

# El Pájaro Press

Canoa Seca Estates II Newsletter

[www.cseii.com](http://www.cseii.com)

November 2022



## PRESIDENT'S CORNER

On behalf of the Board of Directors I would like to welcome our Winter Residents back to Green Valley and the friendly confines of CSEII.

This was the first monsoon that Phyllis and I have experienced, and it was one for the record books. It seemed as if the storms hung right over the top of us, one caused significant damage. I'd like to thank our year-round residents and block captains who looked after the homes of their absentee neighbors in the aftermath of the storms.

At the last Board Meeting we approved the budget for 2023 as well as a five-year financial plan. Our planning includes reducing the amount of money put into the Road Reserve account by roughly 10% to offset the higher costs of landscaping which is not fully paid for by our assessment increases. If all goes according to plan, we will be back on track by 2027. We also approved the use of Zelle and Bank transfers for the payment of assessments in January. The assessment notice will contain information on how to make those transfers. Please see the meeting minutes for details.

Under New Business several homeowners proposed a pocket park in the common area off Estelar between Tejedor and Urraca. Since the common area is owned by all of us, we will be sending out a survey asking you for input.

I look forward to seeing you at the Holiday Party on December 17<sup>th</sup>.

John Sucher, President

# COMMON GROUNDS

## Members:

Susan Friedrich

Larry Bennett

Lyle Lininger

Kathie Schumann

Melva Irvin

Marie Leroy

Pat Molick

David Lovell (Board liaison)

A welcome to new members of the CGC – Lyle Lininger and Kathie Schuman

Fifteen of the 25 agave pups that were transplanted on Tordo earlier this year have survived. A thank you to the homeowners who transplanted and others who watered them until the monsoons started.



The tree came down on Monday afternoon. PWE was called and they came out and put cones up that day and removed the tree from the street the next day. It took a little longer for the stump, but it has been removed and all looks well in the area.

It is my hope to get back to trimming bushes before it gets too cold and then to get rid of many of the dead cacti. The monsoons put everything behind schedule.

Finally, a thank you to the homeowners who have been pulling weeds and trimming on the common grounds. Also, thanks to Larry Bennet and Lyle Lininger for transplanting a plant that was growing in the rip rap on Estelar

# ARC COMMITTEE

Monsoons are over and it's time to trim and prune. The ARC will be doing their Fall walkabout in November. We encourage everyone to look at their property for compliance.

Our guide from the CC&R's is as follows:

- No vegetation may be planted on the lot in a location, which may impose a traffic hazard.
- Except as otherwise permitted under this Section, trees and shrubs on a lot must be regularly and continuously pruned to a height that does not exceed the parapet height of the improvements on the Lot.
- Hedges planted along property boundaries must not exceed six feet in height.
- Dead fronds on Palm trees must be removed by June 1st of each year.

Thank you for your cooperation

## FUTURE BOARD MEETINGS

**2023**

**January 19 (Thursday) - 2PM – Canoa Ranch Rec Center– Amado Room**

**March 2 (Thursday) **ANNUAL MEETING** –Canoa Hills – Saguaro Room**

**April 20 (Thursday) – 2PM – Canoa Ranch Rec Center– Amado Room**



# SOCIAL COMMITTEE

## Annual Holiday Party

December 17<sup>th</sup>

This year we will again have a Hawaiian Luau.  
The food will be catered by Mama's Hawaiian BBQ.

Did you have your grass skirts, Hawaiian shirts and coconut bikini tops dry cleaned?



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We are sorry to announce that after many, many years of making our decorations for our various parties, Carlene Munro has decided to retire from that duty. We can't tell you how much we will miss her and want her to know how much she was appreciated.

On the positive side of the decorations committee, Diane Day has agreed to take over the position. She will be a great asset to the committee, and we want to thank her for joining. We have one other new member to welcome in addition to Diane, Janet Strobridge.

If there is anyone else who is interested in working on the Social Committee let Doris Sharrock and Marilyn Gaizband know.

# WELCOME NEW NEIGHBORS

Welcome Back to all our travelers, and summer escapees. It's been a quiet summer but with the coming of fall we are soon to welcome two new couples to CSEII.

We expect Nancy and Alan Roman to move into their new home at 3871 S Via del Tordo (Miller) in the next week or so. We look forward to their arrival during this beautiful fall season. Welcome Nancy & Alan.

Catherine Turner and Ted Grego will move into 3801 S Via de la Garzota (Thoreson) toward the last weeks of November. Green Valley has been their chosen destination for several years. They've been waiting for just the right place to come on the market. They are moving from Tucson.

Welcome Catherine and Ted.

# LADIES LUNCHEON

## **Our next outing will be something different this month**

November 20<sup>th</sup> at Noon

Ginger Johnson's house' 1931 W Via del Picamaderos

A Chinese Luncheon cooked by Ginger

Menu: Spring Roll appetizer, Sweet & Sour Pork, Kung Pao Chicken or Beef Broccoli,  
Fried Rice or Steamed Rice.

Cost: \$20.00 per person in cash to pay for food and incidentals.

**RSVP by November 15th – [marilyn.gaizband@gmail.com](mailto:marilyn.gaizband@gmail.com)**

# LADIES COFFEE

**November – Wednesday**

**December - Tuesday**

Posada Java – 9AM

6565 S Park Centre Ave – Green Valley

# LITTLE FREE LIBRARY

We're happy to see winter neighbors arriving back. That means fresh books for the library. There's room in the library for more titles in case you've just finished a favorite book you'd like to share.

It's good to know that our precious library weathered beautifully through 2 major hailstorms during monsoon season without a scratch!

Have you visited the library lately? Some enhancements have been made thanks to these volunteers and donors:

- Barb Wray placed spectacular painted rocks around the bench.
- Ginny Lippert donated a beautiful Little Library flag.

Someone at the HOA Board Meeting this month asked how we paid for our library? In case you missed it, Altie Metcalf donated all the funds for the purchase and placement of the library. This allowed us to buy the sturdiest of libraries and it proved a wise investment during monsoon this year.

Next time you're out walking be sure to stop at the library and choose your next selection.

Patricia Tinney  
(Aka Marion the Librarian)



# HOA PROPOSAL

## Nothing is more renewing than sitting beneath a beautiful shady tree, watching the world go by...

**A Pocket Park Proposal needs your attention and input:** You will be receiving an email poll asking whether you are in favor of having a CSEII Pocket Park.

This project was presented to the CSEII Board at our November Board meeting. The park is intended to benefit all members. The Board requests your input prior to further planning or implementation.

**What is a Pocket Park?** It involves “slipping in” some sturdy outdoor seating and easy access paths to in an existing natural landscape.

**Where would we be able to “slip in” a Pocket Park at CSEII?** In the triangle of shade created by the trees in the Estelar common area between Urraca and Tejedor (reference pictures below). Your neighbors, Alex and Mary Lee Verhoogen, who share **the only property line and view** of this common area are enthusiastic leaders of the Pocket Park Exploration.

**What’s the Purpose of a Pocket Park?** In our HOA it would provide a well shaded resting spot for HOA members to cool down as they climb our hill, meditate, or share the incredible views and natural surroundings under this precious, natural, arboretum. The total area of this prepared resting space is approximately one quarter of this common area.

**First Phase: Clear and create defined walking paths** into this natural arboretum area.

1. Clear the present rocks where paths are planned (the removed rock can be used for various soil stabilization projects elsewhere in the HOA)
2. Create artful border paths with riprap that matches that existing along the Estelar sidewalk – no cost to HOA
3. Surface walking paths with best suited materials - no cost to HOA
4. Electrical – no work needed, dawn to dusk usage - no future costs to HOA
5. Trash Collection – no trash receptacles, carry out what’s brought in – no cost to HOA
6. Park maintenance - our Common Grounds Committee is currently maintaining this unused area -cost to remain the same.
7. Estimated cost to use professional labor to clear and create paths - \$1,000 - money has been donated by the founding committee group – no cost to HOA

**Second Phase: Clear and prep a “three leaf clover” clearing around three trees**

1. Clear and link rounds beneath three trees taking into consideration seasonal sun/shade movement.
2. Define the gathering space with same riprap as paths.
3. Treat clearings (floors) “as advised” for best result.
4. Development timeframe is TBD. Phase One & Two– one day? Phase Three fundraising for appropriate furnishings TBD.

## **Furnishing**

1. Dependent on fund raising – to begin, one commercial grade “park appropriate” table.
2. Type and style TBD by your input to the Common Grounds Committee.
3. Cost TBD – Estimate up to \$2000 – No cost to HOA – fundraisers are planned.

Quiet recreational shade is a very rare commodity in Green Valley. Our intent is to add value to our HOA property and nurture our collective spirits.

## **Q&A**

During the presentation of this idea to the CSEII Board in November these concerns were voiced:

### **What about parking issues?**

This is basically a walk-in & “be idle” park. This design is not about big gatherings. We would ask that if you plan to deliver people or food you would drop it off at the sidewalks and park your vehicle according to current standards.

### **What about noise?**

Again, this is intended to be a restful recreation space in some awesome shade. We do not anticipate any noise. Alex and Mary Lee have not expressed any concern.

**What about smoking?** No Smoking Anytime – this is a clean air respite.

### **What about non-HOA visitors?**

Our assumption is non-residents would be escorted by an owner. Please write to us if you have further concerns.

### **What about dogs?**

Dogs can visit with their owners under the same requirements as the rest of HOA property. In short, dogs must be non-aggressive, on-leash and the owner is responsible for any clean-up & disposal.

### **What about ADA access?**

The Board will seek legal counsel as to the applicability of AD requirements to ensure there is no liability.

### **Do you have any say in whether CSEII creates this Pocket Park?**

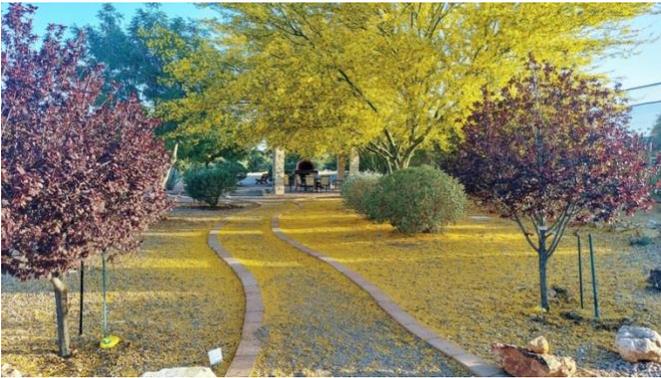
The Board will use the results of the poll to decide if the project will go forward.

More background on Pocket Parks can be accessed from the August 8<sup>th</sup>, Green Valley News Article. [www.gvnews.com > pocket-parks- aplenty-how](http://www.gvnews.com > pocket-parks- aplenty-how)

Proposed Pocket Park Location



Pocket Parks located at Esperanza Estates



# HOME & GARDEN TOUR

Neighbors and Friends,

My husband, Denny and I are wondering if any of you would be interested in participating in a Home and/or Garden Tour. We think it would be fun to see what our neighbors have done to make their homes their own, by putting their personalities into it.

We are suggesting that we do this sometime in January as most of our residents should be here by then.

If you would be interested in participating, please call Sam at 520-421-9535 or email us at [samndenny@cox.net](mailto:samndenny@cox.net).

Some of the suggestions I have received are:

- Use this event to collect dry goods for the food bank or some other fundraiser
- Offer wine and/or snacks

Your participation and idea would be appreciated

Sam & Denny Johnson





**ANNUAL GVC PREFERRED  
VENDOR EXPO**

**Friday, December 2, 2022  
9:00 am – 1:00 pm**

**555 N La Canada Drive  
Green Valley, AZ 85614**

**Come join us in the GVC Parking lot and meet  
Local Vendors**

**Check out Fiesta Filipina Food Truck  
(The word on the Street is the Food is Fabulous)**

**We will have a free raffle and door prizes  
throughout the day**

**Bring a Donation of an Unwrapped Toy to Help our  
Neighbor, the Salvation Army, with their  
Christmas Toy Drive  
and/or**

**Bring a canned good for the Food Bank**

**For More information contact us at 520-648-1936**

## BOARD OF DIRECTORS

President: John Sucher  
Vice President: David Lovell  
Secretary: Sam Schaen  
Treasurer: Bob Allen  
Mbr At Large/ARC Chair: David Day

## COMMITTEES

### ARCHITECTURAL (ARC)

Chair: David Day  
Members:  
Trogon – David Lovell, Todd Merrill  
Tordo – Ward Olsen  
Urraca - Bill Barkley  
Garzota – Sharon Perkins  
Picamaderos – Altie Metcalf

### BLOCK CAPTAINS

Chair: Sandy Anderson  
Board Liaison – John Sucher

Estelar: Susan Friedrich Alternate: Kent Tuggle  
Garzota: Jack Gardner Alternate: Larry Bennett  
Picamaderos: Jill Pawlowski

Alternate: Brenda DiPanfilo

Reyecuelo: Terrie Hodson  
Tejedor: Doris Sharrock Alternate: Peter Martin  
Tordo: Sam Schaen  
Trogon: Susan Friedrich Alternate: Kent Tuggle  
Urraca: Mike Ketchen

### COMMON GROUNDS (tree trimming & maint.)

Co-Chairs: Melva Irvin  
Susan Friedrich

Board Liaison David Lovell

Members:

Larry Bennett  
Marie LeRoy  
Lyle Lininger  
Pat Molick  
Kathie Schumann

### COMMUNICATIONS

Chair – Barb Wray  
Board Liaison – John Sucher

Database, Email, Directory: Sandy Anderson  
Resale Manager: Sandy Anderson  
Newsletter: Ginny Lippert  
Webmaster: Barbara Wray  
Alternate: Sandy Noreen

## FINANCIAL REVIEW

Chair: Suzie Martin  
Members:  
Ginger Johnson  
Phil Suter

## GOVERNING DOCUMENTS

Chair: Sam Schaen (acting Chair)  
Board Liaison –  
Members: Leslie Kush  
Mike Noreen

## NOMINATING

Chair: Peter Martin  
Members: Bill Barkley  
Sandy Hill

## ROADS

Chair:  
Board Liaison – Dave Lovell  
Members: Mike Noreen

## SOCIAL

Co-Chair: Doris Sharrock  
Co-Chair: Marilyn Gaizband  
Board Liaison – Sam Schaen  
Members:  
Laurel Brink Julie Carter  
Diane Day Claire Marshall  
Barb Nelson Jill Pawlowksi  
Judith Roberts Julie Stewart  
Janet Strobridge Phyllis Sucher

## WELCOME

Chair: Leslie Kush  
Board Liaison – Bob Allen  
Trogon/Estelar – Leslie Kush  
Tordo – Marilyn Gaizband  
Urraca – Lynn Shinnick  
Tejedor – Doris Sharrock  
Garzota – Leslie Kush  
Reyecuelo – Tamara Bohn & Jim Barker  
Picamaderos – Leslie Kush