

El Pájaro Press

Canoa Seca Estates II Newsletter

www.cseii.com

September 2020



PRESIDENT'S CORNER

With sadness, the Board has received Sandy Hill's resignation from the Board of Directors. In 2017, Sandy joined the Board as a member at large and chair of the Architectural Committee. She also served as Block Captain for Tejedor. During 2018, Sandy served first as Secretary, then VP, and eventually President following resignations by other Board Members. She has served as President from October 2018 until this month.

Sandy has performed each of her volunteer roles with dedication and effectiveness. As President, she brought a common-sense approach to the position and always sought to build consensus. During her time in office, her leadership was instrumental in building consensus for the revised Governing Documents and the Road Project Funding, both of which were approved by the membership with overwhelming majorities. Sandy's departure leaves very large shoes to fill.

The remaining Board Members voted to make Sam Schaen president. In fulfilling that role, he will be stepping down from his roles of Architectural Committee co-chair and Governing Documents chair. The Board will be looking for a homeowner to fill the open Board Member position. If you are interested in joining the Board, please talk to one of the Board Members or send an email message to cseii.hoa@cseii.com.

In other news, the road resurfacing project is nearly complete. Resurfacing took place at the end of August with a minimum of disruption to the flow of traffic in the community. At the time this article is being written, Tucson Asphalt is performing manhole and utility cover work and will be replacing speed bumps and striping in the near future. Kudos go to the Road Committee led by John Sucher. The dedication and attention to detail contributed to a successful project.

Barb Wray has digitized many of the paper files we had stored in the shed. This project entailed an enormous amount of work but will benefit the HOA by permitting searching of these files and will also offer greater protection by backing them up to the cloud. Thank you, Barb, for this great effort.

Our activities continue to be curtailed as a result of the COVID-19 crisis. We have reserved rooms in 2021 for in-person meetings and social gatherings in hopes that a successful vaccine will permit us to return to normal. In the meantime, please stay safe.

Sam Schaen
CSE II Board President

ROADS COMMITTEE

The Green Asphalt thin overlay of our roads began on the 21st of August by Tucson Asphalt Company, TAC. The project began ahead of schedule with the grinding of interfaces at adjoining roads and golf cart paths. Street Cleaning began on Monday the 24th and paving on the 25th on schedule. Each day the crews completed the streets per the plan. On the 26th we had a communication issue where TAC planned on doing all the parking areas. Since I did not have that on our published schedule we had to scramble and with cooperation from homeowners we were able clear the parking areas and the paving was completed. Paving finished on Friday the 28th of August. The only issue noted was tire tracks on some sidewalks and curbs. TAC was notified and we have sent them a list of areas that need attention. They plan to power wash those areas on September 15th.

Manhole and utility cover work began on September 8th and is progressing well. They will do the manholes first and then follow up with the utility covers. This work should take several weeks since there are some 40 manholes and 30 utility covers that need to be raised and concrete collars poured around them. The asphalt speed bumps at the top of Picamaderos have been completed and the streets have been striped. This project, the rocking project along with the excellent maintenance of our common areas have made CSE II one of the premier HOA's in Green Valley. Going forward the Roads Committee will focus on the maintenance of the roads. To that end we are asking homeowners to help by following a few guidelines.

1. Abrasive activity such as shoveling gravel, rock, sand, or any other debris can damage the road surface. If materials need to be dumped, concrete driveways should be used. If that is not possible the homeowner or their contractors should lay down plywood or some such material to protect the road surface. Front loaders moving abrasive materials dumped on the roads is prohibited.
2. Residue from power washing roofs, painting, or tile work can stain the roads. We suggest that in those cases the road be washed down to dilute the residue as much as possible.
3. If possible, remove debris such as loose rocks or items left after trash pickup from the road in front of your home.

Our expectation is that this new surface will last 20 plus years and following these guidelines will help us realize that expectation. Based on my observations and positive feedback from homeowners this project has improved the functionality and aesthetics of our roads. I want to thank my committee for their help, our homeowners and board for their support and cooperation.

John Sucher - Roads Committee Chair





Photos submitted by John Sucher & Bob Allen

More photos available on our [website](#)

WELCOME OUR NEW NEIGHBORS

The Welcome Committee is in the process of welcoming Susan & Fred Callender from Colorado to their new home on Reyecuelo (#3786). They have received a CSE II directory and a welcome rock. Neighbor Tamara Bohn has offered to be their "go to" resource as they settle in. We look forward to learning more about them in a future newsletter. Welcome Callenders!



COMMON GROUNDS

Thank you to all of the homeowners who removed bird feeders from outside their wall. Your neighbors appreciate not having something to draw rodents and reptiles to the area.

Also, a thank you to Alex Verhoogen for removing many cacti and piling them up for the crew to take away.

Since it has been rather warm this summer, it has been hard on some of the plants. By August only about 50% of the plants the committee planted in April had survived. Last week we planted 10 more agaves donated by Peter Martin. Hopefully it will be cooler, so they have a better chance of surviving. You can see them on Estelar.

The Mochomo's Landscape crew has done a good job of making our common areas consistently look good. They respond quickly to all requests. I do a worksheet for them each Wednesday which includes any homeowner's request and they are usually able to complete that request on Thursday.

COMMUNICATIONS COMMITTEE

Communications Made Easier

This summer our committee spent some time making it possible to fill out and submit CSEII forms online. If you prefer paper, these forms can still be printed, filled out and delivered to Committee Chairs.

We struggled with the differences between Mac and Windows and as usual, the Mac won the ease of use contest. The processes were different enough that we wrote separate instructions for Windows and Mac.

The forms, which are not new but updated to allow for data entry, and the instructions for using them are available now at www.cseii.com under the “Forms for Downloading” menu item at the left of the main page.

Common Grounds Committee Forms (1)

Common Grounds Request Form - Notify the Common Grounds Committee of a problem or a suggestion.

Architectural Committee (ARC) Forms (4)

Note that the CSEII Conditions, Covenants and Restrictions (CC&Rs) are available [here](#).

- ARC Homeowner Project Request Form. Get started on a home improvement project by notifying the ARC with this form. CC&R Article 11 Section 11.3, 11.4, and 11.5
- ARC Compliance Check – Resale of Home. Of course, we don't want to see you go, but if you must, the ARC Committee will use this form to inspect the exterior of your house to ensure you've met all the CC&R rules. This information is relayed to the Title Co, Seller and Buyer.
- ARC Parking Variance Request Form if you need to request a variance from CSEII's parking restrictions. CC&R Article 11 Section 12.15
- ARC Vegetation Height Variance Request. Tree heights were a pretty hot topic when we moved into the neighborhood, but we took one for the team, and topped our trees. Thanks to all the neighbors down the hill for their similar efforts. CC&R Article 11 Sections 12.6 and 12.14

Miscellaneous Forms (1)

Homeowner Absence Form. If you expect to be absent for a substantial period of time read or review “Tips for leaving for the summer” and let your Block Captain know the dates you will be away and who to contact if issues with your lot occur.

CSEII Communications Committee Chair
Sandy Anderson

GOVERNING DOCUMENTS

In the past quarter, two policy resolutions have been drafted: (1) an Enforcement Policy and (2) A Voting Ballot Policy. These were passed by the Board at the September 17, 2020 Board Meeting.

Enforcement Policy

We needed to establish an Enforcement Policy to help ensure that homeowners comply with the Governing Documents. The vast majority of homeowners are cooperative and address any issues in a timely manner. However, there may be an occasion in the future when a “stick” is needed to convince a homeowner to act. A recent Arizona court case ruled that there must be a schedule of fines before they can be levied against a homeowner.

The enforcement policy calls for a courtesy notification as a first step to achieve compliance in a cooperative manner. If the courtesy notice doesn't provide the desired results, formal notification of the issue, opportunity for a hearing, and finally notification of the HOA's intent to levy a fine are enumerated.

A base penalty of \$100 is incorporated in the penalty guidelines. Daily penalties of \$10 for the first 30 days and \$50 thereafter are permitted for continuing non-compliance.

Ballot Policy

Arizona Statutes require approval by the Board to permit online voting by members of the association and lays out specific requirements for the system used for such voting. In the past, the CSE II Board has passed a resolution for each HOA membership vote where online voting was desired. This policy resolution states that all future membership votes will use online, secret ballots. As stipulated in the statute, a paper ballot will be made available to any homeowner who requests one.

FUTURE BOARD MEETINGS

2020 – November 18 (Wednesday) – 2PM Conference Call

2021 – January 14 (Thursday) - 2PM

March 5 (Friday) **ANNUAL MEETING** - 9AM

April 21 (Wednesday) - 2PM

August 25 (Wednesday) - 2PM

October 13 (Wednesday) - 2PM

Location of meetings will be announced at a later date.

EROSION PROJECT

The erosion project has been completed. An erosion ad-hoc committee was formed to identify & correct the areas that needed repair immediately. Bill Barkley stepped up to run the committee taking numerous photos of eroded areas that needed repair.

After reviewing these areas with his committee, they came up with a plan identifying the 28 areas that needed to be repaired. Bill & his committee carefully organized a plan to complete the project. A local cement contractor Nathan Matney was hired to do the needed cement work. Nathan did an excellent job. He did more areas than he was given to repair. The total cost for the cement portion of the project was \$2,400 for labor & material. Bill then reached out to Melva Irvin, Common Grounds Co Chair and they put together a plan to repair 12 areas that needed rock & riprap repair. In case you were wondering, rip rap is large bolder type stone. They used our landscapers, Mochomo's Landscape, to do this phase of the project. The cost for the 20 yards of rock and rip rap, diesel fuel & use of the tractor was \$1,250. These costs were all charged to repairs. Plus \$420 landscape labor that was charged to common grounds.

The erosion project has reduced the amount of stones washing onto the streets. I want to thank Bill Barkley for organizing this project, photographing, planning, & executing the plan. I also want to thank Melva Irvin for organizing the rocking project with Bill & Luis Redondo, owners of Mochomo's landscape. And a big thank you to the erosion committee: Susan Friedrich, Ray Isaacson, & Mike Noreen as well.

Rick Nelson



3851 Tordo unrepaired



3851 Tordo repaired

More photos available on our [website](#)

PET CORNER

In the coming issues of the newsletter we will be profiling our neighborhood pets. Here are the first of many to come. (Written by Julie Carter)



My name is Pepper and I live with Jim and Marion Zerilli. I'm about 5 years old now and although I'm only 10 pounds, I rule the roost in my house. I've been told I'm probably a Shih Tzu mix. Not sure what that means, but if my humans want to identify me that way, it's okay. I love to bark at every dog I see, big, small, in between, just to let them know that I'm the top dog around here. But I love people!



My kind older brother (from another mother) Echo, who was a 15-year-old Whippet, shared his life with us until just very recently. He passed away and left us very sad. He was VERY tall, and I had to crane my neck to look up at him. He wasn't able to play with me anymore, but he did enjoy his walks with our humans, loved his treats, the other neighborhood dogs, and all people. We had a good life and loved our humans. RIP Echo and know that you were well loved by your family.



Hi, I'm La Bella, but folks call me Bella for short. I live with Tom Swenson and Lucy Redding. I'm a 5-year old Havanese and am looking to meet a nice male dog about my size for fun playdates. No strings.

I like to stand on my driveway and look WAY down the street for any action. I can see really good now since my eye surgery. There is always a lizard, mouse, rabbit or something moving, and I need to watch the street carefully and protect my family. You could call me the dog block captain if you like, as I know what's going on and I tell Tom and Lucy all the time to watch out. I growl at everything and everyone, but it's just my way of asking "Who goes there?" Sometimes I get really thirsty on my walks though and need a drink from Tom's water bottle along the way. Hope to see you soon!



My name is Beauregard, **Beau** for short. My mom named me this as Beau means *handsome* and *beautiful* in French. I'm an English Spaniel and I bark with an English accent! I turned two at the end of April 2020, and now I hear I'm going through my terrible twos.

I moved to Green Valley in late November of 2018 with my Mom, Sharon Perkins. I wondered what happened to that nice green grass that we had in our yard in Washington state and my mom said, "Well Beau, get used to it ... this is the desert, and we have sand, rocks, and cactus to deal with." I'm ok now and adjusting but it was sure difficult at first.

I think I'm really a neat dog cause I only bark at dogs I don't know or like. Mostly I like all the people we meet when we take our morning and afternoon walks. I especially like the folks that give me dog treats. My mom says I'm smart and has taught me to perform some tricks. I like to shake hands and even do a high five and then lay down!! I like showing off for my mom and making her proud.

Next time I see you on the trails, I will perform one of my tricks for you, but only for a *Treat*.



Hi, I'm called Oso. The two-leggeds that hear my name for the first time say, "Is he Oh So good"? My real name is Osito, which is little bear in Spanish. I was called Oso for short even before I came to live with Bob and Barbara Wray. I'm about 8 years old and am getting up in my dog years but don't think that makes me complacent when you ring my doorbell. My DNA test says I'm $\frac{1}{2}$ poodle, $\frac{1}{4}$ chihuahua and $\frac{1}{4}$ unknown.

I was practicing social distancing before it became popular. I prefer to check two-leggeds out cautiously and take my time getting to know them. I love the four-legged friends I've met and can't wait to smell them when we meet up. I check my favorite rocks and bushes as we walk along to see who's been out before me. My walks are some of my MOST favorite times of the day!!

BOARD OF DIRECTORS

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

COMMITTEES

ARCHITECTURAL (ARC)

Chair: Tim Stewart - Picamaderos

Members:
Trogon –David Lovell
Tordo – Ward Olsen
Urraca - Bill Barkley
Garzota - Pat Isaacson
Garzota – Sharon Perkins

BLOCK CAPTAINS

Chair: Nancy Allen

Estelar:
Garzota: Duane Youngquist - Winter
Jack Gardner – Summer
Picamaderos: Jill Pawlowski
Alternate: Brenda DiPanfilo
Reyecuelo: Terrie Hodson Alternate: Marion Zerilli
Tejedor: Doris Sharrock Alternate: Peter Martin
Tordo: Sam Schaen Alternate: Peggy Miller
Trogon: Susan Friedrich Alternate: Rick Nelson
Urraca: Mike Ketchen

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

FINANCIAL REVIEW

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

AD-HOC EROSION COMMITTEE

Chair: Bill Barkley
Members: Susan Friedrich Ray Isaacson
Rick Nelson Mike Noreen

GOVERNING DOCUMENTS

Chair:
Members: Leslie Kush Mike Noreen

LADIES LUNCH COMMITTEE

Chair: Julie Carter
Members: Jane Barkley Marilyn Gaizband
Doris Sharrock Phyllis Sucher
Nikki Vick

NOMINATING*

Chair: *OPEN*
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 Jill Pawlowksi
Judith Roberts Julie Stewart
Phyllis Sucher Marion Zerilli

WELCOME

Chair: Leslie Kush
Estelar – Dianne Jurgens
Trogon – Dianne Jurgens
Tordo – Marilyn Gaizband
Urraca – Lynn Shinnick
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