

.A History of Esperanza Estates
As Seen Through The Eyes Of
William R. Milne

Esperanza Estates is a unique subdivision in Green Valley, Arizona. In order to provide the reader with an understanding of this subdivision, its origin and history, I would like to introduce you to some of the individuals that were quite involved from the very beginning concerning the design and execution of the Esperanza Estate's plans. You will also meet a group of men and women who were not in on the actual beginnings. They have nonetheless contributed greatly to the historical and highly memorable experiences this novel subdivision encountered through a short, though very exciting term of existence. These two entities, with their histories, and Esperanza Estate's history are really inseparable.

Earl Whigham was the mastermind and genius who spearheaded the entire development of Esperanza Estates. His creative imagination and insight are readily apparent in the design of this special subdivision. He continued to insert his ideas in the very most infinite of details as this brand new neighborhood community structure slowly rose up out of the dusty Arizona soil. Earl was unequaled when it came to producing great homes for this beautiful desert country. He even worked out a distinctive masonry pattern that became his own trademark. You can always tell a Whigham Home at first sight.

Earl Whigham was a contractor in Louisiana before coming to Arizona to seek out his fortune. Earl was doing speculation building in Tucson, which did eventually lead him into subdivision contracting.

Earl handled the sales, and he supervised the construction. He spent time with his architects and also the county officials. He was on the job most of every day. He ran his office, and his supervisors while dealing with all of the sub-contractors. The first of eight Earl Whigham subdivisions was built in Tucson on River Road, just west of Oracle Road. This masonry subdivision and all of those that followed it were recognizably different than other communities.

Esperanza Estates was the brainchild of Earl Whigham. He added a few new designs that made it stand out even more distinctively than his previous subdivisions. Earl always had a special place in his heart for Esperanza Estates. He and his wife Kitty personally lived in this one retirement community longer than in any of his other creations.

Earl's primary masonry contractor for the lovely new Esperanza Estates subdivision was W.R. Milne who for a period of time had been the foreman for the Benny Bingham Masonry Company. Bill met Earl Whigham when Benny contracted for the masonry work of the already started River Road project. Several contractors in the trades said at the time that no masonry company ever lasted more than five or six months with Earl Whigham. Milne and the Benny Bingham crew worked with Earl about four months when, because of Bills' multi-story experience, Benny had transferred Milne into a subdivision of two-story units. This site was close to Sabino Canyon on Tucson's far east side. These new buildings were not part of the Earl Whigham repertoire.

Evidently Benny and/or his new foreman and Earl didn't see eye to eye on all matters because two months later Whigham dismissed Benny as his masonry contractor and moved another outfit in. The trades contractors statements' were without a doubt apparently true.

About this same time Milne applied for and received his own masonry contractors license. One day, strictly by chance, he and Earl happened to meet, and as a result, the two agreed to work together again. This working agreement lasted nearly the next thirteen years. The last six of those years were spent in Green Valley during the Esperanza Estates construction period.



Workers with the Milne Masonry Co. have reached the half-way mark in construction of the first phase of Earl Whigham's Esperanza estates. The 100 homes in phase one are approximately 85 percent sold and should be all sold by the phase-one completion date in December.

Green Valley News
August 18, 1977

Another man involved in Esperanza's beginning was Virgil Linneman. "Red" was the top salesman in the Whigham organization. He was asked to go to Green Valley whenever Earl Whigham became too occupied in Tucson. Red checked the land leveling and the street layouts and was involved in the beginning of the model homes area.

At one point during the layout of one of the model units Earl Whigham, Red Linneman, and Bill Milne were doing the measuring, the staking, and other job essentials needed to lay out a building. These three people were the only ones of all those that worked on the first building sites that would also eventually purchase homes in Esperanza Estates. The lone exception was when Bill Martin, the roofing contractor, though not in on the actual layout, also purchased a Whigham home. This year was 1977.

The masonry style used in an Earl Whigham home was mentioned earlier. This distinctive masonry is a blend of two very different patterns. One pattern is called Sinaloa Style and is the result of offsetting concrete blocks in order to make them look similar to work done with sun-baked adobe bricks. The original adobe bricks were primitive in their formation and contained size flaws-- meaning their shape was not consistent. They all had noticeable variances in widths, lengths, and heights. So by shifting a modern concrete block to the outside and giving it a slight overhang the desired adobe effect materialized. Further indiscriminate placing of these offsets completed the older Sinaloa Style.

The Pueblo Style originated from the application of a thin mixture of adobe mud smeared onto adobe walls to protect them from an eroding process or from other deterioration due to rain and wind. The ancient desert builders accomplished this primitive stucco styling by simply smearing mud on the walls with their bare hands. In modern times, large brushes and coats of cement mortar have become the method of applying Pueblo Styling to a wall. Anyone can instantly identify a masonry building produced by Whigham because of his meticulous adherence to this brand of work. Other builders who copied Earl's Sinaloa-Pueblo blend never quite managed the identical creation. Whigham was more of a stickler for details.

Another man who was also a stickler for this particular blending of masonry stylings was Earl's masonry contractor, Bill Milne. It could be this combined affinity had a lot to do with the thirteen-year longevity of the smooth working relationship of these two men. Their combined efforts were a major factor in the complete effectiveness of the masonry involved in more than eight subdivisions.

For Esperanza Estates, Whigham added Santa Fe Styling as the capper to the Earl Whigham Trademark. This wall style with its traditional Spanish arches and the use of red territorial tile surely highlighted these fine homes. It added to them an even more southwestern theme.

Esperanza Estates leaped off of the drawing board in 1976 and became a reality in 1977. This new subdivision was the brainchild and next to the last housing project built by Earl Whigham. His dream was to build a fine retirement community that would have the very best built homes in all of the Green Valley area. He started the project with eight or nine models, but before long these had grown to thirteen model units. Floor layouts varied, and sizes started at one thousand square feet of space per unit and increased to eighteen hundred square feet of gracious living area.

The very first Esperanza Estates models were four units in one group that were referred to as a "Quad". Quads are not built in a line such as row houses are. Instead they are four units joined together in the shape of a square. The very first model at 603 Placita Nueva also served as Whigham's sales office. His second and third models located at 609 and 621 Placita Nueva soon followed. The fourth unit, in this quad building {615 Placita Nueva} was sold to Red Linneman and his wife Marcy making them the very first homeowners in Esperanza Estates.

The four building lots, directly north of the above-mentioned units, were paved over with asphalt and became the parking lot for Earl's new sales complex. Both sides of Placita Nueva had the rest of the Esperanza Estates special models clustered around the cul-de-sac. A split rail fence was constructed to provide an enclosure around the sales office, the original models, and the parking lot. Thus the only entrance and exit was through the sales office.

When all of the models were completed, sales had exceeded the hundred mark. The last homebuyers in phase-one had received completion dates of up to one year so these homes were started immediately.

Construction on these homes began in late 1977 and continued through most of 1978. By this time another hundred plus homes had been sold, and the second phase of buildings were given completion dates into the year 1979. At that time more than two hundred homes had been sold and finished in only two years. People surely were attracted to Esperanza Estates and its creative Southwestern Arizona architecture.

A sales pattern was beginning to take place that bothered Mr. Whigham. The Esperanza Estates' 321 model was the most popular unit according to Earl's sales chart. Phase One of the subdivisions first one hundred homes was composed of over 30% of these units. Phase Two also was keeping pace with another 30% or more of the 321's sold in the second one hundred home sales.

The 321 model consisted of two bedrooms nestled behind a single stall carport. The one thousand square feet of living space, two baths, and a decent amount of yard space completed the amenities of this ever-popular model. This model was ideal for Winter Visitors to purchase. With their summer place "Back home", it made living in Green Valley seem even more like a winter vacation spot. Earl's concern was with the permanency of the subdivision. Some full time residents would be very necessary to staff a Board of Directors group. Permanent homeowner volunteers would be needed to organize various committees. Whigham increased the price of the 321 model, which placed it in a different light. The top sales units became a closer group as to choice and sales did level off with a broader distribution of models.

People were moving in, almost on a daily basis at this time and construction was now booming. John and Kae Millington were among these new residents. They had a friend who worked for Fairfield Homes and the Millingtons had asked him to show them some houses in the Green Valley area. This friend took them to see Esperanza Estates. After viewing the sales models, his advice was that they

could not find anything better than one of the Earl Whigham homes. Kae and John bought one of the actual sales models, and Kae still lives in their original purchase, some twenty years later.

Aubrey Elliot, an early homeowner in Esperanza Estates, was appointed to serve as Executive Vice President on the Home Owners Association Board along with still President Earl Whigham. There were at least three other people who served the subdivision, at different times, using the title of Executive Vice President.

Mr. Whigham had organized a Board of Directors using his wife Kitty and their son James in various Board positions. With Aubrey Elliot as his E.V.P., Earl then added more homeowners to the Board whenever it was necessary, with eight as a final total.

Whigham had his hands full as President, Sales Manager, and running construction along with other responsibilities. This family organization was necessary and legal because of the Esperanza Estates' Covenants, Conditions and Restrictions. They had given Earl full control of the homeowners votes until ninety per cent of the subdivision's units would be sold. His need for an Executive V.P. was greater now because new homeowners were moving into Esperanza Estates every day and with a two-units-a-week construction completion factor; Earl's plate was already loaded to the limit.

The Executive Vice President handled the homeowner's affairs. Whigham handled some of these too, but the bulk of the day-to-day responsibilities were solidly on the broad shoulders of Executive Vice President Elliot. Sometime in 1980 William "Bill" Phares became the next E.V.P. He was succeeded by Doris Keddington in 1981 and then L.D. "Slim" Allen who was installed in 1982. When Slim retired in 1983, there was no longer a need for this "E.V.P." title. This position was eliminated because Directors were now being elected by the home-owners and these Directors in turn elected the officers from this Board except for the office of President.

In this same 1983 year, Robert Greenig became a Director on the Esperanza Estates Board. He was elected to the Board for a three-year term. Keep Bob's name in your mind because he would soon have a tremendous part in the shaping of Esperanza Estates' future.

A year or so later in 1984, Milne also became a Director on the Esperanza Estates Board and one of his first duties was to oversee the lone maintenance employee, Fred Montiel. Bill spent whatever free time he could doing this. He was not adverse to picking up a shovel or a rake and joining in with Fred. More about this Board election on another page. Read on.

It was during this same time period in 1984 that a pair of new residents showed up in Esperanza Estates when they bought a home at 921 Circulo Napa. Residents of the area got their first look at the tall George and the dainty Audra Vance as these two newcomers went strolling about the subdivision.

George would pause on these daily walks and strike up many conversations with his new neighbors and on occasions he would have a few words with the maintenance pair. Soon nearly everyone in the area were acquainted with the two Vances.

On one of these occasions the conversation drifted onto the topic of singing. Very shortly the strains of "Oh What a Beautiful Morning" were now emanating from the throat of this new resident. He had a well-modulated tenor voice, pleasant to the ear, and best of all he knew all the words.

In no time Freddie and Bill learned that all you had to do, in order to get George started was to bring up some reference to singing. Then in one of these talk-sing sessions, George told the crew that he really did enjoy singing. His expression was that, "He would sing at the drop of a hat". From then on every time Vance got near the crew, one or the other would drop their hat to the ground and "Oh what a Beautiful Morning " was again heard. These two maintenance guys and George Vance really enjoyed doing this.

One day George told the crew that as he got older, people didn't need to drop their hat, all they had to do was touch the brim. This turned out to be true and it didn't matter a lot to George where this happened or how many people were nearby. In Safeway, one day, Milne touched his hat brim as a salutation when he ran into the Vances. Immediately he heard "Oh What a Beautiful Morning". Twenty or thirty people stopped to hear the entire song. This happened again at a bank in Green Valley. Milne noticed Audra waiting in a car in a Valley Bank parking lot and asked "Where's George, is he doing some money changing inside"? Audra replied, "He is probably in there singing."

Upon entering the door Milne spotted George on his way out, so Bill tapped his hat brim and he and the Bank were treated to a rendition of "Oh What a Beautiful Morning". Audra knew her George pretty well.

With George Singing in Safeway, in the Valley Bank, and all over the Esperanza Estates area, Milne was heard to say, "George Vance you've become a regular Green Valley Balladeer." "Audra, what does he mean by that?" George asked. She replied, "It happens every time you sing a ballad, Dear".

On occasion George would be selling tickets for some worthy charitable project. Going door to door he offered to sing to anyone that purchased from him. At other times this Esperanza Estates Troubadour could be seen knocking on the doors of his sick or ailing neighbors. He would be asked in and before long George would sing them several songs. This was his way of trying to cheer them up. It wasn't long before residents would call George and tell him of one of their ailing friends.

Oscro Drugs gets a whole series of Irish tenor songs sung by George Vance. This happens inside the store every St Patrick's Day and lasts from thirty minutes up to an hour or so.

Fifteen years after the first occasion of George singing to Milne, Bill met George Vance in Bashas. He tapped on his forehead. That's all that was needed - Bashas received a serenade right on the spot. "Oh What a Beautiful Morning" was heard by one and all. One of the checkout girls asked George to sing the hymn "Amazing Grace". He immediately complied. It sure made an - Oh what beautiful afternoon - before it was over.

This bit of history concerning the Vances does not mean to imply that George only knows one or two songs. In fact he can sing several hundred numbers. "Oh What a Beautiful Morning" became a trademark of George Vances and it sure was appropriate.

The subdivisions journey into prominence was short lived due to quite a large natural disaster known as the "Flood of Eighty-three." Near the end of September 1983 and into early October, a large tropical storm sat in the Pacific Ocean, off the coast of San Diego. This storm was a real humdinger of great size. It sent one very wet weather disturbance after another into Southern Arizona, which included the Green Valley area. Rainfall averaged about an inch a day for at least four consecutive days. On the fifth day, four or more inches of rain fell. Rain continued to fall, in lesser amounts, for several more days.

The Green Valley area had received a year's supply of rain in less than a week! It seemed to those who lived there that they should gather together and start constructing an ark.

Nearly every bridge in the Green Valley/Tucson area was either damaged or totally destroyed. The Tucson/Nogales Highway had lost two bridges on the same stretch of the Santa Cruz River. The raging floodwaters caused both the northbound I-19 and the adjoining westbound San Xavier spans to collapse. Both bridges were more or less destroyed on the same day. The southbound I-19 span was converted to two-lane traffic as soon as it was deemed safe to be driven on.

The Esperanza Estates subdivision had only one bridge in 1983. It spanned their widest drainage-way at Camino Del Portillo and old "Arroyo Number Nine." This often wild drainage-way separates the neighboring Madera Vista subdivision from Esperanza Estates.

Three-foot deep torrents of water rushed over the top of this bridge at any given time during this stormy period. Nearby, a few feet to the west of the bridge, ravaging currents undermined a concrete retaining wall causing one hundred and twenty feet of reinforced concrete block work to crumble and be washed away.

One Esperanza Estates' home lost a bedroom. Another unit lost a sunroom. Several rear yards on the south side of Calle Del Regalo made a trip down to the Santa Cruz River and never came back. "Arroyo Number Nine" in no time had inflicted seven areas of major damage to Earl Whigham's pride and joy.

Some of the other Green Valley subdivisions sustained quite a bit more carnage than did Esperanza Estates. One project alone received as many as thirty-five lawsuits in a single day by unhappy homeowners. Legal actions reached sixty or more cases before the flurry of lawsuits came to an end.

Esperanza's Board had in one week accumulated more problems than anyone could have ever imagined. Everything was disrupted. Some streets were filled with tons of sand and rock. Other streets had large accumulations of debris that had washed out of yards and alleyways. Pandemonium reigned supreme.

The damage could have been much worse except for the saving factor of masonry houses such as those built in Esperanza Estates. They withstood the buffeting of nature better than a frame/stucco structure would have. Earl Whigham deserves a pat on the back for insisting masonry be used in lieu of any other alternate construction material.

When Earl Whigham resigned in January 1984, as a result of the "ninety percent" sold clause in the C.C.R.s, Bob Greenig was elected, instead of being appointed, to the office of President. He was the first actually elected President of Esperanza Estates.

The remaining offices of Vice President, Secretary, and Treasurer were also filled at this time. These brand new office holders consisted of: Vice President Cliff Hulett, Secretary John Kendall, Treasurer John Hetzel and four new Directors namely Charles Shelly, W.R. Milne, Eleanor Yanaway, and Frank Ribik.

The new Board needed a workable plan that would accomplish the necessary refurbishing of the storm damaged subdivision. Board President Bob Greenig came up with one that he submitted to his officers and directors for their consideration. This great plan covered various matters including the necessary appointment, by the Board, of a Standing Planning Committee to be of a large assistance to the Directors and to provide an outlet for the homeowners and give them a means of contacting the Board with their ideas. Three board members and four homeowners made up this new seven-member committee. Bill Milne was chosen to be the chairman.

As this meeting was closed and everyone left, each Director had willingly and ably shouldered a large share of the gigantic load of responsibilities that Esperanza Estates had acquired in such a short period of time. The new Board was ready to act. This fine group of dedicated people rolled up their sleeves and plotted a course of action. This plan was designed to bring about the total obliteration of anything that just might contribute to another occurrence similar to what Esperanza Estates had just experienced.

The Board spent many hours in the storm-damaged area. A new Flood Committee was appointed to work hand in hand with the now busy Planning Committee. This way plans could be executed as soon

as they were formulated and then approved by the Board. Bill Sutton, who was an old time construction man, chaired the Flood Group. Some of the homeowners served with both of these new departments wherever and whenever their expertise was needed.

James A. Betts was one of these double duty men. Jim Betts, a retired Colonel from the U.S. Army's Corp of Engineers, had spent a lot of years in hydrologics and flood control. He really looked good to the Esperanza Estates Board in their time of need. Jim was still a currently registered Engineer in Arizona at the time of the Great Flood of 83. In fact he may still be current with his registration. It's hard to give up a good thing after nearly a lifetime of activity in one profession. Especially when you are good at what you do.

Betts had spent time working with Pima County's Engineering Department while he was serving as the Director of Public Works of the City of Tucson. He not only knew how, he also knew who. Jim was an invaluable asset to have on each of these new committees.

Under the advice of Jim Betts, and with his aid, the WLB Group, a very capable engineering and consulting firm was selected and engaged to do the hydrologic studies and to prepare plans to protect Esperanza Estates from any more one hundred year occurrence floods. We all know the term "100 year" does not mean this type of flood is only possible at 100 year intervals. Nature does not have a hard and fast rule on floods of any kind.

These plans provided for reinforced air blown concrete (gunite) bank protection along critical curves in the Old Number Nine waterway after it was re-aligned. Jim labored many hours on behalf of his beloved injured subdivision. He couldn't rest easy as long as his home-area was under duress. He not only volunteered to help Esperanza Estates then, but freely gave of himself at various times after this dire crisis became history. Betts was the best.

Several minor projects were under way while the clean-up crews were busily operating in the ravaged areas. Street debris, deposits from the destroyed yards, sand, rock, dead plants, up-rooted trees, all had to be cleared off and hauled away. Esperanza Estates streets and yards nearest to "Number Nine" were really a mess. Chaos and havoc became a thing of the past as these busy workers progressed.

Earl Whigham had a crew start rebuilding the damaged yards. Dirt was hauled in and compacted. Homeowners rebuilt their Patio walls. The block retaining wall along Vereda Calma was reinstalled. Eventually the damaged parts of Esperanza Estates were restored and again took their rightful place within the rest of the subdivision.

The only major problem now was the high expense of such a project as outlined by the WLB Group. An existing reserve fund would be completely spent and obliterated by using it to satisfactorily underwrite the taming of old Arroyo Number Nine and even then, there wouldn't be enough funds to accomplish everything.

Money, or rather the lack of it, became a primary concern to the Board and its committees. A course of action was presented to a Special General Meeting of the Esperanza Estates Home Owners Association. A vote to either approve or reject a three hundred dollar assessment per home was called for and only twenty or less "no" votes were cast. A remarkable total to say the least, and it also showed the deep confidence that every homeowner had in their Board and the real concern they felt for each other.

What a great show of solidarity by this wonderful group of homeowners. This one deed did more for the subdivision than any other act could have. Yeah team!!

Every owner paid and with a gentle nudge from President Bob Greenig, with Cliff Hulett present, Earl Whigham contributed a seventeen hundred and fifty dollar per lot commitment payable upon sale of

each of the last of nineteen homes. Earl still had strong feelings for his injured "Brain-child", namely Esperanza Estates.

One good successful nudge deserves another, so (while in the nudging mood) Bob and Cliff suggested that Earl put a driveway around the four new quad units recently erected where the parking lot had been. To accomplish this, Mr. Whigham, with the expertise and aid from Jim Betts reconfigured a narrow cul-de-sac concrete drain into a sweeping doublewide concrete drive serving five units. These nudges produced more than thirty-three thousand needed dollars and also an expensive driveway/drain combo that is still functioning to this day.

In order to help get the "Flood of Eighty-Three" mess cleared up, Bill Milne put in some very long hours. He rebuilt all of the damaged patio walls at his cost. He gave freely of his time. He did what he termed "His fair share". Many volunteers worked along with him. They were dogmatic in their perseverance to get the job done. With this firm attitude, miracles occurred and finally with a huge sigh the task was completed.

The funding from the three hundred dollar assessments paid the cost of restoring the north bank of "Arroyo Number Nine" with concrete and steel reinforcement. A total payout of over one hundred and twenty thousand dollars took Esperanza Estates out of their flood rebuilding business. Some money had to be transferred from the reserve emergency fund, which came from a yearly \$10,000.00 budget allocation. This money certainly served its purpose to put a finish on some last minute costs.

Bill Sutton resigned his chairman post but his quite active committee stayed in place and carried on with the nit-picking, though sometimes backbreaking chores that remained.

These were soon over and the re-made Esperanza Estates subdivision emerged with a shiny new look, many improvements and literally no visible remnants of the terrible process it had undergone.

More pats on the back were in order. The acknowledgements belonged to ones no more deserving than President Greenig and the Esperanza Estates Board of Directors. This combination turned out to be the greatest asset any organization could have ever wanted or needed at the time.

There was yet another pat as equally deserving as all of the others. This Pat also belonged to Bob Greenig but not on his back. More so on his side. Pat Greenig, Bob's wife, worked tirelessly to help Esperanza Estates regain its equilibrium. She literally typed reams of correspondence and used the newsy Periodico to keep everyone in the association up to speed. She also came out with a new practical subdivision phone book. In short, Pat was the Gal Friday for every day of the week. She worried over Bob's many appointments. (She also learned how to nudge as well as he.) She helped him to keep a sense of balance and prompted him to hurry whenever he could. They made quite an unbeatable partnership. Her reward was the sense of accomplishment when it finally came to an end.

All of the necessary things were finished off in a rapid and positive manner as a result of Bob Greenig's superb executive ability. Esperanza Estates was most fortunate to have a man of Bob's caliber to take over the leadership and guide the sub-division into being one of the truly outstanding Associations in all of Green Valley. The subdivision blossomed and grew to be a blissful organization of peace, beauty, friendliness and many other fine attributes that have made Esperanza Estates into one the better loved communities in Green Valley. This wasn't just another place to live. It was then, and still is, a very special place to be. At this time everyone who lived here felt pretty much the same way. The year at that time was late 1985.

An interesting couple came into Esperanza Estates this same year and bought a home on Placita Nueva. Milton and Nicole Getker set up house keeping at 727 where Nicole still resides. She said that in all of their married life they had been world travelers and that in finding a spot as nice as Green

Valley, and especially Esperanza Estates, was an answer to more than a just few of their fervent prayers.

Milt's whole life had airplanes in it. He began sketching planes as a boy of twelve. A drawing of his could almost fly due to the details he tediously incorporated into his sketches. He took up flying lessons and soloed at a very young age and this set up a pattern for all of the rest of his life and especially through his working years.

Word of his aviation background got out and Milt soon received a special invitation to a flyers club breakfast that would be taking place at a Green Valley restaurant. This was right down his runway and his acceptance came immediately. When Milt entered the spacious dining area, he was casting his eyes about the room, he spotted a man that he had worked with thirty years before at Orly Field in Paris, France. What a welcome sight! The two of them had been pretty close at that time in their lives. Then surprise number two really put these fly boys into a tailspin when it was found they had both landed in Esperanza Estates within a two block wingspan of each other. This other aviation guy turned out to be a newly retired airport authority named Roy Davis. A navigator wasn't needed to tell them just how small this old world can get at times.

Nicole and Milton soon settled down to a rather peacefully quiet existence in Esperanza Estates, which was a far cry from what their life had been like before.

In Milt's career he worked or flew all over the world. Wherever an airport was located and his expertise was called for, his company sent him there. France received a mention earlier. Other countries also included England, India, Australia, the Philippines, China, Korea, and the list continued on and on. Nicole accompanied Milt whenever it was possible.

Milton was no stranger to the planes of several U.S. Presidents. Air Force One, The Columbine, a Connie or two, and several others all had Milt Getker's fingerprints on them. He never met an airplane he didn't like.

Milt also made the acquaintances of many notable aviation people such as Captain Jimmy Doolittle and many others as equally prominent. What an exciting way to live! The Getkers' life in Green Valley Esperanza Estates became exactly what the two of them needed in order to cool their engines down and finally surround themselves with the full enjoyment of each other. This they did.

Nicole and Milt toiled in their yard. When this was mostly completed, Milton volunteered to help out in a common area right behind his home. The work schedule of the Landscape-Maintenance crews in the aftermath clean-up of 1984 had been such that a few common areas now needed some attention. The Maintenance crew had dwindled down to only two men. They were a paid employee, Fred Montiel, and the ever present Bill Milne. Needless to say Milt's offer was readily accepted.

A rock-lined drainage was installed. Trees and bushes were trimmed. Stones and gravel were applied to a large area. This gravel was paid for by the generosity of the Getkers and their very gracious neighbors. In a short period of time a park-like area emerged. To Milt's great delight, he was awarded a written commendation for his generous efforts on behalf of his new love, Esperanza Estates. This award can be found among his effects right along with many other awards signed by some very notable dignitaries that were involved in Milt's earlier life.

The Landscape-Maintenance crew started to clear off some brush and to clean up the little hill area at the west end of Esperanza Boulevard. When anyone rounded the bend there, they couldn't see through that acre or so of brush. It was really thick with trees, bushes, and other growth to a point where any view to the west was totally obscured.

A volunteer showed up in the person of one Carl Holley. He had an axe, a saw, and a rake with him. It was clear that his love for work had brought him to offer his services to help straighten out this messy little overgrown spot. The Maintenance crew welcomed Carl into their tiny work force with open arms. Three men can usually get more things done than two can.

They all pitched in and pretty soon improvements in the area began to be noticed by passersby. Many truckloads of trash were hauled away. Some firewood was salvaged. Careful trimming of the big Palo Verde and Mesquite trees soon turned a messy place into an interestingly pleasant sight.

An Esperanza Estates resident had some red brick pavers at his home and he stopped where the Maintenance crew was working. He asked if they could find a place to use these bricks. One of the crew members just happened to be a retired mason, so the answer was a decided yes.

A masonry platform soon materialized at the top of the little hill. Shortly thereafter, a lady resident offered the crew her husbands' burial flag, on the condition it be flown on a flagpole, to be erected adjoining this new platform. With over-whelming approval, Esperanza Estates Board of Directors provided their Association with a flagpole. Soon the national Patriotic symbol would be proudly flying at its rightful place.

Helen Balas donated her memorable flag. American Legion members were contacted and not only gave the Association a reduced price on the pole, they also installed it for no additional charge. Upon completion of their work, they returned to ceremoniously dedicate the new flagpole, and raised the national emblem for all to see. What a special day in Esperanza Estates history!

Rock lined pea gravel walks were put in wherever a path was necessary. Quite a few of the native trees received stone outlines. Some colored pebbles appeared in bare areas. The ragged looking spot was beginning to take on an atmosphere all its own. A new Esperanza Estates ugly duckling had become transformed almost overnight.

Several people stopped their cars to compliment the crew on what a park-like appearance was emerging there. They couldn't be more right. In fact one of these spectators asked if this "Park" had been given a name. In a jocular mood, the maintenance crew replied that it was called the "Freddie Montiel Park" after the lone paid Maintenance employee.

This bit of humor began to get out of hand when a resident showed up one day with a flat piece of wood. He had routed Fred's name onto it along with the word "Park". Affixing the sign to a stake and planting it in the ground for all to see, was regarded by some as "going too far". The sign stayed up for a year because no one wanted to hurt Fred's feelings by removing it.

In the meantime work had started on a new subdivision across from the park. There could be a problem if these new home owners mistook the Montiel Park to be part of the Pima County Park system.

If both subdivisions were to schedule meetings or other get-togethers in the park at the same time, unbeknownst to each other, a very confusing situation could be the result. In order to avoid such a confrontation, the name of the park was changed by the Esperanza Estates Board of Directors to be known as the "Esperanza Estates Park". A potentially ugly problem had been resolved before it had even materialized. Fred Montiel had gradually assumed he had been honored when Esperanza Estates named a park after him. Fred forgot this was a joke from the beginning.

He had never been so honored nor was he ever dishonored. The situation straightened itself out when Fred became injured and could no longer work. He sold his truck and tractor and then went on a medical disability pension.

Milne was still doing a little contracting in the Esperanza Estates area. It was a case of "Raise my patio wall; Enclose my porch; Build me a planter; I need a patio floor; I want an arch over my gate." There were many many requests for minor changes and a few of the larger jobs showed up on occasion. Growing pains and some basic needs created a market for a lot of contractors. Milne was here first and so he received quite a bit of this work. He managed to stay busy along with several other of the trades people. It made it easy to contact him when he was in the subdivision every day.



One of his construction jobs was to convert a side porch into a room for a lady resident on 1100 Circulo del Sur. This home owner wanted to install an exercise pool, so desiring privacy, it had to be enclosed. Charlotte Ambach was the homeowner who contracted for this work.

During construction, Milne had many conversations involving Charlotte and her building desires. In the course of time, he also found out about her life before she arrived in Esperanza Estates.

Charlotte "Lotty" and her twin sister Madelon "Lonnie" were born in the Netherlands to a Dutch Mother, Elise Chabot, and a German father. This gave the twins German citizenship because of their father's citizenship. In 1935 Lottys' mother divorced the twins father because of the Nazi political situation in Germany and she took her children to Brussels to live. She and her family were not exactly enamored with the Hitler movement that was rising to prominence at that time.

The Ambachs were torn two ways because of their mixed family lineage. Eventually they chose to go counter to the prevailing views rampant in Germany and other countries at that particular time in world history.

On May 10 1940, Germany invaded Belgium and shortly thereafter Elise and her family, with a group of like-minded people tried to escape into France but the advancing German army overtook them. Noting their German citizenship, they were freed but had nowhere to go except back to Brussels.

Lotty secured a job with the Todt Organization of Germany whose duty it was to secure material for the Nazi war machine by confiscation if need be. Lotty worked there only a short while when her superiors decided her heart was not in her work and she was fired.

Edward Cleeren, a young Belgian army officer instigated a small Resistance Movement. He even held some meetings in Lotty's mother's home on occasion. Lotty, a little time before her job loss, had become active in this Resistance Movement. The Germans arrested Cleeren but he had given Lotty the name of a high-ranking police officer for her to contact in such a case.

The officer was Ernest van Moorleghem, a Resistance operative who also would some day become Lotty's fiancée. He would later forfeit his life for the cause of freedom that he had embraced.

An underground network was set up to transport the allied flyers who had been forced down. This network was named "Comete" denoting the return of downed airmen "fast as a comet" to their military units. The people who passed these airmen from one person to another and from one area to another were called "helpers." Lotty helped pass along thirty-six of these lost men, most of whom got back to their own bases. Only head-counts of military personal were made. There were also several non-military refugees that were passed along. Some were Americans, British, Irish, Jewish,

one French, and one Dutch made it to freedom. You can be sure these freed non-military refugees had some significant numbers.

On November 15, 1943, Lotty was to meet a helper who was arriving with a flyer at the North Station in Brussels. She saw the helper and the flyer and approached them so she could take over when suddenly the flyer took out a gun, put it to Lotty's head and said "Hande Hoch". She had no choice but to immediately raise her hands.

The "flyer" was a German agent. Previously the German's had spotted the helper and the real aviator and arrested them. They compromised this escort to continue but with an agent posing as the downed pilot and this resulted in Lotty's arrest.

After her arrest, the remainder of her family was also arrested one-by-one. The busy Germans busted her mother, sister, a brother who later escaped, her brother-in-law, and her fiancée.

After being questioned by the German Field Police, she was taken to Brussels for interrogation by the Gestapo who, she soon found out, had been investigating her family long before they were arrested.

After a two-day trial in June 1944 Lotty, her mother and her fiancé all received death sentences. The twin sister Lonnie and her husband were given life sentences and were later liberated in Western Germany by Allied troops.

Lotty and her mother were sent to Gott, and then to East Germany and in February 1945 they were taken to a prison in Waldheim, Czechoslovakia. On May 6, 1945 they were liberated by Russian troops.

In checking through the prison files, after her timely rescue, Lotty found out her execution date was to have been on May 22 1945, just 16 days after she was rescued. She was a lot luckier than her fiancé who had been executed in November 1944. Most of her family lived to see freedom again.

In 1981 Charlotte Ambach moved to the United States and settled down in Green Valley's Esperanza Estates where she still lives and loves this area.

This modest little lady has a whole wall full of war medals. Some of them belong to members of her family. Her own personal awards consist of the following: Lotty was named a Knight of the Order of Leopold II. She was also awarded the United States Medal of Freedom (the highest medal a civilian can receive), The Belgian Medal of Resistance, The Belgian Medal with Crossed Swords, the Belgian Cross of Political Prisoner with four stars, The Belgian Croix de Guerre, The Netherlands gave the Silver Medal of Gratefulness, and from Great Britain the Kings Medal of Courage.

Charlotte's mother died at 77 in Canada. Her sister, and her 90 year old brother-in-law are still alive and in Canada. The 84-year-old brother lives in Montana.

After seeing all of these medals, hearing of these exploits, and then reading of them in articles written by some of the survivors, Milne only had one thing to say. "This little lady is absolutely the biggest hero I have ever come in contact with".

We now move into another area. Several home owners had been assigned to take care of the flag at the park. It was getting to be quite a chore this twice a day labor of love of daily raising and lowering the flag, so when a good suggestion was made to install lights at the flagpole, at the next Board meeting an expenditure was approved for this time saving improvement.

Roy Davis was mentioned earlier in this History. He was the man serendipity had re-acquainted with Milt Getker after a thirty-year gap in their relationship.

Roy did a tremendous amount of service for Esperanza Estates, for his neighbors, and anyone else that he found needing help. Roy Davis was the "go-to" type of guy. For flagpole lights, go to Roy. To enhance the look of the subdivision's entrance lights, go to Roy. To provide a hook up for a drinking fountain at the Park, go to Roy. To keep the lampposts lit up and functioning throughout the whole area, go to Roy. The Good Sam that he was wouldn't take pay except for the material he used.

He served as a Director on the Board where he headed the swimming pool committee and made many improvements in the pool area. Christmas lighting and decorations were a passion of Roys'. The home of Roy and Iona Davis, during the Yule season, far outshone all others. Iona's sister bought a home in Esperanza Estates across the street from the Davises. Roy spent a lot of his time in helping his sister in-law with necessary chores that go with a new house. He liked being able to do this after all of his traveling years were over and he was around family again.

Roy was the one chosen to install lights at the newest flagpole. This he did. An electric timer turned lights on at dusk and then off at dawn. He also put in a plug-in for a future cold water fountain and a plug-in at one of the picnic tables. The Park now had several tables, walks, ice-cold drinking water, parking spaces, and homeowners were beginning to use these facilities. A vote of thanks goes to all of the friendly volunteers who participated in making this cozy spot into one well liked and one often used area. The year now was about 1986 or early 1987.

Previously in Roy's life, before he discovered Green Valley and moved into Esperanza Estates, the Davises were worldwide travelers very similar to Milt and Nicole Getker. Aviation was everything to these two families. Their flight paths crossed more than once.

Roy Davis was a pilot. He was a mechanic. He not only flew planes; he also worked on them. In 1941, Roy joined up with TWA where he was put in the Air Transport Command. He worked for the military in Iceland, the Azores, Scotland and other places helping with maintenance of aircraft that were transporting wounded back to the U.S.A. The war had been escalated and these medical flights became super necessary.

After the completion of WW 2, he remained in Paris as the Maintenance General Foreman for TWA until 1951. He then went to New York at Idlewild Airport (now J.F. Kennedy Airport). In 1957 he transferred to Philadelphia. He received a new title in 1959 as Director of Technical Services and was sent to Chicago's O'Hare field. At this time Roy also served on two Aviation Advisory Boards in Illinois at the College level.

He had become an expert on airports. Davis was a troubleshooter for nearly all of the problems that arose at these airfields. His calls to work came from troubled airports from all over the world.

One incident in his life became part of a well known movie. The movie was appropriately entitled "Airport" after a book written by Arthur Haley. George Kennedy, the actor, portrayed a character in the movie named Joe Patroni, who in real life was Roy Davis. In fact, Roy was hired by the studio to be a consultant on any scenes that were patterned after Roys' actual life achievements.

The main scene in the picture involved an airplane that had skidded off a runway into a large amount of snow and mud where it had immediately become mired and could no longer move itself. One of its wings however, was still very precariously hanging over the runway. Another plane, low on fuel, was in dire need of a place to set down. The nearest spot and the only answer for this distressed in-flight plane was this cluttered landing strip because it didn't have enough fuel or time for any other course of action. The stuck plane had to be moved. Bulldozers were ordered in to clear the runway of the obstructing airplane. What tension!

The trio of one person--Roy Davis, alias George Kennedy, alias Joe Patroni was sitting in the cockpit of this nearly doomed aircraft. Engines open to the max. The Plane was shuddering and bouncing. Bulldozers were roaring and clattering. Radios were screaming and yelling. More tension than before!

What happened next? Miracle of miracles, the mud plagued plane leaped free of nature's grip, yanked its suspended wing back out of the way and watched the clumsy bulldozers stagger off. The fuel-less aircraft swooped in safely. The Cockpit trio spat out their little cigar butt trademark and they all lived happily ever after.

This really happened to Roy Davis. He actually saved the plane by guiding it out of harm's way. When the movie was finished, Roy and his new friend, George Kennedy, were thrilled all the way to the bank. Kennedy sent Roy a friendship gift every year after their work together ended. One time Roy asked him "Why the gifts, George?" The reply was, "You earned them and I made enough off of the picture to afford these gifts and then some!"

Many famous people including George Kennedy attended Roy's retirement from TWA in 1981. Roy Davis was given a rare honorary Lifetime Membership in ALPA (the Airlines Pilot Association).

In another instance in the Davis saga, a phone call from an airport executive in Long Beach, California got Roy's attention. It turned out that this Airfield was having a few problems and Roy's services were desired to clear out these annoying problems. After learning what was needed, Roy mentioned he would do their job for "ten big ones"(\$10,000). Agreed. Also round trip air tickets to Tucson every weekend. Agreed. Hotel accommodations (not cheap ones), okay? Agreed. This sounded more like a paid vacation than a work contract.

Roy and Milt are probably still busy in that Great Hangar in the sky. Roy flew away from this earth in 1998 and was posthumously inducted into the Arizona Aviation Hall of Fame in 1999 and is also enshrined in the Pima Air Museum Hall of Fame.

The Roy Davis legacy still flies. Roy's son Scott also sprouted wings and as part of the Davis tradition flew some very prominent University Presidents and their Staffs all over the United States. Coincidentally Scott Davis was given the honor of flying the Catholic Pope, John Paul 2nd into various Holy Assemblages around the U.S.A. The Davises sure went in for flights of fancy.

While the subject of aviation, with Esperanza Estates ties, is being reported here, Dorothy Sharpe turned in an article of interest. Dorothy is an Esperanza Estates resident along with her daughter Pat. These two had a relative of note. Dorothy's brother was Captain Robert A. Lewis, who was the co-pilot of the B 29 "Enola Gay" when this airship was used to transport the big bomb over Hiroshima. Everyone recalls that the Japanese surrendered fifteen days later.

Along with Captain Lewis's Family tie to Green Valley, he also served as a pilot instructor of B 24 Liberator Bombers in the 44th Bomb Group. He was stationed at Davis-Monthan Field in Tucson, Arizona during this tour of duty. For his various air adventures, Captain "Bud" Lewis received several citations such as the Air Medal, a Distinguished Flying Cross, and a Silver Star.

Another aviation-connected resident of Esperanza Estates was Charles Ulery. Chuck and Mavis purchased a home at 850 Circulo Napa in 1992. In WW 2, Lieutenant Ulery flew in B 24 Liberators in the South China, Burma, and India Theaters of Operations. These two new residents were very happy to land in Esperanza Estates. They immediately nestled in and became a part of the community. Mavis still resides here. One of her sisters and a brother-in-law bought a home near Mavis.

Lieutenant "Chuck" Ulery and the B 24 crew were bombing the Japanese convoys in the South China area when they were shot down by one of the Japanese ships. This was Chuck's thirty-second mission. He and the crew worked their way back to their air base in a couple of months.

Lt. Ulery had the distinction of being one of the first to fly in a bomber equipped with a new device known as radar. Chuck said the radar didn't work too well when they first tried it out. It did get better and better as time went on because improvements were brought in and more usage made it second nature to the crew.

Chuck left the service with four military decorations to his credit. They consisted of the Distinguished Flying Cross, the Air Medal, the Purple Heart, and the Philippine Liberation Medal.

After the war he went to work for the Martin-Marrieta Company where he became involved with the purchasing of missile silo site equipment.

Mavis and Chuck Ulery bought their home from Esther Muir. Esther was a cute little blonde comic and a foil to Groucho Marx in his movie films.

The Flood of 1983 had worked everyone in the subdivision to a state of near exhaustion. The clean up was over. The rebuilding and restoring was done. A few places were prettied up. The Board was moving forward. One of the Copper mines had contributed 1,200 or more tons of rock to our needy community for the flood repairs and it also provided us with a huge step towards landscaping our common areas.



Mary Knief came up with an idea for a neighborhood get-together. "It will be a thank-you dinner to express our sincere gratitude to the Cyprus Mine for their generous gift of rocks that helped us in our time of need. It would also serve as a thank you to the many Volunteers who had donated many hours of their labor on the subdivision's behalf." The Board jumped on this idea. Approval was granted and the party was put into motion. "Let's have a bar-b-que", was the cry heard more than for any other dinner theme.

Bill Milne built a pit in his side yard. It was six feet long, two feet wide, and three or more feet deep. He lined the pit with solid red bricks. A heavy-duty screen grill was made to fit down inside the hole. Mesquite wood was gathered. The fun had just begun. Clay Crawford and Milne went in to a meat wholesaler and inquired about the price of a few roasts. "How many?" "Oh, 140 pounds will do us." "Wow!, 140 pounds?" "Yes." "Who is this for?" Clay Crawford jokingly answered, "We are the Crawford/Milne Caterers."

The man wrote it up that way even after the two jokers "fessed up" to being "just a pair of ordinary guys," with a sometimes bad sense of humor.

The meat was prepared by putting a roast on a piece of cotton cloth. Then it was sprinkled with spices, tenderizer, onion slices and then another roast placed on top. More spices, more meat, and so on until five or six roasts were stacked together. The cotton cloth was folded over the meat and it was placed in a burlap bag. Then on to the next stack of roasts. When about half of the meat had been prepared, a fire was built in the pit using mesquite wood. After an accumulation of five to six inches of red coals, with no flames, the pit was ready for the meat.

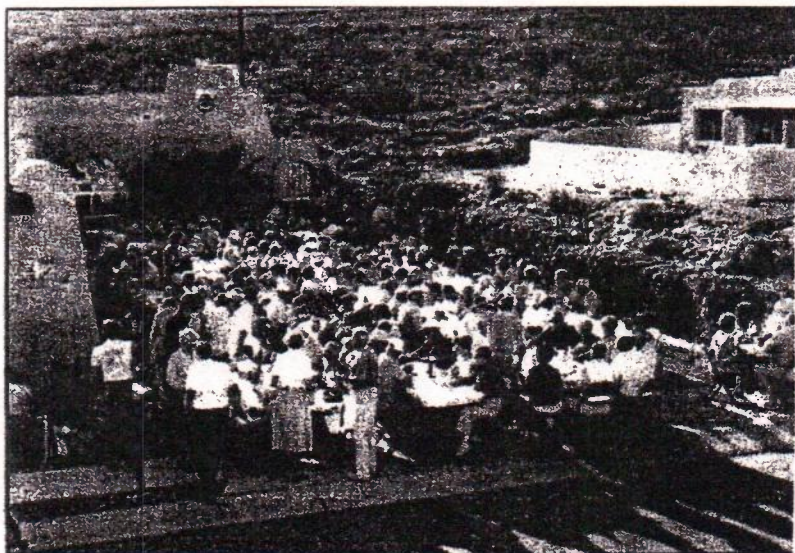
The screen grill was placed in the pit on some bricks that were stood on end. The burlap bags of meat were dipped in water and then placed on to the screen. A few wooden planks were laid on top of the pit opening and at least a foot of dirt covered the whole thing. It was about 8 PM. These roasts were allowed to simmer and cook until the next morning.

At 8 am the pit was opened. Aromatic bags of meat were removed and the whole process was repeated again with the second half of the meat. The cooked meat was put in the vacant house, next door to the Milne's, where an empty refrigerator was the lone resident.

The next morning at 10 am they opened the pit and removed the second half of the meat. Five lady volunteers were waiting in Bill and Dottie's kitchen. Enter the guest of honor - 140 pounds of the best meat in town. The five volunteers pounced on the meat and soon had it shredded, put into trays, and then placed back into the lone refrigerator.

Milne and a volunteer crew arrived with a couple of trucks full of tables and chairs acquired from Bill and Clay's church. Serving tables were set up in the carport. The meat was reheated, as huge amounts of other foods were arranged on trays and platters. The first Esperanza Estates testimonial dinner had begun.

Cliff Hulett had sent away to a favorite bar-b-que place of his, in Osage Beach, Missouri, for some good old southern bar-b-que sauce. It (the sauce) arrived on time. What a tasty treat it was! The eaters surely did welcome it with open hearts and mouths.



Between 225 and 250 hungry people showed up. Everyone of them had brought very large appetites with them. A good time was had by all. Any meat that was left over was sold for the cost of the meat and nothing was left except the clean up job. The month and year was April 1987.

Mary Knief worked as hard on this event as anyone else. She fell the night before the dinner and wound up needing crutches to take her to the biggest party in the subdivisions history.

There were over 40 volunteers involved in this fabulous dinner party. The whole scheme of Esperanza Estates is based on many acts of friendly volunteerism. What is a volunteer? It is a person that does an act of service. Freely, out of a desire to help someone. They are named to be a volunteer when they do this act the first time. Esperanza Estates home owners know all this. The volunteer is the neighbor next door. It could be the guy or gal on the corner, the jogger, the person next to you in a grocery line, the friend you visit in a rest home, the visitor to a rest home. Some had special talents; some had little talent. They all had two things in common: a love for their fellow man and a love for the area where they live. These people do things because they want to. They need to help others in order to satisfy their inner being.

A house is where you hang your hat, but a home is where your heart is at. The same holds true of a subdivision - a subdivision is where you have your house but a community is where you have your home. This doesn't rhyme but it sure makes sense.

A little while after the Esperanza Estates thank you dinner of 1987, another weather phenomenon occurred that affected nearly every home in the subdivision. A huge hailstorm swept in and did a real messy job on the communities foam roofs. This was April of 1988.

Esperanza Estates had a blanket roof insurance policy whereby the Association was responsible for the roofs in the subdivision. This ugly storm caused \$150,000 dollars in damages to the roofs alone. There were a lot of homes that sustained up to \$1000.00 worth alone. Some more. Some less.

The insurance company's appraisers asked for some one who knew the area to help them do their job. Treasurer Maynard Knief proposed that Milne act as liaison and also to aid these men in any way to expedite the job ahead of them. The Board agreed. Milne agreed. The appraisers agreed. What an agreeable group. "Lets get going" became the slogan they all agreed on.

Soon quite a number of roofs were checked out. Damages were assessed. They were ready for the roofers. Thirteen different roofing companies soon descended on the area. Buckets of scrub water, cans of paint, gangs of roof workers, tar spattered ladders, and trucks everywhere.

Milne soon found out some of the roofers were not completely familiar with all of the aspects of foam roofs. Chaos set in. There were unhappy homeowners all over the place. The EE Board was flooded with complaints. "Someone needs to get in between this hoard of roofers and the home-owners" was said by many of the Directors. Bill Milne was chosen to take on this task. The Board was in agreement. Milne agreed. The residents agreed. It was still a very agreeable group.

Bills first move was to get the insurance company to agree to send the checks, upon completion of the repairs, to the Association. His next move was to converse with each of the roofing company's supervisors. He told them that there would have to be continuity in their work: "Wash the roofs down with tri-sodium phosphate in the water. Two coats of rubberized roof coating with proper drying time between coats. Do not try to get by with watered down coatings. Hand-brush coating around skylights and AC units. Any variations would cause the pay-off checks to be delayed until the necessary corrections would be accomplished".

A somewhat odd happening took place. Ten of the roofing firms picked up and left the subdivision within days of this conversation. Chaos left with them. The work area settled down. Complaints all but disappeared. At last it was peaceful. The work was soon over and everyone breathed a sigh of relief.

In less than six months these sighs turned into groans. Mother Nature reached out and took another swing at Esperanza Estates. Once more a large hailstorm slammed into southern Arizona. An estimated \$147,000.00 worth of roof damage was laid on this peaceful community. This new storm happened in October 1988.

Experience is the best teacher. Bill Milne got the call again except this call came directly from the insurance company. The voice from afar said, "This time we want you to do it all. Start with the roofs. Make all of the appraisals yourself. Get with the roofers. Give them the scoop the same as you did before. We'll send the checks to the Esperanza Estates Board of Directors and they can forward the payoffs to the roofers with your approval. One change we will insist on is that this time you will receive a check for 10% of the storm damages".

After Milne was picked up off of the floor, he quickly agreed to do their bidding. Bill's first step was to contact Treasurer Maynard Knief. He explained the situation to Maynard and told Knief that he,

Maynard, could have 33% or 50%, or the entire award. The settlement they worked out was for one third to Maynard, Two thirds to Milne. Maynard was to handle all of the paperwork and Bill would handle everything else. This also included an almost daily report to the Board. Due to the previous storm and the knowledge gained from it, this time it was smooth sailing for all concerned.

This was a great experience for these two men--they each respected the other guy and everything desired was accomplished in short order. The EE Board was happy. The insurance company was satisfied. No complaints from the Home Owners. Roofing companies left the area smiling. The only sour spot was that due to multiple claims filed in less than one year, company policy forced the cancellation of the insurance on Esperanza Estates. The Board voted itself out of the insurance business and each homeowner had to procure his own insurance from then on.

Along about 1990 Esperanza Estates people were making some comments to the Maintenance crew such as:, "Now that we have a park, we could have some sort of yearly celebration there". This idea didn't jell until the maintenance crew realized these people were getting serious. The crew went to the Board with these desires. The Board asked for specifics from the members.

Suggestions were for the Fourth of July, Pearl Harbor Day, V.E. Day, Memorial Day, V.J. Day, and several other possible National celebrations. Almost all of these Holidays were already being observed elsewhere in Green Valley. Pearl Harbor Day had no real local fanfare to speak of. It came right after our Thanksgiving Day and too close to Christmas. So this could be the reason for the lack of a Green Valley acknowledgement. The feeling was there, but that was all. The memories of Pearl Harbor were plentiful. A nudge was needed and provided.

Esperanza Estates Board decided our very own community should observe this Day. Bill Milne was selected to chair this event. He readily agreed to organize this special Day. One of Bill's first moves was to find a homeowner who would donate a few funds for a second flagpole. He soon located such a patriotic soul in Virginia Huston. She didn't want a lot of publicity, just a flagpole. No brass plaque. No speeches, only a place to put the Arizona flag.

With the USS Arizona lying on the bottom of the Hawaiian harbor and her ship's bell at the University of Arizona, an Arizona State flag would fit right in.

The American Legion was contacted and Esperanza Estates soon had their full commodity of flags on display.

Next item on the list, "What sort of a Pearl Harbor Day celebration?" Military organizations were contacted, or as in the case of a man named Mike Blacker, he contacted Milne, and more or less demanded a role in this special day. Mike was a resident of Esperanza Estates and at this time in his life, he was the Commander of the local VFW Post. Mike's wishes were granted and he became a valuable asset to this new program.

Frank Ferguson, another Esperanza Estates resident, offered to have the Knights of Columbus make an appearance. Their plumed hats, colorful swords, and beautiful uniforms made a welcome addition to the mix.

A troop of Boy Scouts was brought in to lower the flags before the ceremony started. The Legionnaires raised our Nation's Flag to start things moving. The Navy's Fleet Reserve group contributed their part. A few of the Pearl Harbor Survivors Group gave talks on their experiences. Esperanza Estates' President had a few words. Zada Couch, a retired lady colonel, did the chaplain duties. Green Valley's Chordettes produced a medley of Patriotic songs. This Program set the scene for several years.

TV. Channels 4, 9, and 13 were all present at one time or another to film portions for their news broadcasts. Green Valley's own radio station aired free information ads starting a week before the Commemoration date. At one time, a few years later, Davis-Monthan provided a fly-over to add to the occasion. A very nice added touch!

Esperanza Estates spearheaded this special day celebration in Green Valley for eight consecutive years, until 1997.

A homeowner named Glen Stednitz had been volunteering off and on for quite a while. He was helping wherever he could at every chance that came up. A common area right behind his home was being given a much-needed cleanup and Glen got himself a long time job by getting involved in this work. The maintenance crew accepted his offer of help along with a few other volunteers.

This area had been a catch-all for the sand and gravel that various rainstorms deposited in the Portillo dip at the west end of the swimming pool area. When this dip in the road was filled with these storm deposits, the quickest and easiest way to re-open the street for car traffic was to scrape the sand, gravel, and dirt mixture onto this little common area.

It received a long overdue work-over and a beauty treatment at the same time. Glen really got excited at the big improvement in the area. He picked up a couple of palm trees and some desert plants, which he and the rest of the crew planted around the area. In no time a couple of rock lined drains added to the permanence of the place. A wooden bridge over one of these waterways gave Glen an idea to name the spot after the bridge also after Glen's favorite card game. He made a wooden sign and put it in the ground for all to see. The name? Bridge Park! What else? In no time Glen got hold of some red lava and proceeded to enhance the plantings with outlines in the shape of hearts, diamonds, clubs, and spades.

Jim Betts also contributed himself and some of the plants and trees. An underground water pipe running from the Betts yard to the park was a very helpful and necessary addition.

Glen Stednitz did a lot of good in Esperanza Estates. He served on the Board and on committees. He also found time to assist every person he found that needed a hand. One of Glen's neighbors sent Milne a copy of a part of her written history. Here is what Claire Coon had to say about her dear friends and neighbors Glen and Trudy Stednitz, in her own words.

"I moved into this area in 1997. I was alone after my husband died, and decided that it would be wise to move closer to one of my children. I had a daughter who lived in Tucson. We had visited her earlier and really liked the area. I also visited a friend that had moved to Green Valley and after spending a little time with her, I fell in love with the place".

"When I made the decision to move, Green Valley was my choice. I had vowed earlier to never follow my children and be a burden to them. I told my daughter in Tucson that I planned to make a life of my own so as not to interfere in their lives or make them totally responsible for my social calendar. Never did I imagine what an adjustment it would be for me to enter a new community as a widow".

"This situation was eased almost immediately when one of my new neighbors came up to me after a few days and introduced himself as Glen Stednitz. He said he had noticed I was alone and offered to help me with any tasks that a husband or a friend might have done. Before Green Valley, I had many friends who had known my husband and they did things that needed to be done around the house. I had really missed this closeness. "

"I did not impose on Glen but whenever I asked for help, he was always there. He and Trudy invited me to join them, sitting in their open garage when the weather was nice. Soon I met some wonderful neighbors through this experience".

"A short while after I moved in, Glen threw a birthday party for Trudy and invited me to attend. He thought this would be a way for me to meet people. That was so thoughtful of him. He and Trudy reached out to me, offering me a hand of friendship and made me feel most welcome".

"My adjustment to living in Green Valley was so much easier because of Glen Stednitz. He has passed away and the whole neighborhood misses him. Trudy continues to be a good friend and neighbor. We all need to reach out as Glen and Trudy did to newcomers and make them be welcome". This ended Claire Coons testimonial but not her feelings for this thoughtful couple.

In 1991 a group of Esperanza Estates residents made a big impression on the Green Valley Community Coordinating Council. The Green Valley electorate elected Paul Nyquist and Bill Milne to the offices of First Vice President and Second Vice President respectively. Both of these men resided in Esperanza Estates.

They served with the new GVCCC President Lee Easterly [From another subdivision].

Along with these Council officers was Mary Knief, who had been newly appointed to be the Coordinating Councils chairperson of the Green Valley Planning and Zoning Committee. Another Esperanza Estate resident was Chuck Shipman who served as the Executive Director of the Community Coordinating Council for many years. Yet another EE resident, Bill Boyle was the newly elected Council Treasurer. Esperanza's Dick Ware ably rounded out this six-person group when he was appointed to represent Esperanza Estates at GVCCC meetings. Paul Nyquist was elected to the office of GVCCC President two years later.

Six residents serving at the same time was quite an achievement for any Green Valley subdivision. It just showed what a great community spirit was felt by one and all.

Shortly before this great experience by the non-political group of politicians, Esperanza Estates had another resident that was called into the GVCCC to head up the streets and arroyos committee of Green Valley. Mike Blacker was picked for this job. He did so well at it that he was elected to the office of Vice President of the council shortly there after. Altogether this was a four year tour for Mike.

Glen Blacker and his wife Lois (Glen preferred to be called Mike) arrived in the Esperanza Estates area with a big bang. It turned out that Mike owned the Empire Blasting Company. The two of them blew into the area when Mike was given a contract to demolish seventeen Titan Two Missile silos, which were surrounding Tucson. His vast experience in exploding concrete structures enabled his company to submit the winning plan for reducing the silos to rubble. This was quite a tricky operation in that the silos had to be imploded. An implosion causes the rubble to fall inward as opposed to upward or outward, as in a regular run of the mill explosion.

Mikes introduction to explosives occurred during World War Two while he was serving in Europe with the 303rd Infantry. After the end of the European part of the war, his company was deployed to the Pacific Theater to take part in the planned invasion of Japan. When Japan surrendered, Mike's unit was among the first to enter that country with the Army of Occupation. In later years he served in the Naval Reserve with the Seabees.

Lois Blacker did the blasting company's books, hauled dynamite to the job site for Mike, and kept his feet firmly planted on the ground even when he was blowing up everything around him. They both quietly settled in at 1148 Calle Excelso.

After coming to Green Valley, Mike became a member of the Sheriffs Auxiliary Volunteers, later serving on their Board of Directors. He was Commander of the Veterans of Foreign Wars organization for quite a spell. Mike also became an Arizona Ranger. When cancer made it impossible to perform his duties as Sergeant, his A. R. badge was retired and then presented to him. Mike also served two years as the Neighborhood Watch Committee Chairman in Esperanza Estates.

For three and a half years, the Blackers battled Mikes Multiple Myeloma with very many rounds of chemotherapy. It was probably the only fight in his life that he didn't win. He passed away on May 16, 1993. Lois has always carried out the busy Blacker family tradition of community service up to the present day in one capacity or another.

Another maintenance crew member was located and hired. Chris Awtry became what was Esperanza Estates newest paid recruit. This began a four year tour of duty for him. The year of this new hire was early 1993.

Bill Milne resigned from the Board of Directors in late 1993. Col. Hill was President of the Board at this time. Hill stepped down when his term ended in January of 1994.

Mary Knief became Esperanza Estates' next President. She was a totally fine Executive Officer. In fact Milne was heard to say on more than one occasion that Mary was second only to Numero Uno Bob Greenig when it came to rating Esperanza Estates Presidents. This was sure high praise indeed considering the caliber of most of the other Presidents who had served their beloved subdivision.

Mary was a bundle of energy. She had no fear of anything or anyone. Mary would tackle any job, big or little that she felt was necessary to the life style of her chosen subdivision. She was not reckless in her busy endeavors. She studied the problems. She asked a bunch of questions. She studied the answers. Then she made a decision and in almost every case she was absolutely right. To know and understand her was a real pleasure.

As President of the Esperanza Estates Board, Mary felt strongly about helping to make the subdivision into an even more pleasant looking place. She succeeded in doing this and it was not her lone achievement. It was only one of her many accomplishments.

Esperanza Boulevard had a series of huge dirt piles. These piles were left behind after a large drainage problem was solved by the digging of a two-block long relief ditch north of the home owners rear yards that back up onto Esperanza Boulevard.

Someone was heard to say, "This strip of land is part of the Esperanza Estates front door. It should be made more presentable to the eyes of our visitors and any other passersby". Mary took this statement to heart and as a result, a large landscaping project was initiated. The worthless piles of dirt emerged to become mounds of enjoyment, more pleasant to the eyes than what the backhoe had left behind. They received a beauty treatment and once more a series of really ugly ducklings were transformed into graceful things worth looking at.

No two mounds were created exactly alike. There was a spiral shaped one. A horseshoe one (for luck) was put in. A crescent mooned its way in. A stack of different tiered planters rose up. A ramped mound was placed where a mountain view presented itself so that Esperanza Estates walkers could pause and enjoy the view by being able to see the mountains over the walls and roofs of the nearby homes. Some other mounds soon joined in to complete the spectacular array of reshaping of what had once been a really unsightly display of dirt piles.

The most significant mound of all is a heart-shaped one. This mound had four distinct facets. Arizona became a State on Valentines Day in 1912 so the huge red colored stoned heart was designed

to commemorate this Statehood Day. A pair of white scripted letter E's in a Valentine sense said, "We love this Esperanza Estates", was the second facet. A third item was the very large arrow, depicted by railroad ties and a large pointed rock, that is a symbol of love to all of those who behold it. A fourth facet was that Valentine Day in itself is known to be a National Calendar Holiday. One other item, though not considered a facet, about this special mound was that to Mary Knief this oversized heart was a presentation from her to Esperanza Estates as a token of her love and esteem for the neat place she had learned to call home.

Maynard Kneif served as Esperanza Estates Treasurer. He did a stint as President. The Kneifs did their part in helping to make their shining subdivision a jewel in Green Valley. They were the only married pair to each be selected for the office of Board President. Their accomplishments were numerous. Both of them really supported the other one in whatever endeavors each one undertook. An outstanding team!

Another great asset to Green Valley and an important cog in the GVCCC wheel of operations is another Esperanza Estates resident who was also mentioned earlier. This man did it all. This history would not be complete without some memorabilia about Charles W. Shipman and his darling wife Pat.

The Shipmans left Ann Arbor, Michigan in the winter of 1987 to come to the Green Valley area, not to retire, but to take care of Pat's parents who had run into a very difficult health situation. The Shipmans held a family forum in 1986, with their six, all grown, offspring. A united decision found them needed in Green Valley more than anywhere else. This was not a sacrifice on the part of Pat and Chuck. It was what the two of them wanted above all other desires.

The move was accomplished and Esperanza Estates received two more gifted residents. Pats parents lived in Casa Poloma I and in one weekend the parent's house was sold and the two of them were moved in with Pat and Chuck. This cozy arrangement lasted for five years, until the parents passed on. The Shipmans then asked each other the same question, "Do you want to go back to Michigan now?" An emphatic "no" resolved their queries. They have been here ever since.

Chuck went to work for the GVCCC as their Executive Director. He was also on the Green Valley Assistance Services Board. Every time there was a Community Fund Drive, Chuck was a part of it. He even dressed as a clown for one of his endeavors. The Esperanza Estates Periodico became one of his duties for at least two years. Chuck became involved in many time consuming enterprizes. He was and still is the one to go to if it is organization that is necessary to accomplish a task. He specializes in his ability to work out a system that does the job. Thoroughness is his middle name. The size of the project causes Chuck no fear. Computers are his friend. His work is his life. His family is his life. His lifes' ambition is to stay as busy as is possible.

Pat Shipman is a mirror image of her husband except she is prettier. Pat is also an organizer with no fear of work. This family is a two-way street. They are even in all of the spectrums of their lives.

Pat worked for the Thomas Davis Clinic for five years where she was the nurse receptionist. She is currently in the Dr. Marcello office. Pats main goal in life was to try to keep up with her many faceted husband. This she did and it wasn't easy. Give Pat an "A" for doing all she could to help him in every way. The Shipmans were quite involved with the "Green Valley Good Old Fashioned Fourth of July" from its inception. Chuck was a past President and received awards for his efforts. He also has a large list of honors from other areas. He has a Green Valley VFW award, a Citizen of the Year plaque, from

the local Elks lodge, and a George Baldwin award for Outstanding Community Service from the G.V. Rotary Club. In 1988, Charles W. Shipman was elected to the office of Precinct 7 Justice of the Peace and took the bench on January 1, 1989 to begin a four year term. In a little more than

two of those years, he heard over 7000 cases. The Shipmans have really done their share and then some, not only for the subdivision but the entire Green Valley area.

We will now have a short musical interlude. Esperanza Estates had a very talented arranger, musician, soloist, orchestra leader and composer as a resident in the late 70's. Larry and Wanda Clinton lived at 920 Vereda Calma. Larry had worked for and with Glen Gray, Louie Armstrong, Bunny Berigan, the Dorseys and a few others. He was also active in the publishing and recording business and served as a flying instructor with the U.S. Army Air Force. You could say he had his own way of getting in a few licks. Larry Clinton was in demand when he was released from the military. His many talents gave him opportunities that hardly anyone else received. He wrote great music. His arrangements became recognized. Being able to hold his own as a clarinet, trumpet, and trombone player classified him under the competent category in no small way.

Many of Clinton's arrangements came under the heading of classic swing fare. Victor Records had him form a studio band. This led to a touring, which was very well received by everyone. Larry's arrangements were musically well crafted and danceable, which was also to his credit.

LARRY CLINTON

Started First Band 1938

Where New York City

Previous Band Affiliations Dorsey Brothers, Isham Jones, Glen Gray and the Casa Loma orchestra; did arranging for many other bands including Tommy Dorsey and Bunny Berigan

Sidemen With Band Included Ralph Muzillo, Skeets Herfurt, Babe Russin, Irving Brodsky, Jack Chesleight, Chauncey Morehouse, Ford Leary, Hugo Winterhalter, John Van Eps, Arthur Ryerson, "Butch" Stone, George Esposito.

Vocalists With Band Included Bea Wain (biggest record hits featured her), Carol Bruce, Dick Todd, Ford Leary, Mary Dugan, Terry Allen, Peggy Mann

Theme Song Used several – "Dipsy Doodle," "Study In Brown," "My Reverie"

Songs Written "Dipsy Doodle," "My Reverie," "Satan Takes A Holiday," "Our Love," "Study In Brown"

Recording Affiliations Victor, Bluebird



BORN: August 17, 1909,
Brooklyn, NY

DIED: May 2, 1985,
Tucson, AZ

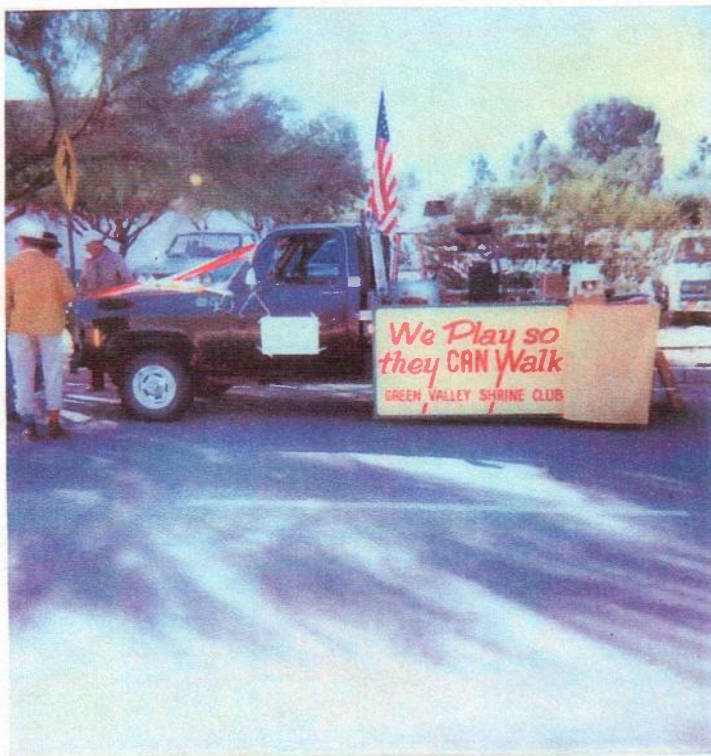
Clinton's skill as an arranger and composer built for him a reputation which made it easy for him to launch his own band. When "Dipsy Doodle" became one of Tommy Dorsey's big hits in 1938, Clinton decided it was time to make the move and had little difficulty in establishing himself. The success of "My Reverie" a year later, with Bea Wain on the vocal, did a great deal to put the band in the big money bracket. Several additional Clinton-Wain hits followed in rapid succession. Clinton did an occasional vocal himself, and was one of the few Instrumentalists who doubled successfully on both trumpet and trombone. For several years Clinton played top hotels, ballrooms and theaters, with periodic long engagements at the Hotel New Yorker. He remained active throughout the forties, retiring in the early fifties.



The Larry Clinton Orchestra in action, with Clinton playing trombone instead of the trumpet, with which he was most identified.

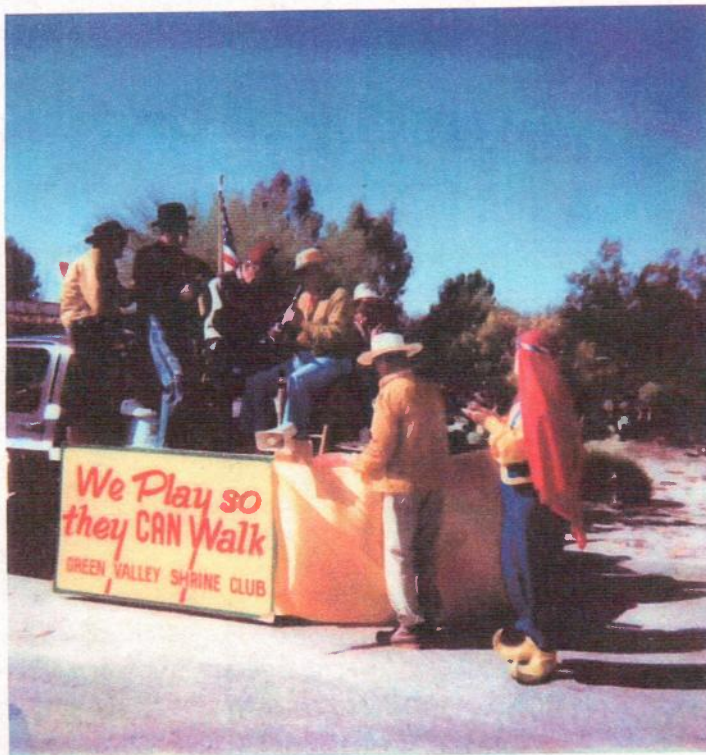
This picture shows the Milne pickup being decorated to take part in the 1984 Green Valley parade. It hauled a small band of Shriner musicians. They used the G.V. October parade as a means of publicizing their sponsorship of a children's hospital. This truck took part in this event for at least four years.

The yellow "We play" signs were raised up and acted as safety sideboards.



The parade Chairman did a switch and had Milne doing the painting of numbers on the street curbs for starting spots for various entries. This has been ongoing for thirteen years.

Another picture of the Shriners entry shows the band warming up. The man in the derby hat was a one piece rhythm section. He had a pole with cymbals, bells, and other things that made sounds when he pounded his pole on the pickup bed. A driver, An organist, a clarinetist, and a couple of other men rounded out the group.



› this great Esperanza Estates subdivision and after personally knowing each person mentioned herein, the author of this compilation wishes to express his feelings concerning these efforts to formulate the historical quality of this document. Milne did not ever intend to portray himself as anything other than a reporter. He used some liberty with "Milne said" and "Milne did" and several other "Milne items". He was not on an ego trip. The only desire was to come up with a treatise that would cover facts, experiences, names, dates, people, and to be as accurate as is humanly possible in a retirement community. There may be a few "Green Valley moments" that either slipped in or out. If this did happen, consider this to be an apology to anyone who was neglected or mis-stated in any way. Sgt. Joe Friday of Dragnet fame, said it all with his "All I want are the facts ma'am" statement.

There are a few observations about the housing models and other things that would be in order at this time. Earl Whigham came up with a real variety of models for the prospective buyers to choose from. He added to this list from time to time. He had seven or eight plans to start with and wound up with at least fourteen before the construction came to a close. There were two model homes built in Esperanza Estates that were used as sales units for Whighams next subdivision to be built on North Abrego near Wal-Mart's shopping plaza. These two houses are located at 1202 and 1208 Circulo del Norte.

There were at least five other one-of-a-kind homes that were designed and constructed to the home buyer's specifications in the Esperanza Estates Subdivision.

As many as sixteen of the Earl Whigham style homes came to life completely outside of Esperanza Estates. In one cul-de-sac in Country Club Estates four or five of these units rose up in a short period of time. The neighbors got up a petition to "prevent Mr. Earl Whigham from trying to turn their area into another Esperanza Estates." Earl got a laugh out of this "alarming" situation but conceded to their wishes even if they had no legal recourse.

One Whigham house is in Tubac. One or two are in Santo Tomas. A couple of units in the south Abrego areas. One east of the pecan trees in Sahuarita. A huge one-of-a-kind north of "A" mountain in Tucson rounded out the Earl Whigham excursions.

The part these units play in the history of Esperanza Estates is that none of them were speculation homes by Earl Whigham. They were all built because the owners of the sites wanted the Southwestern Style of a Whigham unit. The only way to do this was to have their home built by the developer of this unique design. Copycat builders had no idea how to do the exact same style as a Whigham product. When you want an expert replica, go to the experts. It was the popularity of Esperanza Estates that sold these land holders and hardly anything else.

For a change of pace, the next few pages will be filled with the most desired Esperanza Estates floor plans. Of all the model plans, some sold better than others did. There were many reasons why one plan was more in demand than the next one. Price, size, room layouts, lot layouts, winter home, year-round home, number of occupants, over-all health of the residents, were all factors along with some very many other reasons. Whatever logic affected one family didn't necessarily motivate the next one. The top four sellers will be shown. There will be no measurements to complicate the drawings. A mention of square footage here and there was about all that space would allow. The position on the sales list has no bearing except as to popularity of that particular model.

Having previously mentioned omissions, I was reminded of a group of men that might have been the most important individuals on the Board of Directors. Taken one at a time, their expertise was invaluable. Who were these people? They were our CPAs. Esperanza Estates had at least four dedicated men that labored over the years on our behalf. Each one was elected by the Board of Directors and filled out his Treasurer term. Some worked one year, some stayed longer. One man at a time-one year at a time.

The books were always first class at any given moment. Some of these men served time as Treasurer for the Coordinating Council after their time was up in Esperanza Estates. With the dirth of CPAs this did not cripple the subdivision in any way.

Maynard Knief, Bill Boyle, Hugh Foster, Ernie Bush, and last but not least Lois Blacker [no CPA] all served a minimum of one or more years. The subdivision offers to you men and Lois its deep felt thanks.

The above account relates how the Board of Directors would find a need and then search for an individual who had the expertise to fill that need. Be it a teacher, a lawyer, an engineer, a CPA or just someone with a special skill. Esperanza Estates' Board showed a wise sense of direction whenever the need arose.

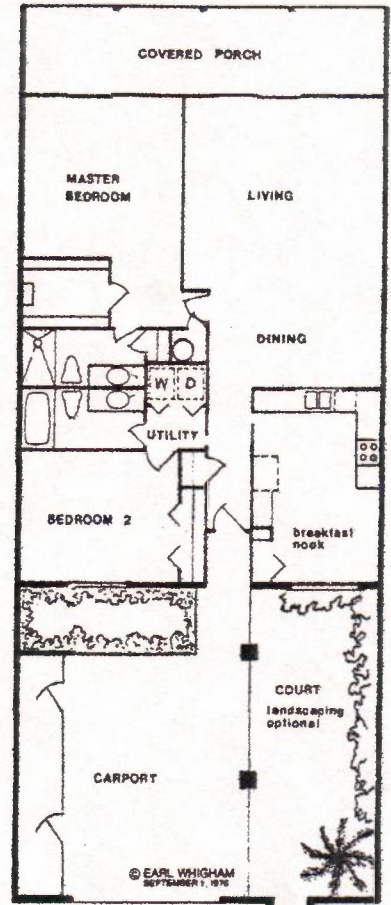
This Author has seen such a scheme of things work over and over. It means putting personal desires to one side and then do what is good for, and the most benefit for, every one else concerned. Is there a better way? When egos are set on the back burner and a little love and a lot of tenderness is brought into a situation things just have to improve. A lot of times a person is ignored because "he is not one

of ours“ even though his or her skills are very much in demand. So now, which is worse? Do you save your ego and escalate costs or deflate the ego and save the subdivision a few bucks?

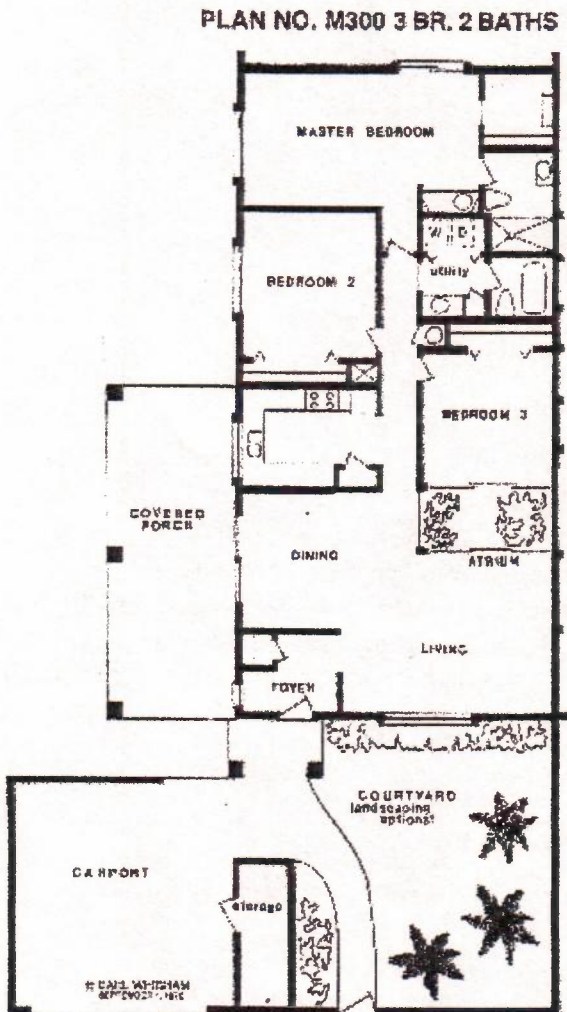
NUMBER ONE SELLER!!

This is a 263 model.

At the beginning of sales in the subdivision, quite a few of the units sold were of this plan. Of the total number of houses in Esperanza Estates, this model was selected 76 times out of all of the 320 sales before 1984. A two-bedroom home with about 1500 square feet of space made it very attractive to the general group of buyers.



PLAN NO. M263 2 BR. 2 BATHS



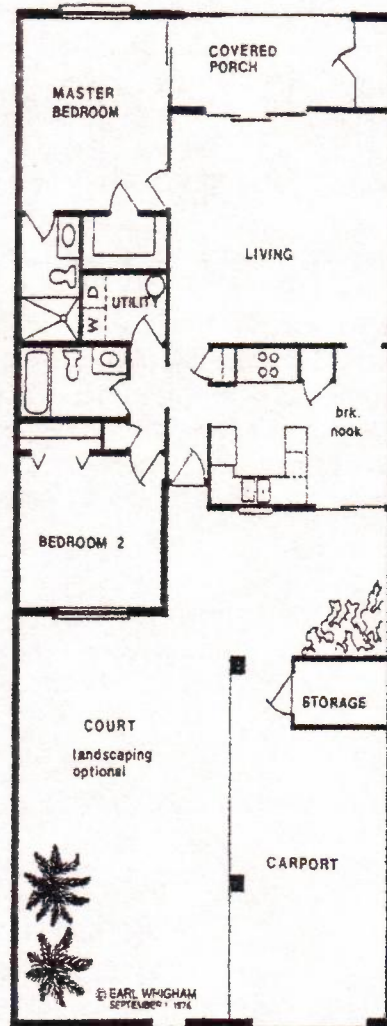
PLAN NO. M300 3 BR. 2 BATHS

This is a 300 model. It is usually found at both ends of a group of row houses. Placed on a larger lot with a side yard, many homebuyers found it fit their green thumb to a tee. 67 sales out of the 1984 total of 320 put it in a strong second place showing. 1750 plus square feet of living area gave it a slight edge over smaller units. Three bedrooms allowed for more company lodging. All-in-all it is a neat house.

NUMBER THREE Seller !!

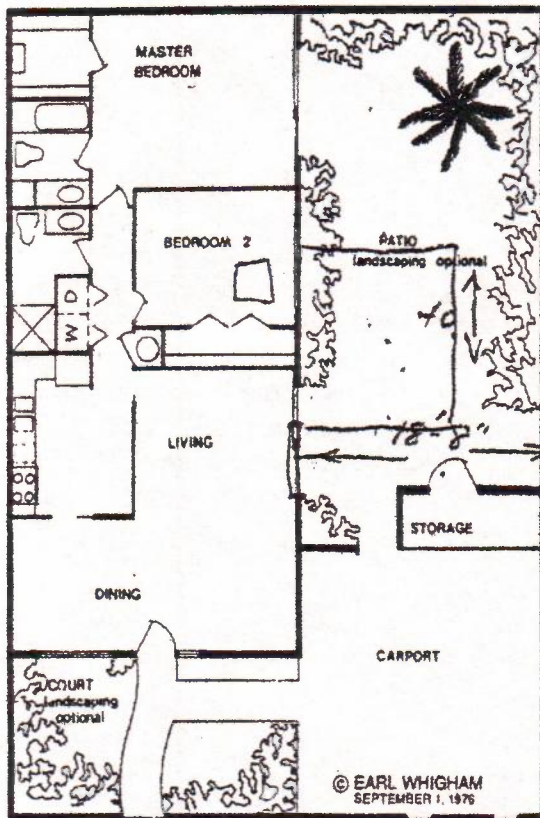
This is 321 model placed third on the 1984 list of sales of homes. The list started in 1977. Fifty 321 units out of 320 sales.

This model sported two bedrooms and was an ideal investment as a winter retreat from most of the Northern tier of American States and also Canada.



PLAN NO. M321 2 BR. 2 BATHS

PLAN NO. M200 2 BR. 2 BATHS



Quad homes were built in squares of four units. This was the most popular of this type of dwelling. It placed fourth on the 1984 sales list with 36 sales. Two bedrooms and 1100 square feet of space added to the style of living desired in the Esperanza Estates Subdivision.

Just about everyone mentioned on these pages was the kind of person who could put their ego in their pocket, to be saved as a keepsake and not become the ruling force in their lives. All of these people had egos. They had confidence in themselves and knew what their capabilities were. They also recognized their limitations. This is called being secure.

Most had been business owners or managers. Some were ex-teachers, trades people, or just good old fashioned workers. Whatever the past held, all had a strong interest in wanting to help Esperanza Estates maintain a future of love and understanding. No one wanted to run the subdivision. No one wanted to build a monument to themselves. All they wanted to do was help this place maintain the attractions that brought these home owners together in the beginning.

People came from nearly every State in the Union and even some foreign countries. What was needed and wanted was a well organized yet peaceful community. The Directors would do whatever was necessary to create that type of atmosphere.

Pushy people disrupt this kind of feeling. Not one person came here to be pushed around. Nearly everyone on the wrong end of a push, resents the pusher. To hear a simple explanation is more pleasing to the ear than hearing you have to or a few or elses.

No one ever said things like "Here I am, push me. Or shove me. Or jamb things down my throat".

All that is needed is a simple friendly suggestion, or a little kind advice about a broken rule. Not too many homeowners know all of the rules. To expect someone to obey an unknown rule won't get the job done. Letting people know of the best interests of the whole community, without threats is an ideal way of doing business. Three people pushing on one, will get the job done but will never be appreciated.

These rule breakers are not criminals. They broke a rule, but in almost all cases, they did not know it. Also an unwritten rule, made up on the spot, is worse than no rule at all.

On the other hand Directors are not cops. Nor are they Gestapos. They are well meaning individuals. Their goal is the same as anyone elses Keep Esperanza Estates pleasant. Keep the subdivision respected. Keep E.E. the way it was when homes were first purchased. Keep a sense of order. Do onto others ----. The way to keep a family atmosphere is to think of home owners as family. Do not treat them any differently. Directors should behave as if the home owner was their father, mother, aunt, uncle, or grandparents. Handle them with love and courtesy. Directors should be given this same courtesy by the people who own and live in Esperanza Estates.

If all else fails, call a Special Meeting in a Directors home or some neutral place. Invite the errant home owner. Explain the rules. Explain a solution [with out any or elses]. Thank them for coming. Give this person five or even ten days to be alone with the problem. Then contact them after the cool down period is over.

This page is not a part of the Esperanza Estate history . It contains some history in it but it also has up-to-the-present-date material that would preclude the history classification. It is more an explanation of how the majority of Home Owners want to be treated. We already are obeying Federal, State, County, Green Valley and the major part of Esperanza , and Roberts rules. Every one of these entities gives us leeway except our very own subdivision. We get ten days to two weeks from some. We get thirty and some times sixty days from others. The one place that should be the friendliest to us is our very own Esperanza Estates. This is our home. This is our way of life. Treat us as old parents not as the really offensive child that we are not.

There are many many people in Esperanza Estates that were part of the history of this great subdivision. I the author either overlooked them or a few Green Valley moments completely wiped them out of what mind I have left. Some of these home owners served their Association for great periods of time. Quite a few years were spent in doing "their duty", as they liked to put it.

Volunteers that put their "all" in there work, looking for a beautiful end product, can look back and say it was worth every bit of effort that was put into the various projects. This attitude is what is needed now as much as it was needed then. These people didn't need it to be an emergency or a defiant act of nature in order to motivate themselves. Their adopted way of life was in need of a little resuscitating so "Lets get with it.

We all need to be needed. We all want to be wanted. Whether your name shows up in this history or whether it doesn't show is beside the point. The important thing is that you did what you thought was necessary and someone somewhere will remember what was done and who did it. The good things will be talked about for years to come.

I personally wish to thank all who lent me a hand to help prepare this document. There were many. I couldn't have accomplished this without the friends and neighbors who came to my aid. They were there for me. The job will never get stamped "The End". History can't stop Esperanza Estates wont ever stop We covered the beginning We are covering a little of the present Lets see what the future holds for each and every one of us. I hope it will be as enjoyable as what we've seen so far.