

The Mesquite Men of Esperanza Estates

Woodworkers Terry Shay and Jim Copeland always need to have a project (or two or three) going, and Esperanza Estates has reaped the benefit of their energy to the tune of \$1,550.

This year, Terry and Jim raffled off their handcrafted mesquite cutting boards and clocks at three hospitality events and also auctioned a table made by Jim.

Terry and Jim are both very experienced woodworkers. Terry learned woodworking from his father and had a large collection of equipment back in Illinois until he started downsizing. Jim has done woodworking for years but leaves his equipment in Minnesota. So, they spend hours over at the GVR woodworking shop where they are learning new skills while turning out items for the raffles.



The idea began when Terry and Jim purchased a trailer load of mesquite scraps at a bargain price from the Tumacacori Mesquite Sawmill. They then had to figure out what to use the remnants for and hit upon the idea of making cutting boards. Those proved fairly easy to do, so they moved on to clocks. Most of their items are inlaid with turquoise.

We can look forward to seeing more mesquite crafts from Terry and Jim next year. They are planning to make a variety of larger, more expensive items to be auctioned off by the Enhancement Team. Their efforts are certainly appreciated.

EE Name Badges Available

Name badges for Ramada gatherings are available for \$6.00 each. If you would like to order a badge, contact Melodye Cooke: 336-8844 or melodye1@cox.net. If you've lost your magnet, replacements are available for \$1.

Change in Periodico Schedule

Beginning in September 2016, the Periodico will be published bimonthly (September, November, January, March and May). There will be monthly issues for the remainder of this season, through June. This change will not affect the Monday Morning Memo.

Upcoming Events

Cinco de Mayo Celebration

Thursday, May 5th • 4:30 p.m. • Sunset Ramada
Mexican Potluck

Margaritas and other beverages provided

If you would like to volunteer to help at the event, contact Howland Swift at 625-1380.



Independence Day Party

Monday, July 4th • 4:30 p.m. • Sunset Ramada
Details to come...

To help with the event, contact Linda Sielken at 908-240-1887.



Commemorative Bricks

Is there a friend or loved one you would like to honor or commemorate with an inscribed brick at the EE Ramada? Bricks are available for \$50 (including installation) by calling Tom Cooke, 399-0455.

Pet plaques (on the post at the southwest corner of the ramada) are also available from Geri Lindberg for \$25.

Show your pride in EE

The EE Gardeners are selling these license plates for \$10.00 each. A great way to show your pride in EE wherever you go. To order a plate, contact Cynthia Surprise at 857-209-1978 or cjsurprise@verizon.net.



Board Meetings

May 16 • June 20
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



In Memoriam

Owen Hefner
113 Círculo Napa
March 24

Bobbie Marie Anderson
709 Ensaimo
March 27

Around Esperanza



Master Gardener Leslie Campbell (right) talked to the EE Gardeners about wildflower gardening and toured potential sites for a garden.



Above: Cold weather doesn't keep the EE Artisans from their crafts.



Residents enjoying the last Coffee & Donuts gathering of the season.



Below: Construction of the storage facility at the tennis/pickleball courts is underway.

Gardener's Guide to Esperanza Estates Park

By Cynthia Surprise

The EE Gardeners have planted trees, shrubs and perennials in EE Park, and it's going to look swell.

Here's a little information about the plants in case you're looking for ideas for your own garden. All are low maintenance and low water users.

The trees are Afghan pine (*Pinus eldarica*), and very suited to our desert climate. They will grow quite large, so it may be preferable to enjoy them in the park rather than in your courtyard.

Two kinds of shrubs have been planted to add some color. Both require only minimal care and are drought resistant. Another benefit of these shrubs is that they are not on the favorite food list of our local rabbits.

The first shrub is the ubiquitous Texas ranger, with silvery gray leaves and purple flowers. They are drought tolerant and will need very little pruning because the Gardeners will allow them to grow into their natural form – no meatballs here.

Winter residents will be especially happy with the Gardeners' choice of the emu bush (*Eremophila maculata*) for the park. This low maintenance, drought tolerant, evergreen plant has a long bloom period during the winter. The selection 'Valentine' has deep magenta blooms and purple-tinged foliage.

Hummingbirds are sure to find the orange Mexican honeysuckle (*Justicia spicigera*) irresistible. This native plant will bloom almost year-round and is drought resistant. The Gardeners may do some light pruning once a year to keep the plants vigorous.

A popular perennial, autumn sage (*Salvia greggii*) will also attract hummers to our park with its red tubular flowers. Human visitors to the park will also enjoy their lovely fragrance. The plants should bloom from spring through summer and less vigorously into the fall. To encourage flowering, we'll keep spent flower stalks trimmed and cut the plants back severely in the spring to reinvigorate them.

Lantana is another popular perennial and excellent choice for the park's slope. Both purple trailing lantana (*Lantana montevidensis*) and multi-colored hybrids have been planted. Expect to see it blooming throughout the summer and fall, when it will be a magnet for butterflies.

The Parry's penstemon (*Penstemon parryi*) put on a show in the park as soon as they were planted, but are over now until next spring. This native plant has tall stalks of pink flowers that will catch your attention as well as the attention of hummingbirds. Another plus is that they reseed, so we hope to find volunteer plants popping up next spring.

Now that you know what you can expect to see in the park, stop by frequently to enjoy it's evolution and seasonal changes.

Next year, the Gardeners will change their focus to include education about desert plants and maintenance of the parks. Under consideration is a wildflower garden, and Master Gardener Leslie Campbell provided some guidance on site selection and preparation.

GVC Activities for March/April

By Joe McCalpin

Since I didn't file a story for March I'm reporting for both periods. Of interest to those of us in EE is our participation in the Household Hazardous Waste event in mid-March. First of all, the folks who helped organize the event (Kevin Welsh, Frank McCabe, and Craig and Cynthia Surprise). Their efforts made the event run smoothly (if you don't count the classic Green Valley accident). Even with the accident Kevin had things flowing around the scene of the misadventure. The accident was classic GV, applying the accelerator instead of the brake. EE provided a number of volunteers on the event day itself. Of significance was the way our residents offered to take their neighbor's waste. Doubling up made the flow of traffic more efficient and it was evident.

At the March meeting of the Board of Representatives (BOR) the council discussed the three pieces of legislation that affect HOAs. The most significant of the three, HB2106 gives the homeowner 30 calendar days to respond, by certified mail to the HOA for any infraction of by-laws and or CC&Rs. After the exchange of information, the homeowner can then request a hearing. GVC recommends a "no" vote on this issue.

HB2172 allows the HOA board to require a security deposit against the completion of any new construction or rebuilds of an existing structure. This bill does not affect EE very much. GVC suggested a "no" vote on this issue.

HB2592 allows for electronic balloting by HOAs. Use of regular mail for those who do not have the capability is still required. Passage of this bill will result in significant savings to the HOAs and make it easier to conduct voting. GVC recommends a "yes" vote on this measure.

I have asked GVC to post the complete description of these bills on their website. If they won't do that, I will provide the information for our website.

County Administrator Huckleberry will address the BOR on the 30th of April. His topics are roads and Prop 123 for education. This meeting is not a Town Hall, but he will answer questions. It is an open meeting, but there is limited seating.



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Virtual Home Tour: Northeast Meets Southwest

By Cynthia Surprise

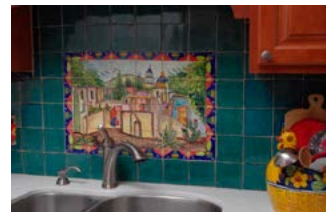
This is another in a series of articles on Esperanza Estates homes that we hope will give you some decorating inspiration. Visit our website, esperanzaestates.net, to view more photos of these homes as well as those from past EE Home Tours.

When Jane and Eric Ellingson sold their home in New Hampshire last fall they brought their New England furnishings with them. Their EE home is now an eclectic blend of the things they love.

Jane is a native New Englander whose ancestors came over on the Mayflower, and many of the pieces in the Ellingson's home are precious family heirlooms, some dating back to the 1700s.

Jane has always lived with antiques and can't imagine her home without them. "It's what I know," she says. Yet she has successfully blended them with the southwest pieces she has collected during her years in Arizona.

The Ellingson's renovated kitchen has a distinctly Mexican flavor. The backsplash is talavera tile with a Mexican scene over the sink and Jane's whimsical collection of coconut shell faces hang on the soffits. Mexican folk art combines beautifully with Jane's vintage yellow ware bowls and clay owl faces by Green Valley artist Mary Lorca.



Presiding over the entryway is a portrait of Jane's great-great-great grandfather, Isaac Basset, who was born in 1741 and married Ruth Breed of the family for whom the famous Breed's Hill in Charlestown, Massachusetts is named. (For you history fans, Breed's Hill is where in 1775 most of the Battle of Bunker Hill took place.) The portrait hangs next to his corner chair, creating a quintessential New England vignette when paired with the old pine chest Jane bought in Green Valley and the painted box by a New Hampshire artist.

The living room is an eclectic mix of oriental rugs, Navajo weavings and a huge relief painting of Native American baskets.

The painting over the credenza in the dining room hung in the dining room in Jane's childhood home in New Hampshire, while the colorful carved bird

that sits on the credenza was purchased in Nogales, Sonora.

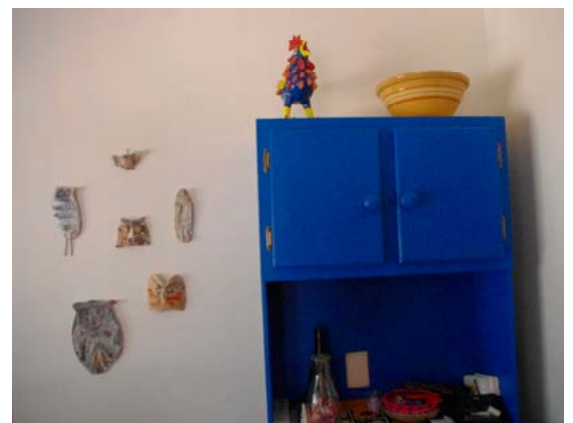
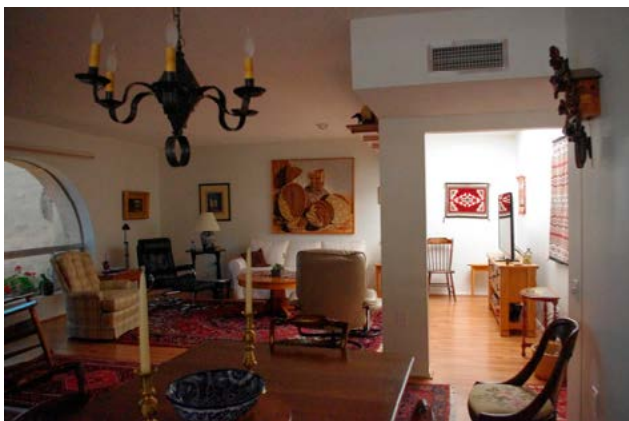
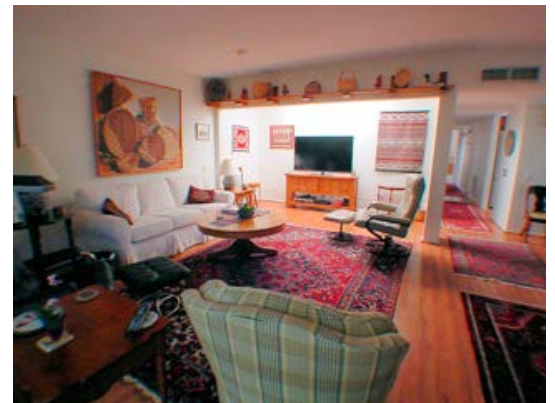
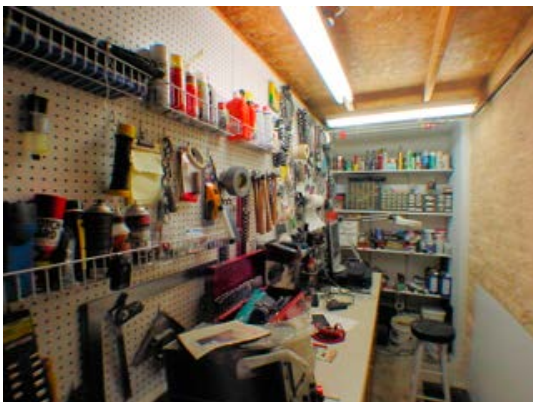
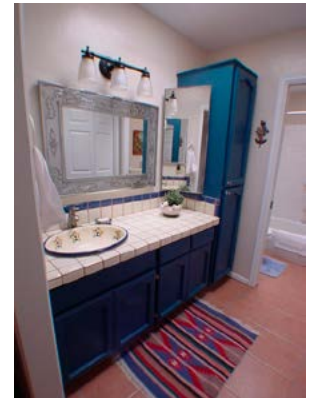
The guest room's blue and white quilts, antique bureau, rustic lamp and needlework sampler may cause the Ellingson's overnight guests to wake up thinking they are in New England. But the guest bath with its Mexican silver mirror, talavera countertop and sink will quickly set them straight as to their location.

Continued on next page



Jane and Eric recently replaced a window with a sliding door giving them easy access to their beautifully remodeled back patio. Jane planted brightly colored bougainvillea in a raised bed, which gives Eric a spectacular view when he sits at the kitchen table.

While the home's décor is Jane's domain, the garage is pure Eric. Refitting the work-room to hold all his tool and vast electronics collection was his first order of business in their new home. It's a "man cave" to be envied.



Photos by Craig Surprise

EE History: The Flood of 1983

By Cynthia Surprise

Editor's Note: This is a reprint of an article we published several years ago. But with so many new residents, we think it's worth repeating this story. Plus, some additional dramatic photos provided by Tom Cooke.

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.

West Circulo Napa bore the brunt of the damage. Neighbors watched helplessly as the flood waters 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.



More photos on next page...



Treasure Seekers: Gary and Joan Lee

By Cynthia Surprise

You might expect that a couple that sell antiques would have had a life-long passion for collecting them. But that isn't the case with Gary and Joan Lee. While Gary had some previous interest in antiques, Joan never cared much for old things. But the couple's view has changed dramatically now that they run a successful business selling antiques and collectibles on eBay.

Gary's entry into the antiques business sprang from his interest in restoring industrial items such as gears and furnace plates. He then expanded to restoring old toys, especially cars, trucks and other vehicles produced by the Hubley Manufacturing Company. "There are entire businesses devoted to selling original parts including the authentic decals for these toys," Gary explains.

The Lees' eBay store offerings soon evolved past toys and industrial items to include a variety of antiques, and their summer home in New Hampshire provides the perfect jumping off point for finding treasures. During the summer, Joan and Gary crisscross New England, searching for items at auctions, large antiques fairs and estate sales. They then sell them through their eBay store, Southern Cross Treasures.

Attending auctions is what drew Joan to the world of antiques. "We live at auctions in the summer," Joan says. "The bidders are generally pros, and are willing to share their knowledge. It's a good way to learn what people are looking for." Joan focuses on interesting pieces of pottery and glass.

Dealing in antiques successfully requires doing a lot of research to accurately appraise an item before buying or selling. "It's all math," Gary explains. "We need to know what price we can sell something for before we decide how much we're willing to pay to buy it." Joan adds: "Sellers often have unreasonable expectations of the value of an item that is sentimental to them. Other times, a seller may have a valuable item without realizing it."

Another important skill the Lees are learning is the ability to determine if an item is genuine or fake. "There's a lot of fake Tiffany silver being sold," Gary cautions. "A big red flag is if Tiffany is spelled incorrectly." Gary finds it helpful to carry a magnet to estate sales to help determine metal types.

The hunt for antiques always holds out the possibility of a great find. At one auction, Gary paid a mere \$7 for a solid silver flute made in the 1800s. Another memorable purchase was a leg iron from the Civil War.

Gary is a proponent of selling on eBay. He points out that it greatly expands your geographical market and notes that 25% of his sales are to overseas customers. "We once sold an item to a toy museum in Istanbul," Joan says. Gary encourages potential sellers to take eBay's online courses to learn how to photograph, pack and ship items.



Continued on next page

Gary's interest in auctions recently led him to obtain an auctioneer's license. There's a lot an auctioneer must know, including the legal aspects of conducting an auction. "An auctioneer has a fiduciary duty to the seller to try to obtain the highest price," Gary says. "An auctioneer must also know how to find out if an item to be auctioned has a lien on it."

As part of his course of study, Gary also learned how to structure an auction to run efficiently. "There are certain types of items that should be offered first and others that should be placed at the end of the auction," he explains. Not every item is auctioned individually, and auctioneers often combine several items into a "box lot." "There should be a 'treasure' in each box," Gary says.

The market for particular types of antiques is always changing. According to the Lees, the current hot items include: gum ball machines, trade stimulators (countertop machines widely used in the 1880s to encourage shoppers to indulge in a game of chance), toys from our childhood, mid-century furniture, bakelite radios, and designer purses. An item in its original box commands a higher price, and of course condition is a critical part of the value.

If you are one of the many Esperanzans trying to downsize, the Lees have some advice for you: "Do some research to find out the value of what you have. Attending auctions is a good way to determine the market value of an item. Using an appraiser helps if you can't do your own research, but don't sell the item to the same appraiser."


Okay, folks, now go check your house for hidden treasures.

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The State of Real Estate 2016

By Lonnie Borgmann

This year, from January 1 through April 22, 2016, there have been 490 sales throughout Green Valley. In Esperanza Estates there have been eight sales, ranging from \$113,500 to \$152,000. This breaks down to \$94 per square foot for selling price and \$95 per square foot for average listed price, with 115 average days on the market. There are currently seven active listings in EE, from \$119,900 to \$239,500.

2015 had 523 sales during the same period (1-1-15 to 4-22-15), with eight sales in Esperanza Estates. The average list price was \$88 per square foot and average sales price was \$82 per square foot, with 122 average days on market. Hence, our current market shows an increase in the value of homes in EE, but it is still a slow market. We had many homes sell for lower prices because they needed upgrading or where the seller was financially distressed and needed to sell as quickly as possible. Sometimes a house is listed low when it has been inherited and the heirs want it to sell fast to avoid maintenance and/or further property taxes, insurance and HOA dues.

The Green Valley Sahuarita Association of Realtors Board of Directors decided to consolidate our MLS data with the Tucson Association of Realtors. After much discussion for and against this proposal, a quick final vote was 60-40 to proceed. This consolidation finalizes on June 1. As the market in Tucson has declined in the under \$200,000 market, some Tucson Realtors are looking for listings here to generate business.

As a seller, interview your agent and find one you trust, who will market your house for you, knows the area, and is readily available to show your house and hold open houses. Keep your house clean and decluttered.

As a buyer, you also want to find a realtor who knows the area and will show you houses in your price range and with the qualities you are looking for. Provide your realtor with as much information as you can on what you expect to find in your new home.

Using a realtor and title company that are familiar with Green Valley to help you achieve your goals will make for a smoother transaction.

Almost all realtors have access to the same marketing and advertising tools, whether they are from Tucson or Green Valley. Whether you are buying or selling, it's important to consider the convenience of having someone local represent you.



A crested saguaro behind EE provides a nest for a woodpecker. Photo by Colleen Simonsen.



The Enhancement Team presented the Men's Auxiliary with Superman t-shirts in appreciation of their hard work for the team. Photo by Sandi Oster.



The morning water aerobics team.



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For additional information, contact:

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