

# EL PÁJARO PRESS

Canoa Seca Estates II Newsletter



## PRESIDENT’S CORNER

### Hello to All

I hope your summer has been all you hoped for, less the heat, for our full-time residents. I am sad to say that at the end of July, Margaret Bowman passed away. Our thoughts and prayers are with her family.

This month we held our first hybrid in-person/Google Meets Board meeting. Online attendance was very sparse but in person attendance was great. This past quarter our committees continued to conduct HOA business seamlessly and professionally. Sandy Hill has resigned as chair of the nominating committee. She has done a great job in jump starting the new committee and I thank her for that. Bruce Tinney has agreed to take over where she left off. Please read her report and the other committee reports here in the newsletter and on the website.

Two items of note. Our treasurer, Diane Day, has moved our accounts from Chase to Wafd in order to earn interest on savings and checking. She has also established two CDs for reserves. A review of our insurance policy was conducted with the help of George Hulbert and Diane Day. As a result, we found that the second monument and the storage shed were not covered. The omission was corrected, and they are now covered. Please see the minutes for detail. The rest of the coverage provides adequate protection for CSE II.

Have a safe and enjoyable Fall

John Sucher

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## NOMINATING COMMITTEE

### Bruce Tinney is the new Nominating Chairperson.

The Nominations Committee is tasked with identifying qualified candidates to run for HOA Board positions. In recent years it has been difficult to find members willing to serve on the Board. Recently the committee surveyed the membership with the hope of identifying barriers to serving on the Board and what steps could be made to make the position more appealing.

There were 66 responses to the survey. Eight households provided two responses each; the rest provided a single response per household. The number is about half the total lots in the HOA; and about 30% of total members.

The full survey results can be found on the CSEii website but the following details a couple highlights and next steps. The top reason for not wanting to serve on the Board was the respondent had “already served”. The next biggest reason was “part-time”. With two of the current Directors being part-time, we have demonstrated that the Board can be successful with a Board of both part time and full time residents.

One question asked, what would make the Board position more appealing. While the number one answer was “none of the above”, the second response was “help from previous Board”. This is certainly doable and the Committee plans to work further on this issue as well as others.

Sandy Hill has resigned as Chairman of the Committee which leaves an open position. We want to thank Sandy for all her work, not only on this Committee but the HOA in general. She will be missed.

Please contact any of the Committee Members if you have interest in joining the Committee or would like to discuss becoming a Board Member.

The Committee members are listed below:

Bruce Tinney  
Sam Schaen  
Leslie Kush  
Candace English  
William Barkley

## NEXT BOARD MEETING

**Thursday, Oct 19th - 2pm**

GVR Canoa Ranch Social Center - Amado Room

Bring your GVR ID - Sign in as early as 1:30pm

*\*This will be an in-person and virtual meeting (Hybrid)*

## ROADWAY CLEANUP

In March, volunteers from CSE II removed litter from Camino del Sol between Encanto and Camino Tres.

To celebrate **Pima County National Clean Up Day**, Barb Wray is organizing the litter pickup for September 16th. Let Barb know if you would like to assist with the cleanup.

Larry Bennett will organize the spring pickup in March. Cleanup requires less than 2 hours of time on a Saturday morning. Please contact him at 208-343-2466 or [l.j.bennett.engineering@gmail.com](mailto:l.j.bennett.engineering@gmail.com) if you have interest in volunteering.



## COMMON GROUNDS

### Please welcome two new members to the Common Ground Committee

Lyle Lininger and Bob Swendrzynski have joined our committee. It is nice to have more men. They join Jean Ashby, Larry Bennett, Candy English, Susan Friedrich (co-chair), Melva Irvin (co-chair), David Lovell (Board), Steve Marshall, Sandy Noreen, and Phyllis Sucher.

Susan meets with the PWE crew each week and, as the result, the grounds are looking quite good. I recently had a conversation with a person who just became chair of her HOA Common Grounds. She said that she walks through our HOA regularly and thinks it looks very nice.

**A REMINDER: DO NOT PUT BIRD FEEDERS OUTSIDE YOUR WALLS.** They draw many unwanted critters and your neighbors do not appreciate it.

If anyone has a portable blower, it would be appreciated if you would check some of the streets after a good rain (if we get any) as many small rocks seem to wash down some of the drains. Recently I discovered many that had washed down, especially on Tordo.

Melva Irvin & Susan Friedrich

## SAVE THE DATE

### CSEII Annual Holiday Party



## SOCIAL COMMITTEE

### LADIES' LUNCHEON

Sept. 15th - Noon

#### Casa Valencia

1825 W Valencia Rd Tucson

RSVP - Marilyn Gaizband

**[marilyn.gaizband@gmail.com](mailto:marilyn.gaizband@gmail.com)**

**by Sept. 12th**



### LADIES' COFFEE

Posada Java  
9:00 AM

September - Wednesdays

October - Tuesdays



## COMMUNICATIONS CORNER

### For your information - no action required now

At the August Board meeting, the new annual HOA data collection form was described. It is electronic and will be sent out in an eBlast in the fall. In a few clicks, the form will prompt & collect your Resident Phone Directory preferences, required HOPA attestation, and any Property Ownership changes.

Here are the form details:

- CSEII Directory – Opt In/Out – Gives you control over what is shared with the community in the CSEII online and paper Resident Directories. After reviewing what is currently published you can input any changes you would like or *opt out* of publishing your data.
- The Housing for Older Persons Act (HOPA) requires CSEII to have homeowners attest that their property is occupied by at least one person who is 55 years of age or older (with limited exemptions). You can attest to this requirement for your lot right in the survey form. The HOPA attestation section will no longer appear at the bottom of your annual assessment invoice.
- Property Ownership may change, a trust may be created or dissolved. This information is needed in the next CSEII election preparation. New information can be provided directly in the survey form or by sending these changes to [Secretary@cseii.com](mailto:Secretary@cseii.com).

Questions about this new survey form are welcome at [Press@cseii.com](mailto:Press@cseii.com).

## HOW TO SAVE ON YOUR SEWER BILL

### Your sewer bill comes from Tucson Water

and is calculated on how much water is billed in the winter months.

“In July of each year, your sewer bill is recalculated based on the average amount of water billed in the previous months of December, January, and February. These three months represent the period when outside water usage is normally at a minimum.”

This quote comes from Tucson Water website but is buried deep in the appeal process section.

Therefore, reducing your outside water usage from about Thanksgiving to St. Patrick’s Day will lower your sewer bill in their next fiscal year.

Keep this in mind when setting winter drip timers...if at all. Plus, pay attention to any winter rains when watering can be turned off. Not only will you have a lower water bill, but also savings on next year’s sewer bill.

Submitted by Donna Lou Hetler



## CSE II ARBORETUM

### The CSE II Arboretum is off to a roaring success!

A retaining wall and handrails have been added to enhance safety and prevent uncontrolled runoff from the summer rains (which sadly, wasn't much of an issue this monsoon season). Despite the summer heat (and with the dedication and hard work of a core group of caretakers), the Arboretum is thriving. The success of the Arboretum is a great example highlighting the positive impact a small group of neighbors can have on a community. Dog walkers, coffee klatches, sunset watchers, and knitting groups have all enjoyed meetings under the cool shade provided by the beautiful canopy of trees. Throughout the summer, an abundance of wildlife (small herd of deer, a bobcat with two kittens, the 'resident' javelinas, and numerous birds, bunnies, and squirrels) have also taken advantage of the Arboretum. Thankfully, none of our furry or feathered friends caused any loss of plants! Kudos to the plant selection committee for purposefully and successfully choosing plants that are wildlife resistant. In July, Jim and Diane Thomas donated beautiful, hand-crafted plant markers that they created from fused glass. The markers have added a real touch of pizzazz to the plantings. Truly, the Arboretum highlights the generosity, commitment, and camaraderie of a wonderful group of neighbors.

In addition, the Arboretum has also provided a wonderful example of a project initiated by residents working with the Common Grounds committee to coordinate plantings, review plans, and assist each other with removal of plants. This cooperation will continue as additional plantings are planned in the future.

As Fall approaches and our wonderful Arizona weather returns, the members of the Arboretum hope everyone in the neighborhood stops by and visits the project. Enjoy the shade and some wonderful views of the Santa Ritas, slow down and hear the birds sing, or just relax in the beautiful setting we all come home.



## LITTLE FREE LIBRARY

### Little Free Libraries around the world:

How fun is this? Larry and Anna Bennett found this Little Free Library on their recent travels to Acosta, Italy and shared the pictures with me. According to Larry, Acosta is mid-way between Turin and Geneva. Aosta was a major fort during the Roman Empire. It is located where the roads to Gaul and Central Europe combine into the road to Rome.

The translation of the Little Free Library sign from Italian into English says:

#### Book House

An outdoor miniature bookstore, with books available to everyone! The rule is simple: you bring a book and take a book. An idea of the Commune of Fenis in collaboration with Albergo Eticio Comtres de Challant.

As you travel throughout states and the world, send me your pictures of Little Free Libraries you find! I'll share them in the newsletter and on our community Face Book page.

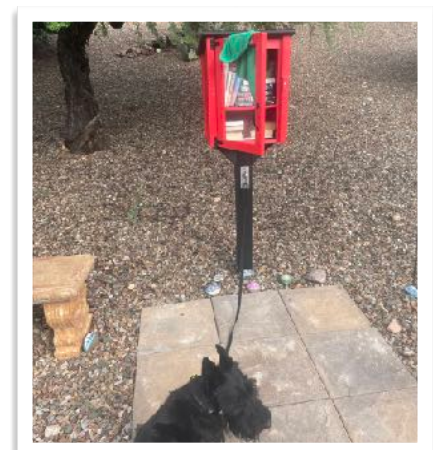
#### Cleaning Day!

Rocket and Julius helped me spruce up The Little Free Library. Oh yes! And Julius's Mom too, Dee Dee.

There are some great books available including six or seven Janet Evanovich paperbacks. Thanks to everyone who keeps our library full of interesting books.

#### Happy Reading!

Patricia (aka Marion the Librarian)



# SOME OF OUR SUMMER VISITORS

Some of our neighbors have sent in photos of various wildlife visitors

There are more wonderful photos on our website.



Photos submitted by  
Altie Metcalf



Photos submitted by  
Mike Rass



Photos submitted by  
John Brink



# FIREWISE COMMITTEE

## The Firewise committee of CSE II . . .

FireWise is a program to reduce wildfire risks to the home (and, in our case, to the HOA). We are sensitive to this danger for a few reasons. We are seeing more instances of wildfires burning houses and injuring and killing people. A few years ago, a fire burned most of the mountains between Tucson and Summerhaven. Last year, a wildfire in northern California destroyed many homes including most of the town of Paradise. This year, we see the devastation in Hawaii with the loss of over 100 lives. For these reasons, the FireWise program is of interest.

FireWise is a national program that is done in cooperation with the National Fire Protection Association (NFPA), the US Department of Agriculture Forest Service, the US Department of the Interior, and the National Association of State Foresters. More information about the program can be found at [Firewise.org](https://www.firewise.org). In Arizona, FireWise is a free program administered by the state of Arizona.

At the Jan. 19, 2023, board meeting, John McGee of the Green Valley CERT made a free presentation. The on-site evaluation is free. It will be used to develop an action plan. There may be grants available for some identified projects. Subsequently, the board approved submitting an application for the on-site evaluation to be done.

The evaluation was done on May 3, 2023, by Mr. Corey Guerin, Lead Prevention Officer of the Arizona Department of Forestry and Fire Management. The employees of this department fight wildfires and fully understand the dangers. The resulting report along with site comments made by members of our own committee are now posted on the CSE II website under the Firewise tab. <https://www.cseii.com/firewise-usa.html>

The main recommendations are:

1. Remove tree limbs to about 5 feet above ground to reduce potential for fire to climb the tree;
2. Trim trees as needed to reduce potential for fire jumping across property lines;
3. Provide a defensible space of 10 to 15 feet from houses;
4. Remove shrubs to provide about 10 foot spacing;
5. Remove buffleggrass and other flammable grasses;
6. Eliminate firewood storage in the common area;
7. Address the fire potential of railroad ties used as landscaping in heavy growth areas.

The highest area of concern to the Department of Forestry employee was west of Reyecuelo due to the dense growth of brush, trees, and buffleggrass. The power lines west of the golf course and the steep slope above the 15<sup>th</sup> green were noted as issues. He noted that if a fire started, it would be into the houses before the fire department could be notified.

Based on the evaluation and review of the needed work items, it was decided to not prepare the FireWise application. The time and effort to prepare the formal application and the low potential for getting a grant made the effort less appealing. The committee decided to concentrate on doing actual work.

## **FIREWISE COMMITTEE (continued)**

A meeting with the San Ignacio Golf Course manager was postponed until October when John Sucher can participate. We need their cooperation to remove buffleggrass on their property and to address some overgrown area.

The committee has prioritized the area west of Reyecuelo. In June, Terry Steenrod and Larry Bennett worked a few days removing brush and removing tree limbs in this area. Our landscaper has also been working in this area. This fall and winter, similar work will be done south of Picamaderos.

When the majority of the brush is removed, the Common Grounds Committee will hire a company to trim some trees to reduce the spread of fire across property lines. Since this work is not in the current budget, it cannot be done this year.

As noted in a Newsblast on May 27, there are a number of things that each homeowner can do to reduce fire damage:

1. Flammable wood (stacks of fire wood) need to be removed from the common area;
2. Railroad ties can be treated with stain or paint to make them less flammable;
3. Remove dead bushes, leaves, and debris within their own property;
4. Store flammable seat cushions indoors when gone for the summer;
5. Store propane tanks appropriately (see the Firewise tab on the website for information).

Kathy Merrill will be coordinating with the Green Valley Fire Department for a potential presentation of things that homeowners can do to reduce fire potential. This presentation will be in either January or February.

Our committee members are Larry Bennett (chair; Garzota), Kathy Merrill (Trogon), Candy English (Urraca), Terry Steenrod (Reyecuelo), and Gary Karger (Reyecuelo). At the April 20th board meeting, I asked for a volunteer from Picamaderos but have not yet had any volunteers. We are very fortunate to have Kathy participating since she worked on a previous FireWise evaluation for her subdivision in Colorado.



**FIREWISE USA**<sup>®</sup>  
RESIDENTS REDUCING WILDFIRE RISKS

**BOARD OF DIRECTORS**

**President:** John Sucher  
**Vice President:** Dave Lovell  
**Secretary:** Marilyn Gaizband  
**Treasurer:** Diane Day  
**Mbr At Large:** David Day

**Architectural (ARC)****Chair: David Day**

Members: Estelar - Denny Johnson  
 Tordo - Ward Olsen  
 Urraca - Bill Barkley  
 Garzota - Sharon Perkins

**Block Captains****Chair: Sandy Anderson**

Trogon - Susan Friedrich (Alt) Kent Tuggle  
 Tordo - Sam Schaen (Alt) Ford Demming  
 Urraca - Mike Ketchen  
 Tejedor - Doris Sharrock (Alt) Peter Martin  
 Garzota - Jack Gardner (Alt) Larry Bennett  
 Reyecuelo - Terrie Hodson  
 Picamaderos - Jill Pawlowski  
 Estelar - Susan Friedrich (Alt) Kent Tuggle

**Common Grounds (Maintenance)****Chair: Melva Irvin, Susan Friedrich**

Members: Jean Ashby  
 Larry Bennett  
 Candy English  
 Lyle Lininger  
 Steve Marshall  
 Sandy Noreen  
 Phyllis Sucher  
 Bob Swendrzynski

**Communications****Chair: Barbara Wray**

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

**Financial Review****Chair: Anna Bennett**

Members: Phil Suter

**Governing Documents****Chair: Sam Schaen**

Members: Sandy Hill  
 Leslie Kush  
 Mike Noreen

**Nominating****Chair: Bruce Tinney**

Members: Bill Barkley Candy English  
 Leslie Kush Sam Schaen

**Roads****Chair: Todd Merrill**

Members: Steve Marshall  
 Mike Noreen  
 Alan Roman

**Social****Chair: Diane Day**

Members: Julie Carter Candy English  
 Claire Marshall Barb Nelson  
 Jill Pawlowski Julie Stewart  
 Janet Strobridge Phyllis Sucher

**Welcome****Chair: Leslie Kush****Monuments Decorating: Mike Rass**

Members: Tamara Bohn & Jim Barker  
 Candy English Marilyn Gaizband  
 Doris Sharrock Lynn Shinnick

**GV Council Representatives**

Patricia Tinney Donna Lou Hetler

**Firewise (Ad Hoc) - Larry Bennett**

Members: Kathy Merrill, Candy English, Terry Steenrod, Gary Karger

**Arboretum (Ad Hoc) - Ray Kush****Drainage Channel Repair(Ad Hoc)****Chair: Bill Barkley**

Member: Duane Youngquist