

# periodico de Esperanza



October 2011

## Don Helms Heading to Washington On Honor Flight

When the Honor Flight takes off from Tucson International Airport in the early morning hours of November 16th, EE resident Don Helms plans to be on it.

Don will be one of the World War II veterans on their way to Washington, D.C. to visit the memorial dedicated to honor their service and sacrifices. Honor Flight is a national volunteer effort to get all WWII veterans to D.C. to see the WWII Memorial built 60 years after they came home.



*Continued on page 3*

## Photo of the Month



*Congratulations to John Isgrigg, Circulo del Sur. He captured these Lesser Long Nose Bats in the wee hours of the morning, using a motion-trigger camera set up on a tripod. Says John: "If you find your hummingbird feeder dry after just being filled, these are your party crashers."*

*To enter your best photos taken around Esperanza Estates, see detail on page 13.*

## Green Valley Council Report

By Joe McCalpin

At the September meeting of the Green Valley Council, of significant note, Tom Cooke made a presentation describing Esperanza Estates. The presentation was quite well received.

Buffelgrass is a major problem in Green Valley and the Council is launching a drive to get all the HOAs to participate in an effort to control this menace. Dean Hess and Tom Cooke attended the kick-off meeting and Dean has commented on the results of the meeting.

Significant activities for the month are the following:

- On October 25th, the Council will hold a workshop on HOA Newsletters. Personal opinion, the Periodico could be a prime example of how it should be done. *(Publisher's note: Our editor, Cynthia Surprise, will be attending this workshop.)*
- On October 27th, the Council will sponsor a seminar on landscaping.
- On October 31st the Council will hold a workshop on recruiting members for Boards of Directors. I will attend and would like some company. GVC appears to be operating on a deficit, however they appear to have sufficient reserves (180K) to cover the shortfall.
- The Governor has pledged that a representative will attend all future meetings of the Council representatives.

### Board Meetings

2011:  
Nov. 21, Dec. 19  
2012:  
Jan. 16 (Annual Mtg.)  
Feb. 20, Mar. 19,  
April 16, May 21,  
June 18  
1:00 p.m.  
Sunset Ramada

Board member list & meeting minutes available at  
<http://esperanzaestates.net>

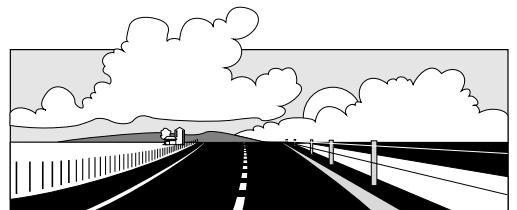
Esperanza Estates  
Homeowners Association  
P.O. Box 181  
Green Valley, AZ 85622-0181

### Rules of the Road

If you are a winter resident returning to Green Valley, you may not be aware of the Department of Public Safety's new safe-driving campaign.

Concerned about the increased number of fatal accidents on I-19, the DPS launched Operation Guardian Angel, an aggressive approach to driving violations. As part of this campaign, there will be increased patrols along the highway and violators will be more likely to receive a citation than a warning.

You must also comply with Arizona's new Move Over Law, which requires drivers to move over when they see a disabled vehicle with its warning lights on. In the past, drivers only needed to change lanes for emergency vehicles.



## Honor Flight

Continued from page 1

With the encouragement of his neighbor Gary Chelseth, Don submitted an application to Honor Flight a year ago and recently learned he was selected to participate. Never having visited D.C., Don is looking forward to the experience. But he knows the visit to the memorial will be emotional.

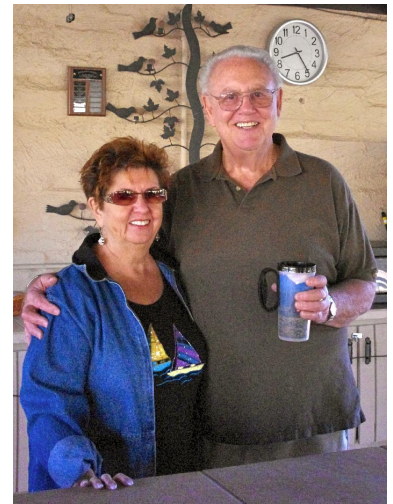
Don was drafted into the U.S. Army in January 1943 and trained with the 78th Infantry Division. He later joined the 45th Infantry Division in Italy and participated in the invasion on Anzio Beachhead. As part of the second wave in the invasion of Southern France, Don and his division fought through Alsace Lorraine, crossed the Rhine River, and took Nuremberg and then Munich three days before VE Day. Don then served with the group guarding the judges during the Nuremberg Trials. He returned home in December 1945.

Thank you, Don and all our vets, for your service.

## Coffee & Conversation

In this age of email, texting, facebook and twitter to converse and connect, the concept of meeting friends face-to-face to enjoy a cup of coffee seems like a product of years gone by. But in EE, the centuries-old tradition of sipping coffee and socializing is alive and well, thanks to the generosity of Ken and Kay Miller, who sponsor the coffee and donuts at the Ramada the third Wednesday morning of every month.

The brainchild of Ken and partner-in-crime Tom Cooke this monthly event is very popular among EE residents. It's a great chance to get together with neighbors without an agenda or axe to grind. Definitely worth waking up early to attend!



*Kay & Ken Miller*

## EE Name Badges Available

Name badges for Ramada gatherings are available for \$6.00 each. The badges are plastic with a magnet (not advisable for those with pacemakers) and will have the name of the individual and their street name. They can be kept at the Ramada so may be used for every occasion. The profits from sales will go to the Enhancement Committee.

If you would like to order a badge, please contact Melodye Cooke at 399-0455 or email her at [melodye1@cox.net](mailto:melodye1@cox.net) and provide the following information:

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Street: \_\_\_\_\_

Your phone number and/or email: \_\_\_\_\_

# Upcoming Events



## Halloween Party Monday, October 31 Sunset Ramada

4:30 Cocktails • 5:00 Potluck  
Soda, beer wine & cocktails provided  
Karaoke with Pat Carmody  
Costume & Door Prizes



## Hamburger Night Tuesday, November 8th

Sunset Ramada • 4:30 Cocktails, 5:00 Grilling Begins  
\$5.00 per person includes a hamburger, cheeseburger or veggie burger and chips. Sodas, beer and mixes supplied.

Mark your calendar!

## Holiday Party at the Ramada on December 7th (Pearl Harbor Day)

Potluck • Drinks provided • Details to come



## Art Walk Sunset Ramada Sunday, December 4th

RESIDENTS' ART SHOW AND SALE

An opportunity for residents to share/view/buy/sell artistic works in the EE community. Artists and artisans... get ready!

- CREATE IT
- SHOW IT
- SELL IT (optional)



Interested in displaying or helping with the event?

Contact: Cynthia Surprise: [cncsurprise@verizon.net](mailto:cncsurprise@verizon.net)  
Carol Ballard: [gygirl.ballard@gmail.com](mailto:gygirl.ballard@gmail.com)



## Our HOA Secretary

Joe McCalpin is a member of the Board and Secretary of our HOA. Joe responded to our questions about what it's like to be a board member and exactly what his job as Secretary entails.

*Why do you like being a Board member?*

Serving on the Board is a privilege. Sure it takes a little time, but in return I get a chance to make my views known and voice heard. In addition, I feel that I am making a positive contribution to our community.

*What are your duties as Secretary?*

Just as the Treasurer is responsible for managing our money, the Secretary is responsible for managing the community's records. The Secretary's duties include the following:

- Recording the information generated at the monthly meetings
- Reserving the facility for the annual meeting and archiving minutes generated
- Preparing and sending the packages for the annual meeting to all homeowners
- Chairing the Nominating Committee to select Board candidates
- Collecting and maintaining the compliance statements required by law
- Collecting and maintaining data from all property exchanges
- Writing official letters when I am so directed by the President
- Providing information for our electronic data base
- Generating and mailing the data packages to new owners
- Archiving virtually everything.

Not very exciting, but necessary.

*What are some of your accomplishments as a Board member?*

All that stuff above gets accomplished. Also, the Board members I have proposed are good solid folks that are credits to the community. I view myself as a conciliator rather than an agent of confrontation.

*Are there any projects you would like to accomplish this year?*

I have been given the onerous task of organizing the archives along with our resident electronic genius. Like to accomplish? Hardly. When I looked at the records required by Arizona for HOAs, it generated thoughts of arson, but it will be done.

*As chair of the Nominating Committee, what are some of the qualities you look for in a potential Board candidate?*

A positive attitude;

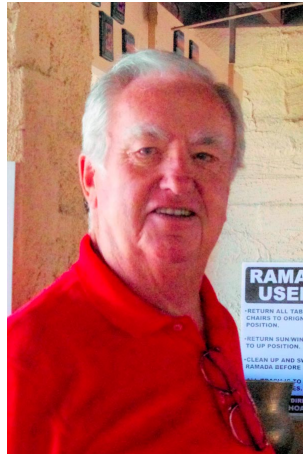
A rational approach to community issues;

Patience with neighbors;

Thick skin.

*What advice would you give someone considering becoming a Board candidate?*

Always remember those irate homeowners are your neighbors; treat them that way.



In The Spotlight

## Pedaling Across America

By Cynthia Surprise

“When my sister, Sandy, suggested the perfect way to celebrate my 50th birthday would be for the two of us to bike across the United States, I was skeptical, but promised to give it some thought,” Craig Surprise recalls about his 1995 adventure.

Sandy, a bike-tour leader in Vermont, was already in shape from riding almost daily. Craig, on the other hand, rode infrequently and had never done any long-distance riding. So, he joined a gym and faithfully spent six hours a week for the next six months riding a stationary bike and climbing the equivalent of 110 stories each time on a stairmaster.

After committing to make the trip, Craig went on a buying spree for new equipment. A snazzy Trek 520 bike with 21 gears, biking clothes for comfort and layering, lightweight camping equipment, maps, panniers (saddlebags to non-bikers) and bike repair tools were essential purchases.

Next came route planning. “After considering several options, we decided to ride west to east (wind at our backs), from Anacortes, Washington (the western most accessible point in the continental U.S.) back home to Massachusetts, a total of 3,550 miles,” Craig says. As it turned out, the northern route was a fortuitous choice because areas further south experienced a record heat wave that summer.

To minimize the amount of time they would ride in hot weather, Craig and Sandy chose to start at the end of May, the earliest they could be certain the mountain passes would be clear of snow. “But there were many mornings we woke up to frost on our tents,” Craig recalls.

Craig calculated that if they rode an average of 70 miles a day with periodic rest days, the trip would take about ten weeks. “Since I was working from home as a consultant, I could take my laptop with me and work on the road,” Craig explains.

After six months of planning, Craig and Sandy flew to Washington, reassembled their bikes, and began their journey with great excitement.

The first week on the road presented the greatest physical challenge as they crossed five passes through the Cascade Mountains, one of which required a 5477 foot climb. “The climbs weren’t bad, but descending on narrow, winding roads with steep dropoffs was quite a thrill.” Then they encountered snow in Republic, Washington, and were stuck there for a couple of days.

Craig remembers the ride through northern Idaho as a harrowing biking experience. “The roads had narrow shoulders and double-hauler, logging trucks whizzed by us constantly.”

*Continued on next page*

He also remembers riding through Montana during mosquito season: "One morning I got dressed standing on a picnic table to get away from the swarm hovering near the ground. A telephone line-man finally rescued us with a can of professional-grade insect repellent."

Then their plan was slightly derailed. They had eagerly anticipated riding through Glacier National Park along Going-to-the-Sun-Road, considered one of the most scenic and thrilling rides in the world. But devastating flooding had closed the road indefinitely, forcing them to detour through Canada. "The Canadian Rockies were spectacular and somewhat made up for missing out on seeing Glacier," Craig says.

There were many memorable moments during their 72 days on the road: watching herds of elk walk through town in Fernie B.C. where elk have the right of way; attending a frog-jumping contest right in the middle of Main Street in a small town in Minnesota; celebrating July 4th in Rugby, North Dakota, the geographical center of North America; and camping across the river from a raging forest fire, watching the helicopters dip water buckets in the river.

For Craig, one of the best aspects of the trip was encountering people who restored his faith in human kindness. "For example, the woman who drove by us on a road in the middle of nowhere, stopped to talk to us about our trip, and then handed us \$20 for dinner because she liked talking to bicyclists. Or the North Dakota restaurant owner who invited us to spend the night at her home because she worried about us camping out when a big storm was coming, and then left us alone in her house while she attended a wedding. We knew we weren't in Boston anymore."

Looking back on their odyssey, Craig has concluded: "Biking over 3,000 miles really was very ordinary. We simply got on our bikes and rode 70 miles every day. The extraordinary part was what we learned about the country and ourselves as we road along the two-lane roads."

As for future plans, Craig says: "Every now and then my sister comes up with an idea for a trip that would be the perfect way to celebrate my 70th/her 75th birthday. I've chosen to ignore her -- at least for now."

*If Craig's story inspired you to start biking, here are some tips from his biking-pro sister, Sandy... on page 8.*



(Above) Craig and Sandy crossing the Cascade Mountains.  
(Right) Calling the office from the road.



## EE History: The Flood of 1983

The rain started innocently enough on the afternoon of Wednesday, September 28, 1983. But by the time the storm ended on October 3, it had dumped approximately 9 inches of rain on Green Valley, causing extensive flooding and massive property damage.

Here in Esperanza Estates, raging floodwaters nearly 3 feet deep crested over the bridge spanning the old Arroyo Number 9, which separated our subdivision from Madera Vista. The gushing water broke through a concrete retaining wall causing 120 feet of reinforced concrete block work to crumble and be washed away.

Circulo Napa bore the brunt of the damage. Neighbors watched helplessly as the flood swept away the bedroom and bathroom of one home, the sunroom of another, and the back yards of other homes that backed up to the arroyo. In all, 11 homes were evacuated.

EE residents were shocked when they went out to view the damage. Tons of sand and rock filled some of our streets, and debris that had been washed out of yards and alleyways accumulated on others. Volunteers pitched in to help with the cleanup.

After the flood, the rebuilding began, including the realignment and reinforcement of Arroyo Number 9 with air blown concrete along its banks.

## Bicycle Tips

Ask the bicycle store to measure you with a Fit Kit so you get the proper size.

If you are buying a used bike, here are a few things to check.

- Your leg should stretch fairly straight but not lock when you pedal backwards..
- Be sure you have at least 1" of space when you straddle the top tube.
- You should not be able to wiggle the pedals with your hands.
- Hold up the back of the bike and shift through the gears to be sure they all work.
- Bike should be free of rust.
- Visually check the bike to be sure it is properly aligned.
- The chain should be clean and its links should move.
- Cracked tires can be replaced, but factor that cost in the price you pay for the bike.

It's a myth that wider seats are more comfortable. Look for heavily padded seats instead.

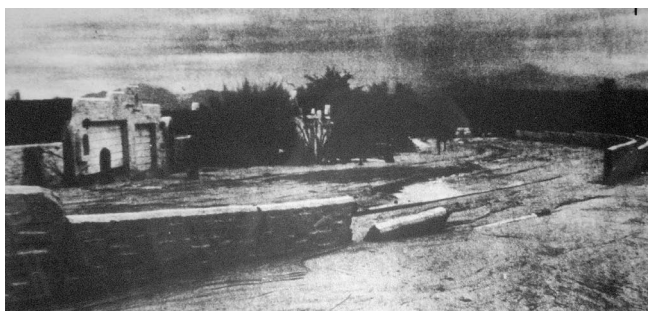
Wearing padded bike pants can also improve your comfort.

A good helmet is essential. Sun breaks down the foam, so replace your helmet every 2 years.

Be sure to have sufficient water and sun protection on any trip.



*Rooms on Circulo Napa home swept away*



*Retaining wall on Verada Calma destroyed*

*Cleaning up after the storm*

*Photos from GV News archives*







*Dr. Geek, a well-known technology expert, discusses technology topics. If you have a suggested topic or question, please submit it to [droessle@mac.com](mailto:droessle@mac.com).*

## Choosing A Tablet Computer

**A**re you thinking about buying a Tablet computer, but confused about which to choose? Here's some help to point you in the right direction.

The first wildly successful Tablet computer—the iPad from Apple Computer—started a revolution in the way people relate to their computers. The iPad not only gave users a way to access the Internet at any time from any place, it also gave access to an ever-growing number of applications (“Apps”) to expand the capabilities of their Tablet to suit their specific needs. And, it replaced the physical keyboard with an array of touchable spots on the Tablet’s display.

While Tablet computers from different manufacturers—Apple, Samsung, Asus, Amazon, Sony, Lenovo, and Hewlett Packard—have some common features, they have differences that are worth considering. A visit to a retail store will give you a chance to try them out to see which features suit you best (except for Amazon’s which is only available on-line).

All Tablets are very light, small and thin, making them easy to carry anywhere. But you’ll want to choose one that’s comfortable to hold in your hand.

All models of Tablets connect to the Internet via wireless (Wi-Fi) networks (for example, the Wi-Fi hotspot at the EE Ramada) and use displays with a “backlight” that allows them to be viewed in darkened rooms.

All Tablets come with preinstalled Apps for accessing email, browsing the Internet, keeping a calendar and contact list, writing memos, viewing photos, playing music, videos and games, and reading eBooks. But if you want to add more Apps for other needs, you’ll have to be sure that the type of App you want will work with the Operating System (OS) that is on the Tablet you choose.

There are two dominant OS’s used on different Tablets: Apple’s iOS (used exclusively on the Apple iPad) and Google’s Android (used on Tablets from a number of manufacturers). Apple’s iOS works with over 90,000 Apps. Android currently has far fewer Apps but may have the ones you want.

Another important difference among Tablets is the display size, which ranges from the 7” (diagonal) display of Amazon’s Fire Tablet to the 10.1” display of Samsung’s Galaxy Tablet. There are also differences in the sharpness and detail in displayed images.

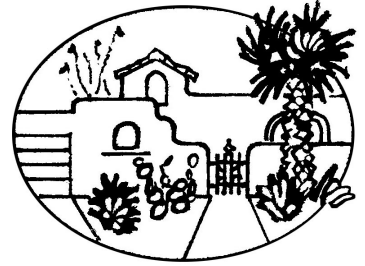
It’s worthwhile to think about the ways you may want to use your Tablet. If taking pictures is important, look for a model with a camera, or two! If being able to connect to the Internet from anywhere, including your car, is important check out the models with so-called “3G” or “4G” broadband Internet support. If you want to completely replace a desktop or laptop computer with a Tablet, get one which supports use of a Bluetooth wireless or other full-size keyboard.

For much more information, reviews and comparisons, go to <http://reviews.cnet.com/tablets/>.

# The State of Green Valley Real Estate

Periodico staff recently talked with Lonnie Borgmann, owner/broker of the Borgmann Real Estate Group and resident of Esperanza Estates, to get the scoop on local real estate. Lonnie has more than 25 years in the business and has been a real estate broker in the Green Valley area since 2000.

“Sale prices have been dropping in recent years and, as a result, sales may increase because buyers see this as an opportunity to get in — not so much as an investment, but as a place to live,” he said.



Between January 1, 2010 and October 16 of the same year, there were 14 sales in Esperanza Estates, ranging in price from \$110,000 to \$155,000. So far in 2011, there have been 9 sales, with sale prices from \$115,000 to \$149,000. Average days on the market have increased from 157 to 206. There are currently 14 homes on the market in our community, with asking prices between \$99,000 and \$210,000. There are currently 672 homes for sale in Green Valley as a whole, compared to 637 during the same time period in 2010.

According to Lonnie, Esperanza Estates is popular because of the location, pricing and the unique architecture.

“People may be able to get in for less than \$200,000,” he said. “There are a lot of people who are retired or about ready to retire, who are just waiting to sell their homes elsewhere, before buying here. Once they sell those homes, there will be a boom in local sales.”

Others are moving up from local villas and smaller homes. Some are even buying sight-unseen, after looking at properties online. Many are taking advantage of short sales and bank-owned (foreclosure) homes. Lonnie added that those who come to shop in the summer are ready to buy, whereas winter visitors will sometimes shop the whole time they are in Green Valley and generally purchase right before they return home.

Residents who need to get out quickly, usually because of health issues or a decision to move closer to family, are sometimes setting their sale price low.

“Sales are starting to level off and values will likely stay where they are now,” Lonnie said. “We are at, or very close to the bottom.”

New home developments in the area are in competition with resales, he added, since they are lowering their prices and offering things like solar energy systems and upgrades at no additional cost. Another factor impacting sales is current political and economic uncertainty. Some are worried about what’s to come and holding off from buying. Others are hurrying to buy in the event that the economic climate gets any worse.

So, what to do if you want or need to sell your home now?

“The most important factor in selling your home is price,” Lonnie said. “Every seller loves their home and thinks it should bring in top dollar. But these days, they have to be realistic and consider the recent comparable “sales” in their neighborhood. This information will help them decide on a selling price for their homes or on a price to offer if they are buying.

The average price per square foot of the nine homes sold in Esperanza Estates since the first of the year is \$85 — ranging from \$63 to \$109 a square foot.

*Continued on next page*

"If you are eager to sell, listen to your realtor's advice. Price it right. Then, make sure it is uncluttered, clean and depersonalized" (as in putting away family pictures and personal touches, so that buyers can visualize it as their own).

Sometimes professional staging can increase the odds of selling, which means scaling down the amount of furniture, books and knick-knacks, and replacing them with art, linens and plants provided by the stager. As a rule, empty homes take longer to sell than those with furnishings, even if you are not offering it furnished.

"Even in this market, if a home is still for sale after several months, there's something wrong. Whether it's the price or the presentation, you should reevaluate your marketing strategies."

Lonnie suggests that loyalty between a realtor and a client is crucial. "If your realtor provides you with professional service and you have a good working relationship, have that realtor represent you from start to finish in your real estate transactions."

An exceptional realtor will do everything possible to stay loyal to their clients and, in return, they hope for the same sense of loyalty.

"Any realtor can write a contract on any home, even when it's another agent's listing and even if it's for a new home. If you've developed a relationship with a realtor, then happen to visit an open house or a for-sale-by-owner, be sure to let the agent or the seller know that you are already working with your realtor. You want to choose your own representation to negotiate the transaction.

Whether you are buying or selling, Lonnie recommends interviewing a few different realtors, before you decide who you want to represent you.

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## Tennis, Anyone? Well, Pickleball Then?

By Sandy Reed

Esperanza Estate's tennis court has a colorful history. At the time EE was being built, Green Valley Recreation (GVR) lacked sufficient capacity for the residents in our development. The EE developer, Earl Whigham, therefore promised (fortunately for him, not in writing) one swimming pool for every 100 houses. He built our one pool, and when others were not forthcoming, the then owners called a meeting to confront him. This angered him greatly, and he declared that he would build no more pools. His famous quote was: "You can have a tennis court — or you can have nothing!"



He proceeded to build the court on an EE construction landfill, which, over time, accounted for regular, disruptive cracks and numerous resurfacings. Therefore, a few years ago the court was surfaced with Vesacourt, which eliminates ruts and bumps, drains quickly, and wears well. It should last for a long time and save our HOA many thousands of dollars.

The EE court was so heavily utilized that a sign up book was required. Another sign, long since blown away, warned observers never to fall in love with a tennis player, because for players, love means nothing.

One large group didn't just play tennis. After each day's efforts, rotating the hosts, they would drink mimosa cocktails at the court and then proceed to breakfast at players' homes or restaurants around Green Valley. Remnants of this group continue to play every Wednesday and Friday, but the champagne only comes out on Fridays. Incidentally, this greatly diminished group is actively seeking more players. Drop by at about 8:00 a.m.

The use of our court for pickleball is a recent development, as is the game itself. The sport originated among some families on Bainbridge Island, a short ferry ride from Seattle, during the summer of 1965. One family had a dog named Pickles. The dog would chase errant balls and hide them. Pickles balls therefore became history.

Pickleball at our court is a strong echo of the early tennis crowds. It is a quieter game than tennis, because players use paddles, not rackets. It also requires less time to learn its skills than tennis, and gives a good, quick workout for recovering couch potatoes. Besides that, it is just a lot of fun.

Gary Beatty coaches and organizes a large contingent of players at our court. They play every morning except Friday and Saturday, generally between 10:00 and 12:00, varying with the temperature / weather.

Our recreational facilities definitely add to the value of our properties.

## Photo of the Month Contest

Submit up to three digital photos taken around EE during the past year. There's no limit on subject matter: flora, fauna, mountains, sunsets, etc. The Periodico Team will choose the winner, who will have their winning photo published in the next Periodico and displayed on the bulletin board at the Ramada.

Deadline for the next contest: November 18th. Please only three photos per person. You may submit your entry /ies to Denise Roessle (droessle@mac.com) as an email attachment, or save them on a CD and deliver it to 801 W. Circulo Napa.



## In Memoriam

*Former long-time  
Regalo resident  
Ann Enequess  
October 2011*



## House Sitting

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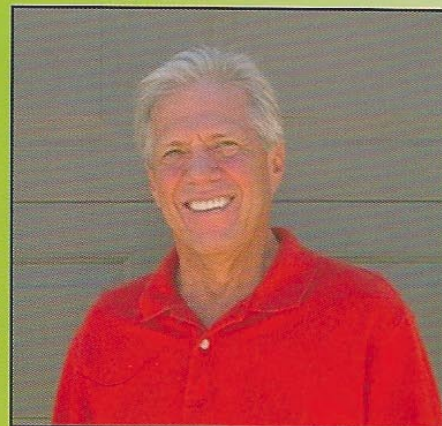
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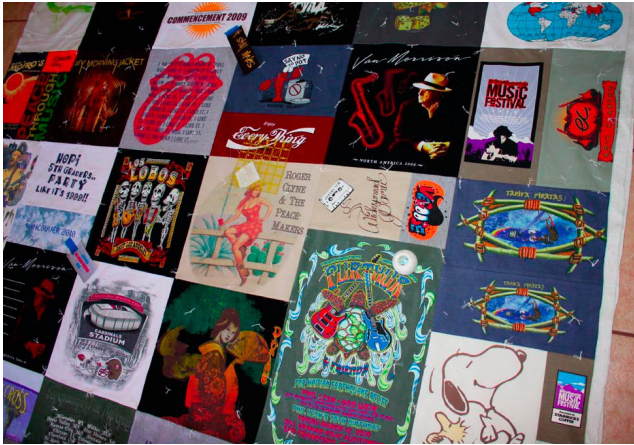
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**Email: vitellom@cox.net**

## FREE FLAT ROOF INSPECTION

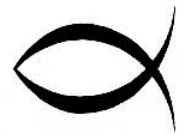


**AVOID THE ONE COAT ROOFERS**  
(I apply a three coat process every time)

**POWER WASH ALL SURFACES  
REPAIR TROUBLED AREAS  
APPLY ONE PRIMER COAT  
APPLY TWO TOP COATS  
TRUE 5-YEAR WARRANTY**

I specialize in low pitch and problem flat roofs. I believe it is better to remove and replace troubled roof components than to apply yet another band-aid.

**T.J. VANDIVER CONSTRUCTION**  
P.O. BOX 792 • GREEN VALLEY, AZ 85622  
ROC163600/ROC184151  
**(520) 603-6718**



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Are you a business owner? The Periodico is an excellent way to promote yourself to your neighbors! Have you done business with a company that provided reliable, high quality service? Ask them to consider placing an ad in the Periodico.

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	3 months	6 months	10 months
Full Page	\$140	\$270	\$440
1/2 Page	\$80	\$150	\$235
1/4 Page	\$50	\$90	\$140
Bus. Card	\$40	\$70	\$90

*The EE HOA Board of Directors, Committee Chairs and other personnel are not responsible for the business credentials of those that advertise in the Periodico. It is the responsibility of each homeowner interested in a service to verify credentials and see referrals.*

For additional information, contact:

Denise Roessle, 399-3312, droessle@mac.com



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- Tree Removal or Trimming
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- Decorative Gravel & Sod Installation
- Weed Control
- Follow-up Maintenance available

### HANDYMAN SERVICES INCLUDE:

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- Painting
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- Roofing
- Custom Flagstone
- Carpentry

### KEN WAISANEN

520-822-8986 or 520-305-7518 (cell)

### AFFORDABLE RATES • 18 YEARS EXPERIENCE

Senior Citizen / Military Discounts 10%

Free Estimates • References Available