



EL PAJARO PRESS

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

CSE II Meeting Schedule

Next Meeting:

February 6, 2017
2:00-3:30PM

Canoa Hills - Mesquite Rm

*Meetings are open to all
CSE II Members*

*CSE II By-Laws – Article 7 – Section
1:*

*“Regular meetings of the Board
will be held at least quarterly”*

2017 Meetings

Canoa Hills – Mesquite Room
2:00 PM – 3:30 PM

April 3
August 7
October 2
December 4

ANNUAL MTG

March 3, 2017
Desert Hills – Auditorium
9:00 AM – 11:00 AM

PRESIDENT’S CORNER

The Board hopes all residents of CSE II have a Healthy, Happy & Prosperous 2017.

Our November wine and cheese party was a great success with over 90 in attendance. Once again our contributions to Toys for Tots was very generous.

A special **Thank You** to Karen & Lucy for all their years Co-chairing our Social committee. You both did a terrific job and we appreciate all you have accomplished.

Thank you also to our Committees for all you do.
Best Regards,
Carl Schuster

NOMINATIONS COMMITTEE

The Nominating Committee is seeking homeowner candidates to fill the expiring term of one of the five Directors on the CSE II Board. Terms are for three years. Your participation is needed to continue the CSE II operations. Serving on the board provides a way to have a voice in HOA priorities and its future operations. The term of the new director will begin after the annual meeting held on March 3, 2017 and will expire in March 2020. Please call the Nominating Committee about the duties of a board member. Chuck Lamb is chair; members are Bill Copeland and Lucy Redding. They would be pleased to discuss this with you. All homeowners are eligible. Nominations are due by January 20th so that we can have the names on the ballots. Please consider this and volunteer.

DECEMBER SOCIAL

Our Annual Wine and Cheese Party was a huge success. We had 91 people attending.

We enjoyed an array of meat, cheese, crackers and wine. It was our annual Toys for Tots Drive and the Marine Corps Reserve was in attendance to accept our donations. Party attendees contributed \$500 in cash plus toys.

Our entertainment for the evening was Mike Pizzuto, an accomplished pianist who came from Scottsdale to perform for us.

It was a great evening and we thank our Social Committee for their planning, decorations, and hard work.



Our wonderful Social Committee



New Social chairs Betty Dieter and Carlene Munro with outgoing chairs Karen Lamb and Lucy Redding

PARTY PICTURES



ANNUAL CANOA CHICKS LADIES LUNCHEON

Our 5th annual luncheon will be happening Thursday, January 19th at a new venue. If you haven't tried ***FIREFLY*** in Amado, you are in for a treat! It is easy to get to, just 8 miles south. You can access it by the frontage road or I-19 in minutes. It is lovely, spacious, and the food is good!

We hope we will see all of you again that have attended previously, others who haven't attended before, and especially our NEW LADY RESIDENTS since last year.

Come join us to do those things we ladies do best – mingle, visit, laugh, share, and make new friends in your neighborhood!

Watch for flyers out around January 5th and 6th.

SAVE THE DATE

CSE II VALENTINE POTLUCK



Monday, February 6th
Desert Hills Social Center



A flyer will be delivered to your door in January.
Watch for it and make your reservations early.



ARCHITECTURAL COMMITTEE

New Year's Resolution---Read your CC&Rs, especially Article I, Section 1.7 regarding the Architecture Committee. Contact an ARC member if you plan to make any structural changes to the outside of your home that may affect your neighbors. And remember, Southern Arizona requires special lighting to help keep the sky dark to better view our constellations and stars.

What's with the Palm Trees?

Palm trees planted before the original CC&Rs were approved, are not subject to the requirement to be kept trimmed below parapet height. The developer planted most of these trees. So palm trees above the parapet have been grandfathered in. The palm trees do, however, have to be kept trimmed. When dead fronds are drooping and blowing off the tree, the owner needs to have them cleaned up quickly.

What about Ocotillo?

As a rule the ARC has not required that ocotillo be trimmed to parapet height if the plant interferes with a neighbor's view. But several ocotillos in CSEII have really grown big! We have found that trimming the ocotillo back does not harm the plant. It regenerates growth where it has been trimmed. So if an ocotillo interferes significantly with the view of the Santa Rita's, be prepared to trim it up.

Thanks to all ARC members: Tim Stewart, Ed Lippert, Melva Irvin, Dixie Fundingsland, Peggy Tate, Sandy Hill and newest member, Julie Zeilenga.

NEW NEIGHBORS

Dennis and Pat Molick are currently moving into their new home at 3801 Urraca. They will be year-round residents.

Their former home was in Champlin, MN, where they lived for 44 years. Pat says... "I never want to see snow again, except on the Santa Ritas and Mt. Lemon".

Dennis retired as a self-employed carpenter and lighting salesman. Pat enjoyed raising their two children, being a school volunteer and other activities. Now they have two grandchildren to spoil.

Pat and Dennis feel blessed to be living in CSE II, and look forward to meeting you. Drop by and welcome them.

DIRECTORY CHANGES

Add: Pat & Dennis Molick, 3801 S Via de la Urraca
Pat email: molickp@yahoo.com, Pat phone: 612-581-0434
Dennis email: troutfly3563@gmail.com, Dennis phone: 612-790-1102

Remove: Bill & Jeanne Jones

Change: Mary Brady to Kathleen Brady & Steven Falk, (520) 625-9338
Cell: Kathleen (612) 978-8728, Steven (952) 607-8711
Email: kbrady2@comcast.net, stevenfalk14@gmail.com

Please take the opportunity to review your listing in the CSE II directory and notify Lucy Redding by email of any changes.

KEEP UP TO DATE

More and more residents are cancelling their landline phone numbers and using their cell phones. In CSE II there are approximately 23 residences in our directory whose only telephone listing is an out-of-state cell phone number.

Please update your directory with the new information when it is published in the newsletter.

NEWSLETTER

The newsletter is published five times a year: September, November, January, March and May. An email will be sent to notify you when the latest newsletter is available on our website. If you have more than one email address per house please let me know so everybody gets notified.

If you have anything interesting you would like to share in the newsletter please email Ginny Lippert at glippert2@cox.net to submit your idea.

**The next newsletter will be published
March 2017**

Be sure to check the website for updated information and events.
<http://www.cseii.com>

VIEW PRESERVATION GUIDELINE

We have had much discussion regarding view preservation and our CC & R language pertaining specifically to Article 12, section 12.14. Our main objective as a Board is to preserve property values, and protecting views is a key element. At several of our recent Board meetings we discussed how best to manage view issues. The question becomes do we enforce the CC & R's across the board—meaning all vegetation (palm trees and Ocotillo exempted) must be kept to parapet height or do we only enforce our parapet rule when there is a complaint? For clarification, we all are obligated to abide by our CC & R's. If there is a complaint and the vegetation exceeds the parapet height, then the homeowner of the vegetation is obligated to trim to parapet height. If vegetation has been “let go” by the owner and not kept trimmed, the owner is still responsible for trimming—even if it endangers the health of a tree. When planting new vegetation, an owner should consider the potential height and trimming requirements.

Everyone has the right to expect that the CC & R's will be enforced. So that everyone is aware, we plan to notify all those who have vegetation that is above the parapet. Even though there may not be a complaint at the present time, there may well be one in the future, and delaying the necessary trimming could result in loss of the vegetation. We intend to give notice to all those who have vegetation above the parapet; however, if there is no complaint there will be no action taken.

The only exception will be in the event of a sale of the home, at which time the compliance check will require trimming if the members of the Architectural Committee believe there is a potential for a future complaint.



WE NEED YOUR HELP

Did you know that Waste Management supplies us all with good heavy-duty garbage cans with lids? They are very effective in eliminating odor in your garage even in summer when it's hot. They also solve the raven, javelina problem and the lids don't blow away. Friday 12/16 was a windy day and we had garbage all over the neighborhood again. The lightweight lid less garbage cans that many of us use simply don't work when it's windy. For the health, safety & beauty of our HOA, everyone needs to have a garbage can that stands up to wind and creatures. Many of our HOA neighbors put out their garbage & go away for the day when they return they are not aware their garbage went all over the neighborhood. We have the best HOA in Green Valley except on garbage days!

If you need garbage cans please call Waste Management. Thanks

NEIGHBORS AT WORK

Thanks for your hard work keeping our neighborhood looking good!



John Brink & Paul Fundingsland

GREEN VALLEY COUNCIL NEWS

Financial Report:

Treasurer Rich Hill reported that our finances are better than last year at this time.
Budget reflects an increase in chase compared to last year.
GVC has been successful in serving Green Valley community
Proposed 2017 budget voted on and passed

Preferred Vendor Program:

Is on GVC website
Available at no charge

Southwest Gas:

Southwest gas will be in HOAs to cap off studs not being used. (required by the Federal Gov. to do this).
Will give notice ahead of time to GVC as to when they will be in an HOA
If they cut up road they have to repair to county standards

Cell Towers:

GVC is giving continued support to Verizon to help community come to agreement about location for cell tower in San Ignacio area

Two proposed locations: 1) SI Club House parking lot....height of 58 ft
2) SI maintenance bldg.....height of 98 ft

- Cell tower has to be in commercial zoning
- Cell tower has to be minimum of 58 ft
- Cell tower has to have 365 degree reception
- Need emergency reception!
- Need to improve cell phone reception

Health & Human Services:

Health Care Directory...on line GVCcouncil.org
170 postings for health care services

Committee is helping health care organizations recruit physicians and nurse practioners to the community.

- 1) Recruiting package to advertise & promote Green Valley
- 2) Team of local experts willing to meet with and recruits will to look into community
- 3) Approach Banner UMC primary care residency program

Jeannie North
Green Valley Counsel Representative
Canoa Seca Estates II

BOARD OF DIRECTORS

President: Carl Schuster
 Vice President: Jan Farrington
 Secretary: Steve Ball
 Treasurer: Wendell Byram
 Member: Julie Zeilenga

COMMITTEES**ARCHITECTURAL**

Board Liaison: Jan Farrington
 Co-Chair: Jan Farrington
 Co-Chair: Tim Stewart

Dixie Fundingsland	Sandy Hill
Melva Irvin	Ed Lippert
Peggy Tate	Julie Zeilenga

COMMON AREA MAINTENANCE

Board Liaison: Carl Schuster
 Chair: Mike North

Bob Allen
 Gordon Proctor
 Mike Small

COMMON GROUNDS IMPROVEMENTS

Board Liaison: TBD
 Chair: Mike North

Special Maintenance Projects

John Brink
 Ed Westhoven

COMMUNICATIONS

Board Liaison: TBD
 Newsletter Editor: Ginny Lippert
 Database, Directory
 & Nametags: Lucy Redding
 Tom Swenson

GOVERNING DOCUMENTS

Board Liaison: Steve Ball
 Chair: Dick Newman

Bob Lieg
 Mike Noreen

GREEN VALLEY COUNCIL

Representative: Jeannie North

BLOCK CAPTAINS

Board Liaison: TBD
 Chair: Peter Martin

Trogon	Graham Quinn
Estelar	Peter Martin
Tordo	David Roberts
Urraca	Mike Ketchen
Tejedor	Bob Lieg
Garzota	Duane Youngquist - Winter
Garzota	Bill Copeland - Summer
Reyecuelo	Wera Clough
Picamaderos	Dick Reuling

NOMINATING

Board Liaison: Jan Farrington
 Chair: Chuck Lamb
 Bill Copeland Lucy Redding

ROAD MAINTENANCE

Board Liaison: Steve Ball
 Chair: CJ DeLange

John Brink	Betty Dieter
Paul Fundingsland	Art Rotman
John Sucher	

SOCIAL

Board Liaison: TBD
 Co-Chair: Betty Dieter
 Co-Chair: Carlene Munro

Marty Braman	Laurel Brink
Melinda Byram	Julie Carter
Shirley DeLange	Dixie Fundingsland
Susan Hulbert	Pat Isaacson
Dianne Jurgens	Karen Lamb
Barb Nelson	Lucy Redding
Jane Rotman	Phyllis Sucher

Ladies Lunch Committee:

Chair: Barb Nelson
 Secretary: Sandy Hill
 Dianne Jurgens, Lynn Shinnick

WELCOME

Board Liaison: Jan Farrington
 Chair: Carol Copeland

Jane O'Hare
 Deidre Early

WEBSITE

Board Liaison: Wendell Byram
 Chair: Sandy Noreen

Susan Hulbert