Canoa Seca Estates II Newsletter
CSE II Website: www.cseii.com

PRESIDENT'S CORNER

Good to see more familiar faces back in the neighborhood. The weather looks like it is finally cooperating by giving us a little more sun and little less grey and cold. Life is good.

We recently concluded negotiations on a new contract with Waste Management. Soon we will be going to once a week recycling and garbage pickup on Fridays. We were able to negotiate a 36-month contract with a reduced resume fee of \$25 (versus \$45); and the administrative fee was waived for all, not just those who have gone to paperless billing and autopay. Cost for the first year is \$13.00 per month plus the quarterly RMO (recycling fee). The quarterly RMO fee generally runs around \$9.70. An email will be sent when the start date is finalized.

Four homes will host garage sales the weekend of February 21st. If any others would like to join in and share the cost of the ad and putting out signs, please contact me.

After 9 years of being the Chairperson for the Block Captains, Peter Martin is taking a well-deserved break from this important job. If anyone is interested in knowing more about the position, please contact Peter or myself.

At the recent Board meeting, The Roads Committee did an outstanding job of detailing their research and findings about our aging roads. Be sure and read the report in the newsletter.

Meeting Schedule

ANNUAL MEETING

Date: March 3, 2020

9:00 AM

Desert Hills Auditorium

*Meetings are open to
all CSE II Members*

Save the Date!

Fickle Foodies

Monday, February 10th
Grill on the Green
12:00 noon

See page 8 for more information

Tex-Mex Social

February 16, 2020 – 5PM
Canoa Hills
Social Center

April Social

Party in the Park
April 26, 2020
Canoa Hills – Picnic area

ARCHITECTURAL COMMITTEE

In 2019 the HOA board worked quite hard on surveying the residents on their expectations on what standards we wanted for architectural issues. Then the HOA board developed revised CC&Rs which the community adopted. Hence, this is the Architectural Committee's first year in implementing these new standards. A key part of the Architectural Committee activity is the "walk about" which was most recently conducted on October 24. The committee noted 24 homes that had issues that were not in compliance with CC&Rs with most issues relating to tree trimming due to seasonal growth. Emails were sent out to all homeowners that had issues noted by our committee with specific length of time for the work to be completed. A follow-up "walk about" on December 21 noted that almost all homeowners had taken care of their noted issue. The only exception was an owner who had not arrived yet in Green Valley but had agreed to the trimming request and another owner who said he was going to put his home up for sale soon.

The Architectural Committee received three complaints related to vehicles exceeding the parking standards of our community. In the first two instances, the issue was resolved and in the other, the HOA board approved a variance granting a 6-week extension due to medical need.

Our Committee would like to remind the four homes in our HOA, that have been granted by the board in 2019 a 2-year variance on tree trimming, that the first trimming is coming up soon. These owners are expected to trim their tree(s) by April 30, 2020 by 50% to the parapet and the remainder by April 2021 to get into compliance to CC&Rs.

At this time, the Architectural Committee is looking for a volunteer to replace Peggy Tate who resigned recently. We would like to thank Peggy for her excellent help on many tasks.

In conclusion, we would like to thank our residents for such positive support and general understanding as we all enjoy living in this excellent community.

Tim Stewart, Architectural Chair

SOCIAL COMMITTEE

Our December Social was a Hawaiian themed party with 86 people in attendance. Our annual Toys for Tots brought in many toys and \$800 in donations.

Dinner was catered by Mama's Barbeque and entertainment was provided by Johnny Bencomo on his 18-string guitar. Great job Social Committee!!!

See more photos on our [website](#)



HOLIDAY MONUMENTS

The CSE II monuments got a much-needed holiday update. Leslie & Ray Kush took on the responsibility of designing, buying and installing new decorations with the help of Marilyn Gaizband & Sam Schaen, Doris Sharrock, Pat & Ray Isaacson, Jud & Judy Sullivan, Carlene Munro, Laurel & John Brink, Marion & Jim Zerilli, Karen Lamb, Dixie Fundingsland, Peter Martin, Sharon Perkins, Jill Pawlowski, and Niki Vick.

Great job and many thanks to you all!!!



ROADS COMMITTEE

The roads committee has evaluated our roads with input from Pima County and various contractors and has determined our streets to be functional and structurally sound. There continues to be surface deterioration with significant amounts of alligator cracks and the parking areas are a mess. There are some new cracks, but no new large unfilled cracks are evident. Trogon, Tordo and the bottom of Picamaderos are the areas of greatest deterioration. Our observation is that continued crack and road sealing would only be cosmetic and our funds would be best spent on a major resurfacing of all of our streets. To that end the committee has been exploring, with the help of contractors, various processes that could be used to resurface the streets. There are four that have been evaluated:

- Micro sealing which is a mixture of fine aggregate, emulsified asphalt, water and minerals applied by squeegee after all cracks have been filled
- Mill and Overlay which mills an inch of asphalt and replaces it with new asphalt
- Pulverize and replace which removes all asphalt and four inches of base, reconstitutes that material and uses it to replace the old base. Then a new two-inch layer of asphalt is applied.
- Green Asphalt which is a proprietary process using ground tires and polymers and is overlaid to a thickness of one inch after all cracks have been sealed and a tack coat applied.

A life cycle cost analysis was performed for each process which included the initial cost of application and out year maintenance for ten years. As you can imagine the cost for such an endeavor is very expensive ranging from \$329,000 to \$700,000.

The leading candidate at this point is Green Asphalt applied by Tucson Asphalt. This material was first used in a Tucson subdivision in 2006 which was visited by members of the committee, along with several other locations. After fourteen years the road is in excellent condition and although the HOA decided to crack seal, we felt it was unnecessary. The material and application have a 4-year warranty and expectations are that it can last beyond fifteen years without maintenance. Green Asphalt provides a quiet and smooth

ROADS COMMITTEE (continued)

running surface and is not sticky in hot summer temperatures. Many of you may have seen the article in the KGVY Winter Quarterly newspaper which spoke to the benefits and the areas where the material has been applied including La Villita Rd in Sahuarita and the main road in Bisbee. When you are making a trip to Fry's or on a Sunday drive take a ride on La Villita to see what our roads could be like.

Our focus now is to finalize our search for other options from one more contractor and speak with the utilities to make sure there are no plans to tear up our streets for major utility work. The large expense for this project is driving us to look at a phased approach to complete the project over a three-year period. The first phase would be a loop from the bottom of Estelar to and along Tordo, east on Picamaderos including the cul-de-sac and north on Trogon to Estelar. Once our work is completed, we anticipate holding a town hall meeting and presenting our recommendation to the board. It is our desire to complete Phase I this year.

John Sucher
Roads Committee Chair

2020 BOARD MEETINGS

Here is the schedule for 2020 CSE II Board meetings

*March 3, 2020	9:00 AM	Desert Hills	Auditorium
April 22, 2020	2:00 PM	Canoa Hills	Mesquite Rm
August 26, 2020	2:00 PM	Canoa Hills	Mesquite Rm
October 21, 2020	2:00 PM	Canoa Hills	Mesquite Rm

***ANNUAL MEETING**

*Schedule is available on our website
<http://www.cseii.com>*

COMMON GROUNDS

Compliments to the HOA members of the Decorating Committee who decorated the monuments for the holidays. They definitely made the common grounds look great!

Members of the Common Grounds Committee met in December. Topics of discussion included individual requests that homeowners had made, possible transplanting of agave and other small plants, reporting requests for the gardeners, the budget, and tree adoption.

In the spring, under the direction of Gary Karger, we will begin transplanting some small plants to the bare areas in the common grounds. After the transplanting is done, we will need to water them regularly until they are established. While members of the committee will be responsible it would help if there were some additional volunteers. Please let me know if you are interested. Another item of discussion was the possibility of planting small native trees. We will pursue the cost and would welcome the donation of trees (that do not grow too tall).

The committee also voted to not have trees in the common area adopted for care. Thus far Mochomo's Landscape has been able to trim the trees as needed.

If you see problems on the Common Grounds, it would be appreciated if you would bring it to the attention of someone on the committee or use the form provided on the web page to let us know about them. Mochomo's usually responds within two weeks to something that we have asked to be done.



SECRETARY'S CORNER

CSEII Document & Record Digitizing Project Update

In the course of digitizing our HOA records into electronic files, several past Board Meeting Minutes have not been located. We are trying to make our digitized records as complete as possible. If you have an old binder(s) of CSEII information, please check to see if the missing minutes might be inside or pass the binder on to a board member. If you have hard copies or electronic files of any of the below, please contact Barb Wray at Barbara.wray70@gmail.com. Even if you only have agendas, that would be of value. Thank you!

2014: Missing any meetings between **May to Dec**

2012: **10/2/12**

2011: **8/2/11**

2009: **4/7/09, 8/4/09**

2008: **7/1/08**, annual mtg and any meetings between **Jan-July**

2005-2007: **All are missing**

2004: Missing any meetings between **March – Dec**

SECRETARY'S CORNER



CSEII Electronic Online voting – It's that time of year when our annual membership meeting is approaching. Just like last year, we will be using an Electronic Voting system called ElectionBuddy. Sandy Noreen and Lucy Redding have agreed to chair the Election process and plan to send out ballots via email on February 16. Homeowners will have from Feb 16 – Mar 1, 2020 to complete ballots and submit. Results of the election will be ready to go when we meet at our annual meeting on **March 3 at 8:30 A.M.**

Some things you need to know:

- One email address per household receives an electronic ballot via email
- The email message will come from invitations@mail.electionbuddy.com
- A link and an access code unique to your household will be included. Follow the link to reach the ballot
- Make sure to add the above email address into your contacts so that the ballot doesn't land in your spam folder or be overlooked
- The ballot contains one action this year for a director seat that vacates in March. A Bio for the nominated candidate will be included for your review before voting
- The ballot guides the voter and allows for the voter to vote for the nominee or add a write-in candidate or abstain from voting and verify their selection. It helps a voter avoid missing a step so that the vote is valid and counted
- Voting is by secret ballot or anonymous and can't be seen by other voters
- Homeowners without email will automatically be provided a paper ballot

In the event a homeowner needs an alternative to online voting, requests for a paper ballot should be sent to Sandy Noreen at cseii.election@cseii.com by February 20.

CSEII HOA emails – We are now using several different email addresses to send information to you. Please be aware of these and ensure they don't end up overlooked or in your spam folder. In the coming year, we will be looking to consolidate and transition to fewer addresses.

invitations@mail.electionbuddy.com – used to send out ballots for elections by ElectionBuddy
cseii.hoa@cseii.com – used for mailing assessment invoices and general information from CSEII
cseii.election@cseii.com – used for communication during an election
cseiiresident@icloud.com – information from CSEII president
elpajaropress@icloud.com – newsletters, phone directory, social and misc. information

SOCIAL COMMITTEE

Fickle Foodies

February Monthly Ladies Lunch Out

Monday, February 10th
Grill on the Green
12:00 noon

Limited seating, so this is on a first come basis.
If the luncheon is filled when you reply, you will be put on a wait list.
Email Marilyn Gaizband to sign up Marilyn.gaizband@gmail.com

Check the CSE II website monthly for location and dates.

TEX-MEX Social

February 16th – 5PM
Canoa Hills Social Center

Catered by:

Entertainment by: Angel Perez



Flyers out soon

WELCOME OUR NEW NEIGHBORS

Many of you have already had the pleasure of welcoming **Gloria and Arnie Melnikoff** who bought the Logan's former home on *Via de la Urraca*. After securing their summer boating condo in Coeur D'Alene and the family home in Spokane they braved some nasty weather to arrive in Green Valley just before Thanksgiving Day. They were lured to our GV habitat after exploring Tucson during an extended stay last year. They plan to spend October through April here with the exception of this February while they explore New Zealand.

There is more to come in March 2020. Steve and Ann Ball have sold their home on **S Via del Trogon** to **Kathy and Todd Merrill** of Rhode Island. The Merrills will join us in mid-March. Meanwhile, our congratulations to Steve and Ann for finding a new home nearby that can offer a bigger space for their growing family gatherings.



Rock painted by
Barb Wray

ANNUAL LADIES LUNCH UPDATE

Due to the success and popularity of the monthly ladies' lunches, we have decided to not hold the annual ladies lunch this year. The monthly lunches offer the variety of venue, date, time, and menu, and ladies may pick and choose to meet their schedule, diet, and social needs. These monthly lunches are a great way for new residents to meet the CSEII ladies and all are encouraged to attend.

The committee will meet in the fall to re-evaluate this event. As always, we welcome input from our HOA friends and neighbors on this subject.

HOA PHONE DIRECTORIES

The process to publish the annual CSEII Phone Directory booklets is underway. We want to make sure your data is accurate. Please look over your information in the current March 2019 booklet. If you have 2 listings, please review your data for each of the last names.

If you've already sent us change information, thank you. If you haven't, please do so by emailing Lucy Redding at whistlemax@me.com by February 1 or call her at 520-625-4363 for assistance.

To see an updated copy of all updated changes, review the on-line version. You can get there by clicking [HERE](#), enter the password and select a directory to review or go to www.cseii.com, click on the HOMEOWNERS ONLY tab, enter the password and click on Phone Directory.



BOARD OF DIRECTORS

President: Sandy Hill
Vice President: Sam Schaen
Secretary: Barbara Wray
Treasurer: Rick Nelson
ARCH Chair: Tim Stewart

COMMITTEES

ARCHITECTURAL (ARC)

Co-Chairs: Tim Stewart - Picamaderos
Sam Schaen - Tordo

Members:
Trogon – David Lovell
Urraca - Bill Barkley
Garzota - Pat Isaacson
Reyecuelo – Ray Kush

BLOCK CAPTAINS

Chair: TBA

Estelar: Jay Davis
Trogon: Susan Friedrich Alternate: Rick Nelson
Tordo: Alternate: Peggy Miller
Urraca: Mike Ketchen
Tejedor: Doris Sharrock Alternate: Peter Martin
Garzota: Duane Youngquist - Winter
Jack Gardner – Summer
Alternate: Bruce Tinney
Reyecuelo: Nancy Allen Alternate: Terrie Hodson
Picamaderos: Jill Pawlowski Alternate: Peter Martin

COMMON GROUNDS (tree trimming & maint.)

Co-Chairs: Melva Irvin
Susan Friedrich

Members:
Brenda Di Panfilo
Gary Karger
Marie LeRoy
Sharon Perkins
Marion Zerilli

COMMUNICATIONS

Database, Directory:
Tom Swenson & Lucy Redding
Newsletter: Ginny Lippert
Webmaster: Barbara Wray
Alternate: Sandy Noreen

FINANCIAL REVIEW

Chair: Bob Allen
Members:
Alex Hasenclever
Donna Lou Hetler
Bob Wray

GOVERNING DOCUMENTS

Chair: Sam Schaen
Members: Leslie Kush Mike Noreen

LADIES LUNCH COMMITTEE

Chair: Julie Carter
Members: Jane Barkley Marilyn Gaizband

Doris Sharrock Phyllis Sucher
Nikki Vick

NOMINATING

Chair: Lucy Redding
Members: Bill Barkley
Peter Martin

ROADS

Chair: John Sucher
Members: John Brink David Lovell
Rick Nelson Mike Noreen

SOCIAL

Co-Chair: Doris Sharrock
Co-Chair: Marilyn Gaizband
Members:
Laurel Brink Julie Carter
Dixie Fundingsland Pat Isaacson
Dianne Jurgens Claire Marshall
Carlene Munro Barb Nelson
Betty North Judith Roberts
Julie Stewart Phyllis Sucher
Marion Zerilli

WELCOME

Chair: Leslie Kush
Estelar – Dianne Jurgens
Trogon – Dianne Jurgens
Tordo – Marilyn Gaizband
Urraca – Lynn Shinnick/Nikki Vick
Tejedor – Doris Sharrock
Garzota – Mary Schultz
Reyecuelo – Tamara Bohn & Jim Barker
Picamaderos – Leslie Kush

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CSE II Representative to GV Council

Representative: Bob Allen
Alternate: Mary Schultz