

## New EEHOA Financial Plan

*By Eric Ellingson, HOA President*

**U**nder the able leadership of Jim Copeland, we have finished the first phase of a new approach to future financial planning for the Esperanza Estates Homeowners Association.

The Association has been in operation for nearly 40 years and in that time we have accumulated a considerable experience base relative to the frequency and costs associated with the maintenance and replacement of the resources owned and operated by the Association. Jim, with the assistance of the volunteers currently responsible for these assets, as well as individuals who have had prior experience, has identified each HOA asset and compiled an estimate of when maintenance or replacement will be needed and an estimated cost for each asset. These estimates include our common areas as well as pool equipment and other HOA facilities such as the tennis/pickleball courts and the Ramada. In addition, a comprehensive analysis of quad driveways, for which the HOA is responsible, has been completed including the current condition of each driveway, dimensions and cost to repair or replace.

This information along with estimates of our regular annual costs of maintaining our common areas and operating our recreation facilities has been compiled along with projected income, into an Xcel spread sheet. This spread sheet gives us a relatively clear picture of our financial status for the next decade or so. Included in this financial plan is a quad driveway fund that is incremented annually. This should eliminate sudden unplanned demand for funds for this purpose. Also a contingency fund to deal with emergencies is also included.

These figures represent our best estimates relative to the costs and timing of necessary maintenance and repairs. Realistically however, the actual timing and costs will vary somewhat from the current estimates and we envision that this plan will require constant review and revision. On the other hand we feel that the information we have collected is sufficiently accurate that we can confidently predict our future financial status and estimate the timing and magnitude for future dues increases. Based on the current plan we do not feel that a dues increase is needed for 2015.

*Continued on page 2*

# Upcoming Events

## Sausage Fest

Tuesday, January 13th

4:30 p.m. Social Time/5 p.m. Dinner



A repeat performance of the wildly successful event from earlier this year. Your \$6 includes an immodest Optimist Club Italian sausage on a bun (complete with grilled green bell peppers, grilled onions and/or sauerkraut), chips, a cookie, beer/wine/water/or pop. A fantastico deal!

## "First Day" Potluck

Thursday, January 1, 1:00 p.m. at the Ramada

Please bring a dish to share, your beverage of choice and your table service. Coffee will be available.



Coffee & Donuts  
Third Wednesdays  
8:00 a.m. at the Ramada

Join your neighbors  
for complimentary  
coffee and donuts.

Hosted by the Cookes  
& the Millers

## Board Meetings

January 19: Annual Meeting  
Feb. 16 • March 16 • April 20  
May 18 • June 15  
1:00 at the Ramada

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

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

Mardi Gras Party, Feb. 17th

St. Patrick's Day

Soup Contest, March 17th

## Financial Plan

Continued from page 1

This new financial plan represents a major improvement in our ability to accurately forecast our future expenditures and revenues. This should in turn result in a reasonably stable financial environment, free from erratic dues increases. As a result both the HOA and our homeowners should be able to do a better job of planning their financial futures.

This is a completely transparent process and I would be willing to discuss the details and share the spread sheet with anyone who might be interested. It is the hope of the Board that this process will increase the confidence of our members in the ability of the Board to manage the HOA and that there will be an improved understanding of our financial situation by all those involved.

# GVC News

*By Joe McCalpin*

As you may have read in the Green Valley News, the Council is no longer associated with the Green Valley phone book. This association lasted fourteen years and was the single most important source of the Council's operating funds. The issue was money. The funds from last year were over \$100,000. The offer this year was \$35,000. Given the effort provided by the Council to update the book and deliver them, including keeping a stash for new arrivals; the council decided that the recompense was insufficient.

The Council will continue to operate making up the loss of revenue with reserve funds. Cutbacks must come and the first in not hiring a new staff member as Assistant Executive Director. Sandi Richey has been worked to the bone and could have used the help.

The Council is looking for new sources of revenue and is looking for suggestions from any source possible. The Council is determined to hold the line on HOA dues. Anyone out there who has a suggestion on new services is welcome to submit them to the GVC office or contact me.

At the board of Reps meeting on Thursday, the principal speaker will be attorney Caroline Goldschmidt on the Legal Aspects of HOA Elections.

## MedianGreen Update

*By Barb McCalpin*

I've said it many times before, but it's time to say it again: THANK YOU! Thanks to the many EE residents who helped bring the MedianGreen project to fruition. Thank you to all of the numerous people who made donations to fund the project. Jane and Eric Ellingson, Ben and Mona Sheffield, Pat Sharpe, and Eunice Doman donated rocks. Gary Rautio, Al Prato, Joe McCalpin, and Dave Sielken moved those rocks...several times! Cyndy Gates assisted in placing the rocks and plants and gave the plants their first drink of water.

We have a crew of volunteers to water and maintain the median both summer and winter. They are: Wayne and Roberta Bower, Dick Carver, Cyndy Gates, Lynn Gillespie, Barb McCalpin, Nancy Moore, Kathleen Normand, Judy Prato, and Pat Sharpe. The rock movers, Gary, Al, Joe and Dave, also said that they would help, as needed. Watch for us in our fashionable lime green vests!

The large boulders with the beautiful coloring on the median came from Green Valley Decorative Rock. The people at Civano Nursery helped us select a variety of healthy plants that are approved by Pima County for use on this median (we have a height limitation of three feet due to sight restrictions). George and his crew from Veliz Landscaping & Design planted the plants and installed water tank and watering system. The Green Valley Fire Department will refill the tank. George also brought some additional plants from his own stock. His company has done the planting on all of the medians since the program started eight years ago. Originally, we planned on doing the planting with volunteer labor. Instead, we decided to use smaller plants and have them professionally planted—good decision! All three of the vendors that we worked with were extremely helpful; they assisted us in completing our project within our limited budget. They are all civic-minded and a pleasure to deal with. They deserve our support. The volunteers from MedianGreen, headed by Suzanne Blodgett, provided support and expertise throughout the entire project. They have done a remarkable job in improving the beauty of Green Valley.

Now all we have to do is have patience and watch the plants grow!

# Bienvenidos Committee

The Bienvenidos Committee members have been busy visiting EE's new residents to help orient them to the many facets of our wonderful community and find out a bit about these newcomers. The committee also hosted a reception for new residents (see photos). Please join us in welcoming our new neighbors.

## **Charlie and Kay Bonham (Calle Excelso)**

The Bonhams are from Tennessee, where Charlie worked for a propane gas company and Kay worked in a dental office. Their jobs didn't allow them much time for hobbies, but they do enjoy square dancing. When Charlie retired, they took a seven week trip west in their motorhome. They came to Esperanza to visit Kay's brother, Max Perry, and his wife, Lisa. Kay and Charlie had no intention of buying a home here until one day they had some time to kill, and Max suggested they might enjoy looking at houses for sale in EE instead of going to a movie. One look at the house on Excelso was all it took for them to decide to buy it.

## **Jim and Diane Browne (Circulo del Sur)**

The Brownes are originally from Chicago, where they both were police officers. When they retired they came to Arizona to find a place to escape the cold for the winters. While renting a house in Quail Creek, they explored Green Valley and were attracted to EE's architecture which reminded Jim of the Alamo. They bought their home based on photos, and were not disappointed when they first saw it in person. In fact, they were thrilled by the views from their courtyard. Jim is quite a handyman and is doing some renovations on their home. Diane enjoys gardening and looks forward to learning more about desert plants. The Brownes like traveling off the beaten path, and Jim's dream is to live in a motorhome.

## **Keith and Carol English (Vereda Calma)**

Carol and Keith are originally from Michigan. They lived in Tucson for 17 years helping Carol's parents. Carol has an antiques booth in Tucson specializing in primitives, and made frequent trips to Green Valley on the hunt for merchandise. While here, she fell in love with the architecture of Esperanza Estates. They have enjoyed seeing all the birds and wildlife here they didn't see in Tucson. Keith is a retired teamster. He helps Carol by repairing and refinishing antiques to sell in her booth. Carol is a retired accountant. They both like to read and take hikes.

## **Fred and Mary Grgich (Calle del Regalo)**

Mary and Fred Grgich are happy to be settled in Esperanza Estates after a move from Washington State. Fred retired from the US Postal Service. He is an avid woodworker and has made several pieces of furniture for their home. Mary is a retired nurse. She enjoys gardening and hiking. She is also very active in the Lapidary club in GVR. Mary has also found time to knit baby blankets – they will have 5 new great grandchildren in one year!

## **Dale Grindstaff and Rhea Sullivan–Grindstaff (Circulo Napa)**

Dale and Rhea moved into their home in Esperanza Estates in May. They listed their house in Missouri on January 8 in the middle of a blizzard. Reason enough to move to AZ. Dale worked for 30 years for Boeing. He is an avid bowler and was very disappointed when the bowling alley in Green Valley closed its doors. He now bowls in a league in Tucson one day a week. Rhea worked as a florist. She specialized in arrangements for funerals, but she is adept at all types of floral arrangements. Her green thumb is evidenced by their beautiful back yard. Rhea is currently going back to school to get her license as a medical coder.

*Continued on next page*



**Ken Hile (Circulo del Norte)**

Ken is no stranger to EE having lived on Calle Excelso a few years ago. When he heard a house on Norte was for sale, he eagerly bought it, and is happy to be back in our wonderful neighborhood. Since he moved in, Ken has been busy remodeling his new home. He is originally from Portland, Oregon where he was self employed.

**Frank and Louise McCabe (Calle Ensalmó)**

The McCabes are from Colorado, and lived at 8500 feet in the Denver foothills. Before their retirement, Frank worked in sales and management for an envelope company and Louise managed a dental office. They have been visiting Green Valley for 30 years. Frank's aunt, Ruth Creagh, is an EE resident, so they are very familiar with our neighborhood. Louise does crafts and has created many items for fundraisers for several charities. Frank enjoys reading, history, swimming and the outdoors. Both of them were very involved in the activities of their two daughters, who participated in the Westernaires, a mounted precision drill organization for young people. Frank spent a lot of time hauling horses, and Louise made costumes for their shows.

**Ross Messick (Calle Excelso)**

Ross started visiting Green Valley in the mid 1990s when his parents became snowbirds from Minnesota and before long became year around residents. He retired in 2013 from the American Cancer Society and came back to Green Valley a year later to find his winter home. Ross has children and grandchildren in Minnesota and he is committed to spending the spring, summer and fall with them. But after a few weeks of being here, he says there is nothing that would entice him to spend winters in Minnesota. Ross enjoys being part of the Toastmasters.

**Bill, Marla and Kim Mulcahay (Calle Ensalmó)**

Bill and Marla Mulcahay, and their daughter Kim, have moved to Esperanza Estates from Illinois. They had previously vacationed in EE several years ago and it turned out the house they just bought is right next door to the house they used to rent. Marla is a retired special education teacher and enjoys gardening and reading. Bill is a retired police officer. They both admit to being addicted to HGTV and The Food Network. They also enjoy shopping for antiques and decorating their new house in a Southwestern style. Kim enjoys bowling and swimming. She is an avid U of A Wildcat fan and enjoys watching all the teams. Kim is currently looking for a job and/or volunteer opportunities.

**Jerry and Betty Payne (Circulo del Norte)**

Jerry and Betty moved to Green Valley from Kansas City and enjoy the climate and being in Esperanza Estates. Betty recently retired after many enjoyable years working for an outpatient radiology group. They enjoy bicycling and the EE pool. Both are golfers and enjoy volunteering. They are full time residents.

**Vern and Maridel Wise (Circulo del Norte)**

Vern and Maridel hail from Wilsonville, Oregon, a suburb of Portland. Maridel is a retired school librarian and Vern is the "last Mohican" of telegraph operators on the railroad. Both enjoy volunteer



work and are cancer survivors whose philosophy is "Do something for someone else." Their interests lie in genealogy, reading and travel.

*More photos on  
next page...*





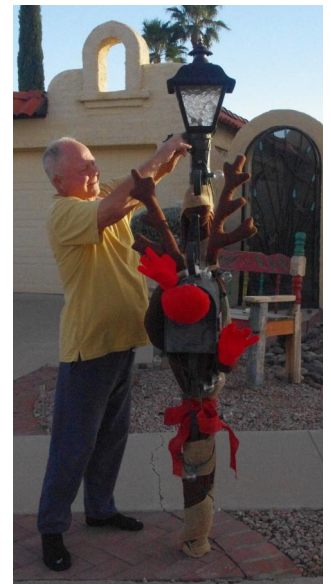
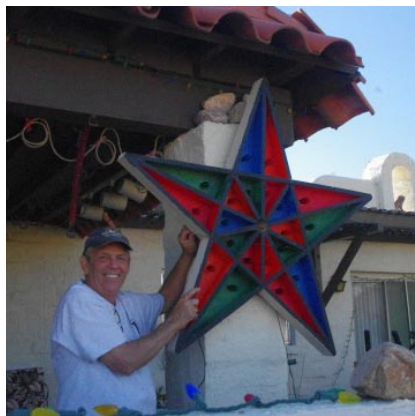
*Welcome!*



*Photos by Bob Krantz*



## *EE Neighbors Getting in the Spirit*



*Above, left to right: Lorna and Jim Kitchak; Lonnie Borgmann; Mary Vitello; Dan McNett checks out Sunny Gleeson's reindeer. At right, Leon Meyer; new residents Kay and Charlie Bonham's lamp post toppled over when they started decorating it; Mary Grgich.*





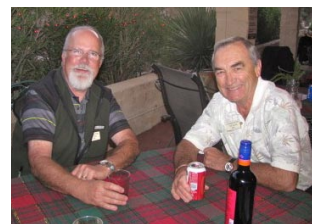
## Decorating EE



Above, left: EE Park; above middle and right, Portillo monument; and at right, Sunset Ramada.



## Holiday Hamburger Night





# Wildlife Watch: Howling Coyotes

By Mike Gerrard

As I write this we're starting to think of our return to Green Valley, later than usual this winter for family reasons. The flight is booked, the taxi to the airport arranged, and we just have two minor things to deal with – Christmas and New Year.

When we get back to Arizona the first sight of a Saguaro always lifts my spirits. And there are two sounds that let me know I'm back. One is the haunting hoot of a train whistle in the middle of the night, one of the USA's truly evocative sounds. The other is the noise of coyotes, yipping or howling as it gets towards day-break. It was lovely to read in the Monday Morning Memo that there's been increased evidence of them in the early mornings.



*Photo by Barb Copeland*

They used to be even more common, we were told by my wife Donna's Aunt Shirley who we bought our house from. She told us that when they first moved into EE not an evening or night would go by when they didn't hear the coyotes. What amazed them was that there would be a whole pack howling, and then they would all instantly stop at the same time, like a choir.

One reason coyotes howl is simply to find each other. They mostly live in small family groups, though when they're all calling together it can sound much larger. A typical group will only be an adult pair plus any young ones that haven't yet left to establish their own territories. It may sound like more, but in reality you'll normally only ever hear about 4-6 coyotes howling at the same time.

At night the pack will spread out and hunt separately, and from time to time will howl so they can locate each other. When it starts to get light they may call for longer so they can reunite.

A coyote pack will have its own territory but, especially in desert areas like ours, other packs will have neighboring territories. Another reason for the howling is to warn other packs they might be straying where they shouldn't, and that's also why the howling can be so intense. It's to establish how big and strong their own pack is, to warn off any potential intruders. If you hear two packs howling together, each telling the other to back off, then it can certainly sound like you're hearing one huge pack.

Coyotes can also howl when they've been surprised by a dog, as a defensive tactic. Incidentally, if you encounter a coyote while out walking, it will probably take the path of least resistance and get away from you. If it seems to stand its ground, it's probably just watching you to see what you do. It's best not to approach, in case the coyote's become more humanised and aggressive. If it's a hungry coyote, it may well go after a domestic dog or a cat, so watch your pet closely when coyotes are around.

Like owls, coyotes are thought of as nocturnal but while they do hunt mostly at night, you'll also see them during the day. If they didn't have a successful hunt the night before, and they get hungry, they'll go hunting in the daylight too.

*Continued on next page*



## Coyotes

*Continued*

But back to that howling. Do they howl at the moon? Despite the popular belief, no they don't. They like hunting on moonlit nights as it gives them more opportunities, so they may be more active and howl more – but it's not at the moon. Humans are more likely to see as well as hear coyotes howling when the moon is bright, but that's just us humans putting the two things together and creating a connection.

On the other hand, there is another reason coyotes howl: for the sheer fun of it, and because they feel like it. Well, I hope they feel like it when we return. It always sounds like a welcome back to Green Valley for us.

## Around Esperanza



*Richard Wallace (Regalo) has replaced the '57 Chevy (see the May issue of the Periodico) with a 1933 three-window coupe powered with a 454 Chevrolet big block and 350 turbo transmission.*

## Enhancement Team Report

**W**ait! Don't throw that unwanted Christmas gift in the drawer or re-gift it. Save it for the Enhancement Ramada/Bake Sale! We are collecting new and gently-used items now. To donate, call Bev Brow (625-7741), or contact any member of the Enhancement Team for a pick up.

*Advance Notice: Mark Sunday, February 8, 2:00 p.m., on your calendar. The Enhancement Team is planning an event that you won't want to miss. Details forthcoming.*



*Three members of the Fiber Arts Group show off the new scarves Joey Sourant taught them how to make at one of the meetings.*

**J**oey Sourant and Marla Ries, with the Fiber Arts Group, will present a polymer clay (Premo Sculpey, FIMO or other similar product) workshop from 1-3 p.m. on Thursday, January 8th. This great medium can be used for jewelry, pieces of art, or other things, such as the Mexican Train pieces. For planning purposes, please let Marla know if you plan to attend ([gvmarlaries@gmail.com](mailto:gvmarlaries@gmail.com) or 360-708-0855). Also, if you plan to attend, please pick up a few colors of the polymer clay prior to the workshop. It is available at Michael's or numerous art supply stores (it may also be available in the craft section of Walmart).

## EE Gardeners

The EE Gardeners added a 6' saguaro along the Ensalmio wall of the Sunset Ramada, one 7' ocotillo along the Portillo common area access alley, adjacent to 302 Portillo, and one Agave marginata replacement in Mountain View. As a part of my UofA master gardener volunteer expectations I am available for home consultations regarding planting and caring for cactus, succulents, trees, shrubs and vegetables.

*Bill Berdine*

520-344-7301; Cell: 859-691-0445



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mountain view, lots of extras, no GVR

5499 S Guthrie, Canoa Ranch Sierra at \$267,000,  
Mountain View, Large back yard, oversized  
garage, built in 2008, GVR

*The real estate market is still very active with 245 homes sold in Green Valley area from January 1, 2014 to present, including Quail Creek. 41 homes are now pending with 810 on the market. The average days on market for Esperanza is 195; average sale/sq ft is \$85; average list/sq ft is \$100.*

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*If you do not have a computer and would like to receive a printed copy of the Periodico, contact Denise at 399-3312.*

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For additional information, contact:

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

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