November 1, 2024,

9686 N Concho Drive Kingman, AZ 86401-8152 Phone: 928-757-3213 X223

Fax: 928-757-3094

Email: hrpayroll@vallevista.org

Valle Vista Crier

Valle Vista... just south of Heaven and north of Kingman



Directors & Liaison Positions

→POA President & Election Committee Liaison - Sharon Grossi

♦ Vice President and Office Liaison - Michelle Ponikiski

★Treasurer - Brenda Danko

★ Secretary & Pool/Park, Compliance Liaison - John Westholder

♦ Director & Bar Liaison -Tom Noble

♦ Director - Barry Van Stockum

♦ Director & Golf/Maintenance Liaison - Gary Wilson

Pro Shop hours: 6am-3pm, daily

Valerie's Restaurant- Sunday-Thursday 7-3pm, Fri. 7-- 7:30pm, Sat 7-5:30pm

A New Friday Night Dinner Menu & New Friday Hours 4-7:30pm

The "Out of Bounds Lounge" Bar hours Sun-Fri 10-7

Sat 10am-Midnight

♦Office Hours: Mon.-Thurs. 8am-2pm

~~Home & Lot Sales in Valle Vista ~~

Oct. 1st - Oct. 31ST

6 Unimproved Lots sold at an average of - \$ 10,170 4 House sold at an average of - \$ 293,125

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VALLE VISTA NEWS.....

Office 928-757-3213 and Email Addresses:

Property Management, Compliance, Accounts Receivable: Ext. 222 Email: arproperty@vallevista.org

Accounting: Ext. 223 Email: bookeeper@vallevista.org

Administrative Email: hrpayroll@vallevista.org

TOWN-HALL MEETING

On 10/21/24 at 6:00pm, Scott Holtry and Matthew Gunderson from Planning and Zone Division were here in Valle Vista having a Townhall Meeting to convey an update on infrastructure planning projects.

The Mohave County Development Services Department held a workshop in Valle Vista to seek public input and comments regarding an upcoming update to the Mohave County General Plan. The discussions at the workshops are suggested to focus on but not limited to topics such as bringing the Plan in harmony with the Arizona Revised Statutes, applicable regulations, statutory authorities, and attainable goals for future development throughout Mohave County with the communities' comments and ideas.

If you missed the meeting, click on this link to watch. https://www.youtube.com/watch?v=5Ejcu582p8M Submit your questions directly to them at mohave.gov under the general plan update.

Pool Information

Thank you everyone for participating in the Waster Aerobic Exercise classes for the season. A Special Shout-Out to all the residents who followed the pool rules and kept the pool area clean. The summer season is now over, it was kept open as long as the weather permitted.

See Y'all next season! ~Mgmt.



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VETERAN'S CORNER MESSAGE

On NOVEMBER 11, 2024, Lee Barnes (retired Veteran) is requesting the community to please come join your neighbors and friends at the Veteran's Corner at Valle Vista Park to Celebrate Our Veteran's service to our great nation. The event will include music from John Westholder, an invocation, and a pledge to our flag, followed by a presentation honoring those who served. Following tradition, the ceremony is at 11am.

Valle Vista Community Park (Veteran's Corner) 7606 Superstition Dr. Kingman, AZ

MESSAGE from Vista Community Church (VVCC)

8620 N. Cortez Kingman, AZ 86401

Office: 928.692.7997 Website: vallevistacc.com Email: vvccsp@gmail.com

Greetings!

We enter the time of year - Thanksgiving.

A Great time to reflect on the things we normally are and should be "Thankful" for in this world, spouse, children, decent job or career, money, investments, home, cars, horses, pets and so much more.

But let us dig deeper and not forget the Spiritual World of Thanksgiving. Thankful ultimately for the Cross, poured out blood of Jesus Christ, followed by His resurrection. For without, we really have nothing to be thankful for nor have any hope. Have Turkey, have the family, have the fun but do not miss the deep meaning here of real Thanksgiving!

If you do not know or understand what I am writing, please see us at 10:15 am each Sunday. We welcome you to hear the truth in person. ~Pastor Len

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COMPLIANCE CORNER

SPEED LIMIT ON CONCHO DR. is 30 MPH!

- A double solid yellow line marks the center of a two-lane road where traffic travels in both directions. A double solid yellow line indicates that there is absolutely no passing or crossing the double solid yellow line at any time. Shifting into another lane or trying to pass another vehicle is not allowed when a double solid yellow line is present. Even if you are unaware of a no passing sign, it is never allowed to cross over a double solid yellow line.
- There is **NO PASSING ALLOWED** on Concho.

The speed limit in residential areas is 25 mph and 15 mph at a school crossing. Drivers must remember that these statutory speed limits do not overrule a posted speed limit. Where a street has a lower posted speed limit, the driver must obey the sign.

ARIZONA SPEED LIMIT-RESIDENTIAL AREAS

The maximum speed limit on residential roads in Arizona is **25 miles per hour.** Residential roads have the most potential for speed-based accidents and collisions, so residential districts tend to have the lowest speed limits with the strictest enforcement policies.

Traveling at more than 20 miles per hour any speed limit in Arizona is considered criminal speeding.

In Valle vista, you need to be on the lookout for walkers, bikers, and golf carts; please be courteous and share the road!

When you encounter a School Bus:

- Slow down! School buses make frequent stops, so be patient and drive at a reasonable speed.
- Be Alert.
- Come to a complete stop at least 20 feet away from the bus.
- Be extra careful to look around before moving your vehicle, as children may be walking in front of, behind, or on the side of school buses.
- No vehicle may continue until the bus resumes motion and has turned off the red warning lights.
- You <u>MUST STOP</u> before meeting or overtaking a school bus loading or unloading passengers on a two-lane roadway.

Please slow down, be aware and considerate of others who are on the road!

THANK YOU FOR YOUR COOPERATION!

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Valle Vista Property Owners Association in Not Operating Outside the Law

On 10/02/24 The Kingman Miner published a guest column. Two weeks later on 10/16/24 the Standard published a Letter to the Editor. Both articles are full of factually verifiable untruths regarding the Valle Vista Property Owners Association and its board of directors.

The facts are:

Valle Vista Property Owners Association (VVPOA) was originally incorporated in 1972.

Valle Vista is a legally recognized not-for-profit corporation registered with the Arizona Corporation Commission. If one bothers to search the Arizona Corporation Commission's web site, the POA's legal status is "in good standing."

The allegations about VVPOA's IRS tax exempt designation are irrelevant. In addition, they are invalid and untrue. VVPOA's tax exempt status was given to the POA by the IRS, not the other way around. If the IRS had an issue with the designation, VVPOA would have heard about it by now.

The duration of the corporation was validly and legally extended by prior boards in accordance with provisions of law, including the non-profit corporation act. The Arizona Corporation Commission accepted those filings and the time to have challenged those actions (in 1994 and 1999) expired decades ago. Perhaps the reason no one challenged the extended Articles in 1994 and 1999 is because nothing untoward or improper occurred when the corporation's duration was extended to perpetual.

The following is also true.

Each owner of a Lot within Valle Vista is a member.

Each Lot within Valle Vista is subject to recorded Declarations of Covenants, Limitations and Restrictions ("CLR's"). A recognized tribunal in the State of Arizona, having heard evidence from both the author of the October 21, 2024, article and VVPOA, issued a binding decision on January 31, 2023. This decision expressly held that the CLR's were validly extended and in force and effect and that the duration of the corporation, as being perpetual, is also valid. This decision is recorded in Document No. 2023-029543 in Mohave County Recorder's Office. You can find it by visiting the Mohave County Recorder's web site or asking for a copy from the HOA management office.

The statements that the author made on October 21, 2024, article about this decision blatantly misrepresent the actual outcome, including the Administrative Law Judge's written findings and rulings. The 7-page decision shows the Judge clearly grasped the complexity of the issues.

It is true the petition was dismissed – but it was dismissed because the author of the article lost the case and **VVPOA won.**

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The written decision says, verbatim:

Petitioner (Pamela McKinney) failed to prove by a preponderance of the evidence that Respondent (VVPOA) violated Article 8 of the Articles of Incorporation and Article 19 the CLRs when it passed its September 27, 2022, Resolution to extend the CLRs another 25 years without approval/vote of homeowners. The credible and probative evidence of record established that Respondent amended its Articles of Incorporation, Section VIII, on November 18, 1994, and again on January 15, 1999, which extended the duration of the Articles of Incorporation perpetually. Further, all three Units' CLRs were amended in 1972 and 1973, for a period of 25 years and provided for the automatic renewal for an additional period of 25 years, unless modifications/changes were made to the CLRs.

Petitioner failed to establish by a preponderance of the evidence that any changes or modifications were made to the CLRs, and the Administrative Law Judge concludes that the automatic renewal of the CLRs does not constitute a modification/change that required a vote of the homeowners. Thus, Petitioner (McKinney) failed to sustain her burden to establish a violation by Respondent of the CLRs Article 19 Sections A and B, and Article 8 of the Articles of Incorporation. ORDER IT IS ORDERED that Petitioner's Petition is dismissed.

The author of the October 21, 2024, article could have appealed this decision – she did not. Instead, she continues to try to litigate this in the on-line arena and the court of public opinion with disinformation and false narratives.

This decision is legally binding upon all similarly situated persons – meaning all owners of lots within Valle Vista are subject to this decision.

Contrary to the author's statements, Owners in VVPOA need to abide by the provisions of the CLRS, including timely payment of their POA fees.

The members of the Board of Directors, who are volunteers, and who put a lot of sweat equity into ensuring the corporate entity of VVPOA operates within the confines of the CLRs and the law, are saddened, disappointed and offended at the aspersions we are operating in underhanded or illegal ways.

We categorically deny Ms. McKinney's vitriol that there has been fraud, corruption or any type of extortion or illegal conduct.

We are also worried that as members of the VVPOA, you might take it as gospel what was written in that article. Following the words of someone who had no qualms misstating a written decision of a legal tribunal in Arizona seems a risky proposition.

We are first and foremost your neighbors and only want what is best for our community. But as directors for the corporate entity, we also must ensure the CLRs are followed and that VVPOA meets its obligations to maintain and take care of the common amenities. If VVPOA did not do so, property values would plummet. A healthy community, with well-maintained homes and amenities, benefits us all.

We invite any owner of a lot within Valle Vista to attend a meeting of the board of directors and if you have questions, we would be delighted to answer any you may have.

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Page 7 of 20 A NEIGHBORHOOD WATCH COMMUNITY Volume 16, Number 11
All Newsletter Articles are written by Community Members and are the opinion of the writer, not necessarily VVPOA

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UPCOMING EVENTS in NOVEMBER......



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VALERIES
RESTAURANT
Thanksgiving
Day Dinner

THANKSGIVING DAY HOURS

7-11AM ORDER OFF THE REGULAR MENU 12-7:00PM THANKSGIVING MENU BELOW

TURKEY DINNER MENU

Oven Roasted Turkey & Glazed Ham \$16.00

Oven Roasted Turkey & Glazed Ham served with mashed potatoes with gravy, stuffing, a side of cranberry sauce, green beans & a dinner roll. Finish it off with a slice of Pumpkin pie or Apple pie!!!

*MUST RSVP...... IF YOU ARE GOING TO ENJOY THE THANKSGIVING DINNER BETWEEN 12-7:00PM. CALL VALERIE'S AT 928-757-3213 X 227 OR INFORM MARIA # OF GUESTS IN YOUR PARTY.

*THE BAR AND PRO-SHOP WILL BE OPEN REGULAR OPPERATING HOURS ON THANKSGIVING DAY!!



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LIBRARY

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10HAVE COUNTY

Valle Vista Community Library 7264 Concho Dr. Ste. B Kingman, AZ 86401 (928) 692-7662 www.mohavecountylibrary.us Connect with us @







DISTRICT

Good day, Valle Vista Community and Neighbors!

This year has flown by! November is Native American Heritage Month, dedicated to recognizing the rich culture and contributions of Native Americans. This observance began in 1990, following a campaign led by Native American groups. It's a wonderful time to explore Indigenous literature and history, so be sure to browse our selections on this topic!

The first well-known holiday we celebrate this month is Veterans Day on November 11th. On this day, we pay tribute to the brave men and women who have served in the armed forces. I am grateful and proud to have had family members serve.

Next up is Thanksgiving, observed on November 28th this year. It's a time for gratitude and gathering with loved ones. Thanksgiving has its roots in the early 17th century when Pilgrims from England arrived in America in 1620. After a tough first year filled with harsh conditions and food shortages, they were fortunate to receive help from the Wampanoag tribe, who shared their knowledge about farming and hunting. In 1621, after a bountiful harvest, the Pilgrims held a three-day feast to celebrate and give thanks, inviting their Wampanoag neighbors to join them. This gathering is often considered the first Thanksgiving. Fun fact: the Pilgrims had landed at Plymouth Rock the previous year, marking the start of their journey in a new land. This particular rock was never mentioned in accounts of the Pilgrims as the actual landing place was unknown and declared by a 94-year-old man in 1741. A former coworker of mine who grew up in Massachusetts once shared a story about witnessing a huge truck in 1994, moving the 10-ton Plymouth Rock landmark a few miles down the coast in the middle of the night. Interestingly, it's also been said to have been displayed in a museum at one point!

Over the years, Thanksgiving transformed into a national holiday, with President Abraham Lincoln declaring it a day of gratitude in 1863. This allows families across the country to come together and reflect on their blessings. Please note that our Library will be closed on November 11th and November 28th, so be sure to request your desired titles ahead of time to have something to read during those quiet moments, if any are to arise.

Remember, November is also National Family Caregivers Month, a time to honor those who provide care to loved ones. If you are a caregiver, stop by the library for resources that can help you on your journey.

Wishing you all a wonderful November filled with reflection, gratitude, and community connection!

Julie -Community Library Representative

Library Hours: Tues/Thurs 2:30pm-6:00pm, Wed/Sat 10:00am-2:00pm

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	2024 EVENTS FOR NOVEMBER										
	Mon	Tue	Wed	Thu	Fri	Sat					
					1 Family Darts @1pm	2					
					Valeries' Fri Menu-4-7:30pm	Entertainment- Out of Bounds Lounge-6-10pm					
3	4 Ladie's Darts @11:30 am	5	6	7 Practice Darts- All welcome 1pm	8 Family Darts @1pm	9					
	Bunco 6:30PM	Compliance Meeting 5PM			Valeries' Fri Menu-4-7:30pm	Entertainment- Out of Bounds Lounge 6-10pm					
10	11 Veteran's Ceremony at Park 11am	12	13 Events Committee Meeting 6:00	14 Practice Darts All welcome 1pm	15 Family Darts @1pm	16					
	Ladie's Darts @11:30 am *LAST DAY! Veteran's Day			Red Hats 4:30pm	Valeries' Fri Menu-4-7:30pm	Entertainment- Out of Bounds Lounge 6-10pm					
17	18	19	20	21 Practice Darts-All welcome 1pm	22 Family Darts @1pm	23					
	B.O.D. MEETING 6:30PM	Compliance Meeting 5PM		Neighborhood Watch Meeting Clubhouse 6:30PM	<u>Valeries' Fri</u> Menu-4-7:30pm	Entertainment- Out of Bounds Lounge 6-10pm					
24	25	26	27	28 Thanksgiving Dinner~ RSVP 12-7:00pm	29 Family Darts @1pm	30					
	Bingo 6:30PM			HAPPY THANKSGIVING	Valeries' Reg. Menu-4- 7:30pm*No Special Menu!	Entertainment- Out of Bounds Lounge 6-10pm					

*ATTENTION V.V. COMMITTEES AND V.V. GOLF CLUBS

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NOVEMBER GOLF CALENDAR										
Sunday	Monday	Tuesday	Wednesda	Thursday	Friday	Saturda				
					1 10:00 AM SKINS	2				
3 10:00 AM SKINS	4	5 10:00 AM SKINS	6 10AM VV Men's Golf	7 10 AM VV Ladies Golf	8 10:00 AM SKINS	9				
10 10:00 AM SKINS	11	12 10:00 AM SKINS	13 10AM VV Men's Golf	14 10 AM VV Ladies Golf	15 10:00 AM SKINS	16				
17 10:00 AM SKINS	18	19 10:00 AM SKINS	20 10AM VV Men's Golf	21 10 AM VV Ladies Golf	22 10:00 AM SKINS	23				
24 10:00 AM SKINS	25	26 10:00 AM SKINS	27 10AM VV Men's Golf	28 10 AM VV Ladies Golf	29 10:00 AM SKINS	30				

*Call 928-757-3213 x 221 TO PLACE AN AD "FOR SALE ITEMS or GARAGE SALES"

Valle Vista ADS or GARAGE SALES

*Free 55" LG-TV Contact 928-279-0562 if interested (must pick-up)

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VALLE VISTA LADIES GOLF CLUB

November 2024 10:00 am

Tee time – Arrive by 9:30



We are a sanctioned 18 HOLE Golf League with League play every Thursday. All our games are handicapped, so everyone has a chance to win! If you don't have a handicap, we can help you with that.

- Nov. 7th EVEN HOLE ONLY: Total score for all even numbered holes, less ½ handicap.
- Nov. 14th THROW OUT 3: Subtract your WORST 3 HOLES, LESS 80% HANDICAP.
- Nov. 21st O.F.T.E.N.: If you golf "often" you should improve your game. So...We will golf "often." Only the holes beginning with the letters from "often" will count, less full handicap. Winners will be low gross and low net.
- Nov. 28th Happy Thanksgiving! No golf today!

Our 2-month winter break begins in December. Scheduled activities resume February 6, 2025.

If you are an active woman golfer at Valle Vista Golf Course, we are offering GHIN handicaps through the Valle Vista Ladies Golf Club. For more information, contact Kathy Franklin at 928-897-4228 or Terri Nelson at 928-300-1404.

Message from the Red Hats Committee:

Rt 66 Ruby Red Rascals invite women 50 and under (pinkies) and women 50 and older (red hatters) to check out your local Red Hat Group. No Men allowed! We meet the 2nd Thursday of every month AT 4:30PM. Dinner \$15.00. Come check us out and meet your Valle Vista neighbors'. *Check out FB page Rt. 66 Ruby Red Rascals.

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Valle Vistas Men's Golf Club

November 2024

Wed. Nov. 6th Individual low net PYP White tees

"Turkey Shoot"

Wed. Nov. 13th Orange Ball Red tees ABCD draw Red Tees

Wed. Nov. 20th 3 man scramble Random draw White Tees

Wed. Nov. 27th Stableford Flighted Yellow Tees **PYP**

0 points for bogey 2 pts for par 4 points for Birdie

6 points for eagle 8 points for double eagle

Minus 1 pt for double bogey Minus 3 pts for triple or more

Congratulations 2024 Champions!

2024 President's Cup

"A" Flight Champion **Dave Ortega**

"B" Flight Champion **Roger Conrath**

"C" Flight Champion Stan Mirovaliev

2024 Club Championship

"A" Flight Champion Fred Aguero

"B" Flight Champion **Cam Querta**

"C" Flight Champion **Steve Valentine**

"Over All Gross Champion" ~ Fred Aguero

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\/0.75

VOTE

IT'S IMPORTANT TO TAKE ADVANTAGE OF YOUR VOTING RIGHTS......

GENERAL ELECTION
NOVEMBER 5TH 6:00AM TO 7:00PM
Valle Vista Community Church
8620 Cortez Dr. Kingman, AZ

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A Native American Company

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Fall Brings Cooler Temperatures, Apples, Pumpkins, Colorful Leaves . . . and Coyotes.

Do not run from a coyote, "Instead, shout, yell, clap, or use a noise maker or pepper spray." Never feed coyotes, they will become accustomed to humans feeding them.

From September to December, coyote pups from a spring litter leave their dens in search of a mate and a territory of their own. Along the way, they might encounter you and/or your pet, but you are not what they are looking for. According to the Humane Society of the United States, more people die from errant golf balls and flying champagne corks each year than are bitten by coyotes.

Most Coyote Conflicts Are Avoidable

There are multiple things you can do to keep coyotes at bay. Keep your yard clean of pet feces and food, clean up the area under your bird feeders (where spillage is common), and only put trash outside the morning it gets collected. Protect your yard with a 6-foot fence with coyote rollers. To keep your pets safe, keep your dog on a leash when outside. "A single dog walking up to a coyote territory puts him at risk for territory disputes," Cats should be kept inside anyway, so their safety from coyotes should be a non-issue.

While coyotes are a year-round concern, the breeding season for coyotes is most active between January and March, and male coyotes are typically more aggressive during this time. This also means that during this time, coyotes will begin a new pattern of movement. Refrain from letting pets run free! https://ahconnects.org/navigating-coyote-season



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IMPORTANT MESSAGE FROM CSG INSURANCE.....

The Medicare open enrollment is October 15th -December 7th. Do you have any questions regarding your Medicare plans? Contact the CSG Office at 928-263-8500.

WWW.CSGINSURANCEPROS.COM SERVICES@CSGPLANNERS.COM





Valle Vista's local Internet Provider



928-263-6763

www.copperccaz.com

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Arizona Tries to Maintain "Dark Skies"

At the state level, we have Arizona Revised Statute 49-1101 to 49-1106 in place to regulate public lighting to promote dark skies without any indication of what we are trying to accomplish here.

- Arizona statutes require cities to curb light pollution
- But few cities document their efforts or why it's important
- The Dark Skies movement stretches across the nation
- Supporters say it's good for nocturnal animals and cuts back on energy consumption
- Improving the health impacts of light "pollution" on people.

So, what is the Dark Skies Movement?

On the national level, there is what is called a National Dark Sky Association as well as the International Dark Sky Community. Both appear to be not-for-profit member organizations organized around the principle of preserving the night sky. This later organization has certified various cities as Dark Sky Cities, including Flagstaff and Sedona.

Environmental Benefits

By reducing the light pollution HERE, we can protect our local wildlife and natural ecosystems, especially supporting the nocturnal species. Natural darkness has been the norm for millions of years here on Earth, providing natural order to the cycles of life that depend on it. <u>These species include</u> the Great Horned Owl, Coyote, Common Nighthawk, White-Tailed Deer, Big Brown Bat, Bobcat, Raccoon, Striped Skunk, American Bullfrog, Eastern Cottontail, Black-crowned Night Heron, Cougar, American Badger, North American Porcupine, Mexican Free-tailed Bat, Western Spotted Skunk, Ringtail and the Canyon Tree Frog.

Health and Wellness Benefits

The impacts of light pollution are great, even though most of us are so accustomed to living in the modern world that we hardly take notice of these negative effects on our bodies. <u>Circadian rhythms</u> can be completely derailed by severe light pollution, and so visiting a dark sky community like Sedona for a time can help your physical body reset from all the light pollution it's used to from living in a big city. This reset can look like healthier sleep patterns, improved mental & emotional health, healthier digestion and overall improvement to your sense of well-being.

Stargazing has been an activity that our ancestors have practiced for thousands of years, and yet many of us today have never had the opportunity to bask in the sacred darkness where the stars reveal themselves to us.