

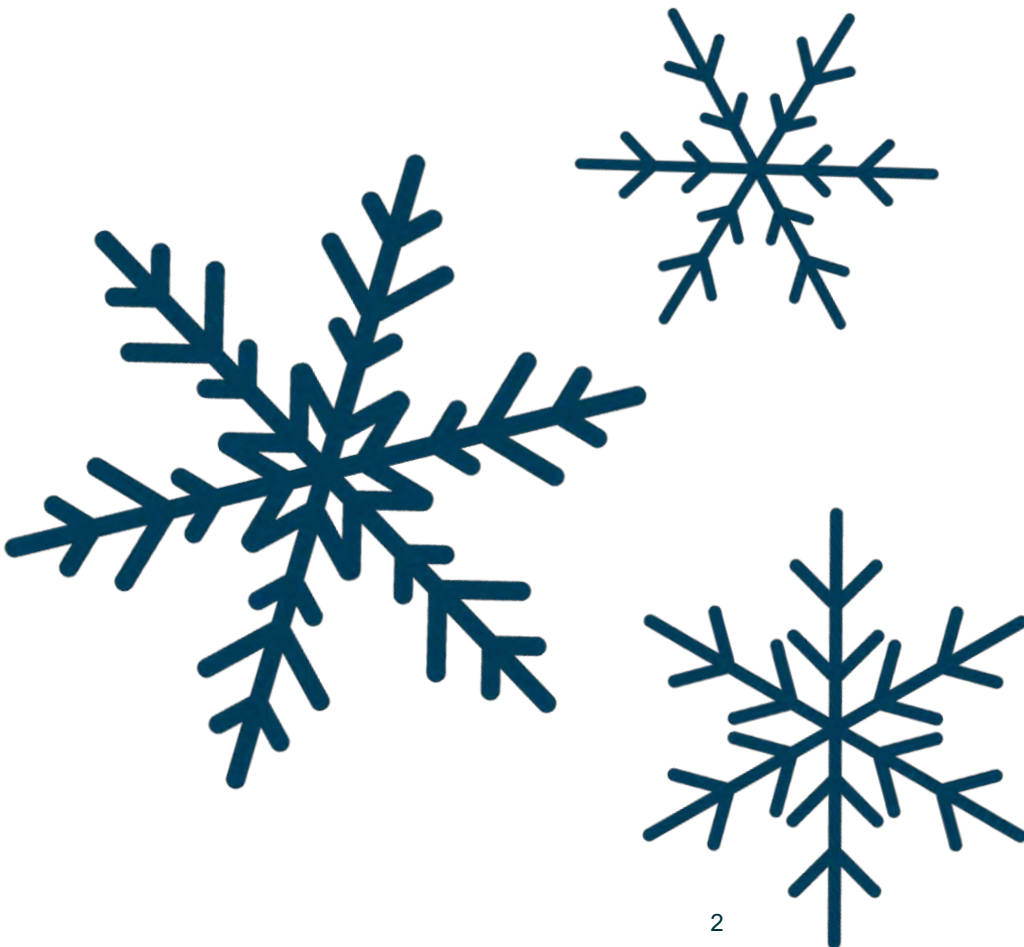


FOOTHILLS CLUB WEST

WINTER 2021 E-MAGAZINE

TABLE OF CONTENTS

Letter from the President	Page 3
Golf Course Update	Page 4
Letter from the Editor	Page 6
2021 Bulk Trash	Page 6
Meet the Board	Page 7
Fred Says	Page 10
Landscaper's Corner	Page 11
Vision Community Management	Page 12





FOOTHILLS CLUB WEST

Community Newsletter

WINTER 2021

Letter from the President

By: Mike Hinz

2020 was a difficult year for many in our community. It is our hope that you remain healthy and could celebrate with your friends and family.

I wish to express our sincere disappointment over the cancellation of "Breakfast with Santa". Please remember that though the CDC had assured that St. Nick and his elves were immune, the same was not true for all of us....

It is my hope that this season was as joyful as possible for you and your loved ones, and that in the next year we may be able to resume our lives in health and peace.

Merry Christmas, Seasons Greetings, and Happy Holidays to all of us.

Sincerely,

Mike Hinz



HAPPY
New
Year
2021



In This Issue

- President's Message
- Landscapers Corner
- Community Updates
- Meet the Board
- Management Information

GOLF COURSE UPDATE

Over the years, the Board and various volunteer board members have worked to resolve a variety of golf course issues. The timeline tracking the demise of the course is expansive; however, the beginning of the end of the course can be traced back to a call made by the City of Phoenix many years ago. When the City of Phoenix made the determination to no longer operate the reclamation water facility which fed The Foothill Club West Golf Course, it quickly became apparent that affordable water sources would soon be necessary and were paramount to the golf course's success. The Board worked closely with owners on potential resolutions to the water issue, including allowing the owners to drill on numerous portions of Club West land and more. Unfortunately, a new and affordable water source was not found.

Ten years ago, the Board became aware that the Declarant Rights for the course were available. They were granted to Foothills Club West HOA—in order to give residents a say in what was to happen with this massive land parcel. The Board believed having control of these rights was essential.

Those Declarant Rights gave our HOA/homeowners the legal ability to enforce the rules and regulations. Those actions have reinforced and strengthened the HOA and its ability to sue the course ownership. Consequently, we are now also able to extract fines and fees from the course to compensate for their failures to comply with our CC & Rs. This includes opportunity for lien and foreclosure in favor of the HOA. The HOA board did not have these tools prior to receiving the declarant rights.

Unfortunately, the HOA, and by extension each of you, have been sued by some homeowners attempting to undo actions that, in the long run, serve to support the entire community, not just the owners of the course, not just the owners that live on it, but the community at large. These home owners contend that the board should not have accepted the assignment of the declarant rights.

The current litigation is an attempt to prevent the Association from acting at all, let alone in the best interests of the community, in deciding the future of the Golf Course property. Leaving the Golf Course property as a barren piece of land does not comport with the Golf Course Declaration nor the wishes of the community.

The Board has NEVER pursued at the board's behest much less approved development of homes to be built on the Golf Course property. Rather, the Association Board wishes to solve the Golf Course problem in whatever manner will be in the best interests of the community as a whole. This was the sole reason for obtaining the declarant rights.

GOLF COURSE UPDATE

Without declarant rights, the only option for the Association to enforce the Golf Course Declaration would be through a costly lawsuit, the expense of which would be borne by the all homeowners. Such action would require the Association spend possibly hundreds of thousands of dollars of membership funds to sue the owner of the Golf Course, in lieu of exercising valid declarant rights to achieve the best result for the community at large.

Our efforts were designed to prevent any group (Developers or Special Interest Groups) from getting a majority on the board with members holding a personal agenda. We want to assure any actions approved by the board require a vote of the community. The litigants whether they intended it or not, are attempting to deny you that option.

To date, as a board we have not received any formal request by homeowners or any group for any specific resolution or a serious plan to the golf course problem, regardless of what you read in local publications.

The suggestions we have received in the past have all included significant expense to all owners in the community. Some suggestions include special assessments of over \$2,000 per every homeowner and an additional increase in your annual dues of perhaps \$100/year or more.

We found those solutions unacceptable. We are unwilling to advance any plan that includes increased due/assessments to the community at large. We find this is unreasonable, especially in light of the hardships other members of the community have experienced from the highway, along with job losses during the pandemic, pay cuts and more.

This approach is slow, but prudent. That prudence, though frustrating, serves all of us equally.

The former Golf Course owner failed to care for or maintain the Golf Course property and it is currently a dead piece of land. Rather than allowing the Golf Course property to deteriorate even further, the Association is acting, and continues to act, in the best interests of the entire community. Fines, citations and penalties are levied and will continue.

Each member of the community must be served equally. The interests of the course owners and the members that currently live there must be in concert with the entire community. The HOA would like to see a viable solution sent to the entire community for approval or rejection.

2021 BULK TRASH

PLACEMENT BEGINS	COLLECTION BEGINS
FEBRUARY 13	FEBRUARY 22
MAY 15	MAY 24
AUGUST 14	AUGUST 23

DO:

- ✓ Follow the dates for bulk trash placement.
- ✓ Sweep or rake area after collection, if necessary.
- ✓ Securely bag or box all grass, leaves, weeds, twigs and hedge clippings before placing out for bulk trash.
- ✓ Cut tree trimmings down to less than 12" in diameter and 4' in length.
- ✓ Place broken down cardboard in your recycle container.

DON'T INCLUDE:

- ✗ More than 20 cubic yards in your pile, which is similar to the size of a SUV.
- ✗ Loose grass, leaves, weeds, twigs and hedge clippings.
- ✗ Household hazardous waste (HHW), such as antifreeze, pool chemicals, oil, batteries and paint.
- ✗ Tires, any shape or size.
- ✗ Appliances that use refrigerants.

For a complete list of Dos and Don'ts, visit phoenix.gov/publicworks/bulktrash.

PHOENIX.GOV/PUBLICWORKS/BULKTRASH

BULK TRASH PLACEMENT

If you have curbside collection, crews will only pick up piles placed close to the edge of your property, which must be at least 5 feet away from fixed objects.



Do not place piles on top of water meters.

COMMENTS FROM THE EDITOR

I hope your family and you all enjoyed Happy Holidays. On behalf of all of the board members, we wish you a joyful and safe Happy New Year!! COVID and life restrictions this year has made 2020 a difficult year for many of our residents and their families. Club West is a warm neighborly community that has historically offered movie nights and an annual Breakfast with Santa which we all have missed this year. May each of you have a joyful and a prosperous New Year. We are all hopeful that 2021 will bring us the opportunity to return to a more normal personal and business life. As restrictions lessen, Club West will be able to offer the social community events once again that we all missed so much this year. Enjoy this new year with your friends and family.

This year please attend our monthly board meetings. The meetings will remain virtual for the time being but should return to in person meetings sometime next year. If you would like to become more involved in the HOA or join a committee, you may contact Vision Community Management for information at ClubWest@wearevision.com or 480-759-4945. Please also visit the website at www.clubwestaz.com. The HOA is always in need of help with articles for the newsletter. We welcome participation of our residents who would like to help the board maintain the quality of life that we all enjoy at Club West.

Sincerely,

Martha Neese

If you have alley collection, place pile along the alley wall. Avoid touching wall and blocking alley access.



MEET THE BOARD



Mike Hinz

I've been a resident of Ahwatukee for 24 years and Club West for the last 19. I love our neighborhood and this community. I truly enjoy all it has to offer.

As a current board member I try to remain very active and informed about events in our community. I am a former member of the South Mountain (loop 202) Citizens Advisory Team and I'm a current member of the Ahwatukee Village Planning Committee. I use these volunteer activities to help support the needs of Club West. My goal is to serve our community by helping preserve and enhance the "desert lifestyle" within Club West and celebrate the unique nature of Ahwatukee.

I possess several years of "other" community service, including the Tempe Community Council, Communities in Schools, Citizens Bond Committee for the City of Phoenix, former Board Member D.V. High School Band Boosters and holiday volunteer for the Salvation Army.

With several years of community involvement I bring experience as well as a strong spirit of community. I possess an MBA and provide small business and franchise planning coupled with commercial credit consulting.



Martha Neese

I have been a Club West resident with since 2001. I am a proud resident and enjoy the community and all the amenities that Club West offers. I have lived here through the good times and the 2008 recession. Today, we are all trying to navigate a pandemic which has affected all of our lives in different ways. 2021 will be a year in which the pandemic will most likely dissipate as a vaccine becomes available. Time will reveal how financially devastating the pandemic has been to our community and the residents of Club West. As a board member, I am committed to a frugal financial approach to our community expenses. I also believe in a compassionate approach to our affected residents. Club West is a strong community and has always been known for the neighborly attitude of its members. Our community has always been viewed as a desirable place to live and raise a family. I have volunteered my time over the years in order to do my part to help Club West maintain its prestigious quality and beauty.

Club West's HOA has been fiscally responsible and over the years has worked hard to keep HOA due increases at a minimum. I am fiscally conservative and support limited HOA due increases. I am also committed to finding a viable solution to the problems involving the Club West Golf Course and overcoming the difficulties. I believe that the entire Club West community should vote on any solution to change the use of the golf course.

My professional background is that I am both a Registered Nurse and an attorney. I practiced law in Minnesota for 30 years. I have been on the HOA board for six years and am the current Vice-President. Prior to being a board member, I worked with the Club West Board of Directors as the individual in charge of the quarterly FCW Newsletter.

I have been involved with our community over the last several years as a volunteer. For example, I am currently serving on the Ahwatukee Foothills Village Planning Committee. I am a past co-chair of the Ahwatukee Foothills Chamber of Commerce Ambassador's Committee and have been a member of the Ahwatukee Foothills Chamber of Commerce since 2006. I also have served on the Ahwatukee Foothills Chamber of Commerce Board of Directors for the past 10 years and have served on their executive committee. In 2016, I was Chair of the Ahwatukee Foothills Chamber of Commerce Board of Directors. I was honored to win Business Woman of the Year in 2012. I also received the Spirit of Ahwatukee Award presented by the Ahwatukee Foothills Chamber of Commerce and voted by the Arizona Republic as the Ahwatukee 2012 Person of the Year. I am active in the community with non-profit events for local charities including work with the East Valley Boys and Girls Club.

As a Club West board member, I have volunteered my time and efforts to help maintain our community as a beautiful and desirable place to live while simultaneously minimizing increases in our HOA dues.

MEET THE BOARD



Chris Geist

Chris has served as both Vice President and Secretary of the Foothills Club West HOA in the past. Chris is a nineteen-year Ahwatukee resident with a BA from the University of Michigan. He also has an MBA from the University of Phoenix. He is currently employed as a Sr. Buyer at Firetrace International. He is also an Instructor at Grand Canyon Univ. He has previously served in the Army Reserves. He has been married sixteen years and has two daughters in Kyrene schools. Chris has truly enjoyed most of his time on the Board and is looking forward to further serving his community. Club West currently has challenges that need to be addressed, the golf course in particular, and he's willing to listen to all opinions and options. Willing to take a viable PLAN to the ENTIRE community as opposed to self-appointed "conservators" conducting modern day politics consisting of litigation and touting half-truths, innuendo and outright lies to any publication willing to print them.



Fred Kaiser

I have been a resident in Foothills Club West since 1994. I am a college graduate with a degree in Accounting and Business Education. I have been retired for twenty years. I have served on the Board of Directors of a national corporation for seventeen years. I am currently serving as the Treasurer for the Crimson Mountain HOA and have been since 1996 I am also currently serving as the Treasurer for Foothills Club West HOA and have been since 2000 I was a member of the Arizona Silver Haired Legislature and served on the Advisory and Legislature committees. I have served on the Santa Barbara, CA Board of Directors for the March of Dimes. I was an officer in the Lions club of Studio City. I have been a member of the Loyal Order of the Moose for Thirty-Six years and have served as their president and state officer. It has been a pleasure to serve as your association treasurer for the past seventeen years and I would appreciate your vote to continue to serve. For me, it is a very rewarding situation knowing that I am helping to ensure that our neighborhood retains its standing as a number one community throughout the valley.

My objective has been and will be:

1. To see that all homeowners are protected by auditing the financial statements on a monthly basis to assure no discrepancies occur.
2. During my 20 years as treasurer I have been resolute in keeping our budget without overruns. As well with monitoring our investments, and reserves we have been able to build our beautiful clubhouse that has been fully funded.
3. Assure that all funds in bank are 100% FDIC insured.

I would appreciate your vote to continue serving the community and the association.

MEET THE BOARD



Paul Moroz

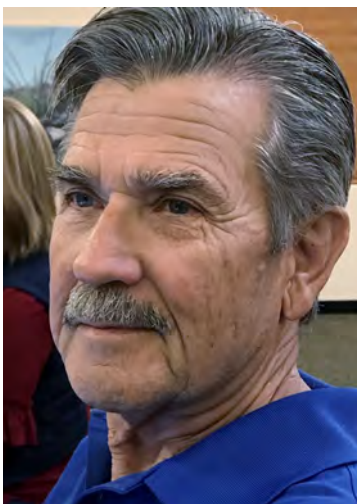
Club West has been my home for over 21 years. I graduated from USF with a degree in Accounting and advanced degree in Management Accounting. My employer is a large national civil and defense contractor where I am in contract management. Community members may not realize the work involved, the time and the scope needed to maintain our standards. I have spearheaded efforts to build a clubhouse, to eliminate erosion and landscape issues, improved tennis and pickleball courts, added a variety of pet-friendly amenities and addressed other issues, at no additional costs to homeowners.

My goal as a Board member is simple: Work to represent ALL 2,600 residents. It takes effort to keep costs down while always working to improve our community. These efforts resulted in no increases for nearly fifteen years. To compare, The Foothills dues have nearly tripled in that timeframe.

The golf course issue is the largest issue we face. There is no shortage of opinions. As has been since the City of Phoenix eliminated the ability for the course owners to use reclaimed water previously supplied by the City, without a reasonably-priced water source, resurrection of the course has not been attainable. Our Board and others are working towards a solution.

I am asking that you allow me to continue to work as a board member to help guide our community towards a viable solution to this problem. The potential costs to our 2,600 homeowners could be substantial and adversely affect every homeowner in our community. Finding a solution that is affordable and fair to all of our homeowners is paramount. We must present our community members with viable and thoughtful options.

My goal is to continue to serve ALL community members by insuring they are represented as a whole in these critical decisions.



Thomas Townsend

Currently serving on the board of directors. A 24 year resident of Ahwatukee, the last 16 years in club west. I'm a retired construction superintendent, Veteran and member of the American Legion and VFW.

I am a fiscal conservative and work to keep our dues at a minimum while still maintaining all the services needed to ensure that this will continue to be a great place to live. I am not part of any special interest groups and it has always been my goal is to represent the entire community.

FRED SAYS

This is so funny & more truth than fiction! Right now anything that can make us smile is high on my agenda. Enjoy!
Happy Holidays - Fred Kaiser

WHY GOD MADE MOMS

Answers given by 2nd grade school children to the following questions:

What's the difference between moms and dads?

- * Moms work at work and work at home and dads just go to work at work.
- * Moms know how to talk to teachers without scaring them.
- * Dads are taller and stronger, but moms have all the real power cause that's who you got to ask if you want to sleep over at your friends.
- * Moms have magic, they make you feel better without medicine.

What ingredients are mothers made of?

- * God makes mothers out of clouds and angel hair and everything nice in the world and one dab of mean.
- * They had to get their start from men's bones. Then they mostly use string, I think.

What kind of a little girl was your mom?

- * My mom has always been my mom and none of that other stuff.
- * I don't know because I wasn't there, but my guess would be pretty bossy.
- * They say she used to be nice.

What did mom need to know about dad before she married him?

- * His last name.
- * She had to know his background. Like is he a crook? Does he do drugs?
- * Does he make at least \$800 a year? Did he say NO to drugs and YES to chores?

Why did God make mothers?

- * She's the only one who knows where the scotch tape is.
- * Mostly to clean the house
- * To help us out of there when we were getting born.

If you could change one thing about your mom, what would it be?

- * She has this weird thing about me keeping my room clean. I'd get rid of that.
- * I'd make my mom smarter. Then she would know it was my sister who did it not me.

Who's the boss at your house?

- * Mom doesn't want to be boss, but she has to because dad's such a goof ball.
- * Mom. You can tell by room inspection. She sees the stuff under the bed
- * I guess mom is, but only because she has a lot more to do than dad.

Why did God give you your mother and not some other mom?

- * We're related.
- * God knew she likes me a lot more than other people's mom like me.

What would it take to make your mom perfect?

- * On the inside she's already perfect. Outside, I think some kind of plastic surgery.
- * Diet. You know, her hair. I'd diet, maybe blue.

How did God make mothers?

- * He used dirt, just like for the rest of us.
- * Magic plus super powers and a lot of stirring.
- * God made my mom just the same like he made me. He just used bigger parts.

Why did your mom marry your dad?

- * My dad makes the best spaghetti in the world and my mom eats a lot.
- * She got too old to do anything else with him.
- * My grandma says that mom didn't have her thinking cap on.

What does your mom do in her spare time?

- * Mothers don't do spare time.
- * To hear her tell it, she pays bills all day long.



Foothills Club West Community Landscape Update

December 2020

Winter Rye Grass!!

ProQual Landscaping overseeded all parks this year, at no additional charge to community... a \$3,295 value!

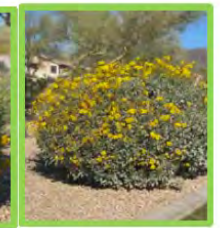
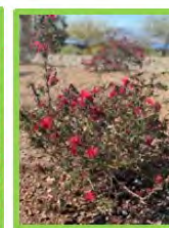
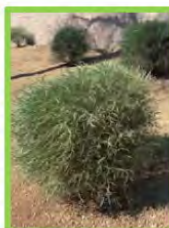
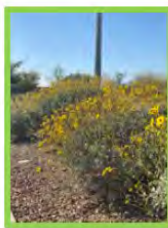


Sustainable Landscape Management

Sustainable Landscape Management practices have been implemented into the Community Landscape Management plan. The goals of Sustainable Landscape Management, or SLM, are to:

- Work within the natural plant life cycles
- Promote health, flowering and overall attractiveness
- Conserve water

The results have been visible and its incredible to see the beautiful flowering plants we have here at Foothills Club West! This pruning will be starting again in the winter to the early spring.



Foothills Club West – 2020 “Landscape Excellence” Award Winner!!

Each year, the Arizona Landscape Contractors Association asks over 400 Landscape Management companies to submit a project to be considered for an award in Landscape Excellence.

This year ProQual Landscaping submitted Foothills Club West to be considered in the Largescale Homeowners Association category. This award is based on many factors, such as landscape maintenance, quality of grass and granite areas, plant and tree health, water management practices and overall landscape management practices.

It is my honor to announce that ProQual Landscaping was awarded the Judges Award for the Foothills Club West Community Association, in the category of Commercial Maintenance \$500,001- \$1,000,000. The Judges Award reflects and recognizes the precise efforts of landscape care. Proper pruning of all plant material follows the sustainable landscape management practices. Proper monitoring of irrigation systems minimizes water use but is sufficient for all species to flourish. Attention to every detail gives this project a pristine look that everyone can appreciate and enjoy. This is the largest category, and only 2 of these awards are awarded annually!

ProQual Landscaping is committed to maintaining and increasing the value of your community!



Wishing our Foothills Club West Family and Friends, a Merry Christmas, Happy Holidays and Happy New Year!



Assessment Payment Options

ONLINE PAYMENT

e-Check and Credit Card transactions can be made online. Information contained in your billing statement is required to complete an online transaction. Visit www.ClubWestAZ.com and click on Login or Register to make a one-time online payment.

BILL PAY OR MAILING A PAYMENT

Bill Pay is an online banking service that is offered by most banks. Your choice of your checking or savings account will be debited. You may pay your assessments on a one-time occurrence or set up a recurring arrangement. Go to your bank's website and follow instructions, or call your bank for assistance. Remember to include your association name, your account number, and the lockbox address below.

Checks and money orders can be mailed with your statement stub and should be made payable to Foothills Club West with your account number listed in the memo area of the check to:

Foothills Club West
P.O. Box 60516
Phoenix, AZ 85082-0516

AUTOMATIC WITHDRAWAL

Payments can be deducted from your checking or savings account automatically via ACH. There is no fee to sign up. Visit www.ClubWestAZ.com to download an ACH form.

Community Website

Did you know that our community has a website? Owners can visit www.ClubWestAZ.com to review account balances, make online assessment payments, submit architectural applications, or view/download Association documents and forms.

Board Meetings

January 21
February 18
March 4 - Annual

All meetings are held on the 3rd Thursday of each month and are currently being held via Zoom. Be sure you're signed up to receive eblasts or visit the website for Meeting IDs and Passcodes. The Open Session follows the executive session and begins at approximately 6:00pm.

Homeowners are welcome and encouraged to attend. An executive (closed) session will be held at 4:30pm. The executive session shall be a closed meeting pursuant to ARS §33-1804(A) (2) & (5).

Updated meeting information and approved minutes are also posted on the community website.

Management Information

Should you have any questions or concerns regarding the community or your account, your experienced team of professionals is ready to assist.



16625 South Desert Foothills Pkwy.

Phoenix, AZ 85048

Phone: 480-759-4945 Fax: 480-759-8683

ClubWest@WeAreVision.com