

HOA MEETING NOVEMBER 17, 2025

The Link's Board of Directors met at Abrego South located at 1655 S Abrego Dr, Green Valley on November 17th 2025, beginning at 3 PM

Members present: Laurie Petrillo, Jennifer Stowell, Lanny Voight, Tom Connor, Deb McPartland and Rita Collier
Absent were Kaaren Zvonik and Patty Hays-Weber. Guests present: Dave Reiersen and Elizabeth Andrews.

President, Laurie Petrillo opened the meeting with a welcome to our homeowners. She confirmed that she was able to reserve Abrego South for the remainder of this year, November and December 2025 and the first four months of 2026, January through April. We've also confirmed the date for the Annual meeting and Potato Bake for February 7th 2026.

Secretary, Deb McPartland reported for Patty Hays-Weber in her absence that the October minutes had been sent out a couple of times for corrections. The final minutes were sent out on November 13, 2025. The minutes have been reviewed. Jennifer made a motion to approve the minutes and Rita seconded. The minutes were approved by all.

Treasurer, Lanny Voight reviewed the monthly treasury report, our MO EXP: \$4,067.94 MO INC. 0.18 TOT RES; \$239,173.58 HOA ASSETS \$260,008.91. Tom Conner made a motion to approve the report and Jennifer seconded, it was approved by all

Vice President, Kaaren Zvonik was absent. We have no report.

Landscaping, Deb McPartland reported that Points West has provided us a quote to replace the irrigation system on both the East Side and west side of Abrego. The total cost for East Side is \$17,000 and the total cost for the West side is \$16,500. These quotes are more than we can budget for at this time, especially with consideration for the issues that we're having at the gates. There was a lot of discussion as to what could be done in the meantime, we have 2 different options. One option is to continue as we are now. Fixing leaks as we find them. The second option is to break down the effort to replace the same type of line that we have now. We need to get some quotes to do for various steps, i.e. trenching, new line, etc. and perhaps once the trenching is done, we could get a group of homeowners to lay the new line. Deb to obtain quotes to be presented at future meetings.

Facilities, Tom Conner reported that the west inbound gate is having an issue with remotes, and not working correctly. Tom has disabled them, and Signal Gates is coming in on Tuesday, November 18th to reset the gates. Fire code requires that batteries be installed at the gate systems. They are designed to open the gate when commercial power is out there. The batteries for our current gate systems are no longer available, as they are too old. Tom asked for a quote to upgrade our gates to support the required code. Batteries tend to fail quickly in the heat. During our past meeting, Tom mentioned that the gate loops, which detect cars were not working correctly. They work sometimes, but continually reset due to all but not one shorting to the ground. This means eventually, they will all fail; or the systems will fail to reset. Tom received a quote from Signal Gates to replace the gate operators of which is attached.

The board discussed Signal Gates' quote, it is in excess of \$10,000. But as we are out of code and the current condition can create a lack of access to our HOA for emergency vehicles, it was decided that Tom would get 2

more quotes for the December board meeting, the expectation is that we will use the reserves for new gate operators for both of the entrances.

ARC, Jennifer Stowell reported that 3 of the projects have been completed. We have four outstanding projects and we have 4 new requests

Members, Dave, Riereson and Elizabeth Andrews were in attendance. They were active in our discussions throughout the meeting. We appreciate our homeowners' input and ideas.

Old Business

GVC renewal. There was discussion around the benefits of having GVC and what we gain from the membership. Laurie spoke about the benefits that she believes GVC provides, homeowner dispute management, answering questions about HOA management, etc. She feels that we should stay as part of GVC. Others didn't feel that GVC provides enough benefits for the cost of the membership. Deb McPartland made a motion to not renew the membership for GVC. Jennifer, seconded the motion. It was approved by all.

HOA dues for 2026, there was some conversation around increasing our dues 5% for 2026. We have increased our home owner's fees for the past 7 years. This along with the cost-of-living increases that we are experiencing, even though a minimal increase, this can add to emotional tolls of our homeowners. It is a minimal increase and it would recover some of the cost for the anticipated gate operator replacement. Deb made a motion to increase the HOA fees for 2026 Tom seconded, the motion. Votes in favor of the increase Tom and Deb. Votes against the increase was Lanny, Rita and Jennifer. The motion was denied; our HOA fees will remain \$547 for 2026.

2026 annual budget final draft, Lanny Voight presented the final budget with the vote to not increase the HOA fees and changes made to utilities, gate costs, landscaping etc. that were covered in November's meeting. Lanny made a motion to pass the 2026 final budget Rita seconded it. Approved by all.

The meeting was adjourned at 4:30 PM. The next meeting is December 15th 2025

Respectively, submitted by Deb McPartland for Patty Hays- Weber

HOA MEETING OCTOBER 20, 2025

The Links Board of Directors met at Continental Vista Rec Center located at 906 W. Camino Guarina, Green Valley on October 20, 2025 at 3:00 p.m.

Members present: Kaaren Zvonik, Jennifer Stowell, Laurie Petrillo, Lanny Voight, Tom Conner and Patty Hays-Weber. Deb McPartland and Rita Collier were absent.

Guest present: Paul Lehner, Rich and Barb Odendahl and Dave and Nancy Reiersen.

President Laurie Petrillo opened the meeting with a welcome to the new homeowners and asked them to introduce themselves. She talked about the present meeting room, as far as its location and lack of equipment that we need, and that she thought about looking elsewhere. The consensus was for her to look for another location.

The Annual Meeting, and The Potato Bake are held together; The Annual meeting is first, followed immediately by the Potato Bake. It will be held in February.

Secretary Patty Weber had re-sent the September minutes to everyone with a one line clarification, at Lauries' request, concerning Signal Gate under New Business. Lanny made a motion to approve the minutes and Jennifer seconded, it was approved by all.

Treasurer Lanny Voight had to read the report, as the screen doesn't work for us in this room. MO EXP: \$2,636.50 MO INC: \$ 0.15 TOT RES: \$238,954.43

HOA ASSETS: \$263,901.03 Tom Conner moved to approve the report and Kaaren seconded it, all approved.

VicePresident Kaaren Zvonik attended the Green Valley Council meeting and she had a lengthy well informed report on many subjects around Green Valley and Sahuarita. Some were: The Roadhouse Theater is coming soon, a Dog Park is in the works. The Green Valley Fire Chief won an award, the Mobile Medical Van operates on Thursdays each month, and keep an open eye out for Forums they offer frequently on various topics related to environment, aging and health etc. Sahuarita is looking into replacing the Pecan Orchards with residential housing, all because they are showing the fastest growth in the country.

Landscape/Deb McPartland

Laurie summarized the report for Deb McPartland in her absence. Basically, Point West is doing a good job, fewer weeds, fixing leaks as they pop up and trimming trees for better clearance. Nancy Reiersen asked what they should do with the accumulated debris, after a monsoon, that comes to the drain at the end of the street where they live. They have been bagging it up, so they were told to contact the Landscape Chair.

Facilities

Tom Conner met with Signal Gate and after their inspection of the gates and the upload of the data, there were many problems found. Both sides need repairs and replacements of major components. The quote from Signal Gate is \$6736.93 for each gate with a 5% discount if we do both sides, a total of \$12,800.17 to install 12 new safety loops. Both gates will now hold the entire links membership. There is also the issue of the missing batteries from each gate motor. There are four motors. We do not have a quote for this yet. Thomas was to ask Signal Gate.

I have contacted two owners about invasive weeds, both have responded and resolved the issue.

I have fixed the fence rails at the East Picnic area.

The home with all the storage Pods had asked permission.

ARC

Jennifer Stowell reported that there are still (7) seven outstanding projects that have not reported to her whether they have completed or not. One has just finished up today!

Members:

Dave Reiersen wanted to know, if there was a "justifiable" reason, could he open the exit gate by his home? He was told, he could.

Election:

Members who will be up for election for next year are: Laurie Petrillo, Tom Conner, Rita Collier and Patty Hays-Weber.

2026 Annual Budget Draft:

Lanny Voight presented the Proposed Budget Draft. There was some discussion, and especially the new Homeowners were interested in how they could see the draft. It was suggested it be sent out in the Blast so homeowners could voice their opinion. The final vote on the budget will be at the November meeting.

The meeting was adjourned at 4:29 p.m.

Next meeting: November 17, 2025

Respectfully submitted.

Patty Hays-Weber

HOA MEETING SEPTEMBER 15,2025

The Links Board of Directors met at Continental Vistas Rec Center located at 906 W. Camino Guarina, GV. on Sept 15th at 3:00 p.m.

Members present: Kaaren Zvonik, Tom Conner, Rita Collier, Jennifer Stowell, Laurie Petrillo, Lanny Voight, Deb McPartland and Patty Hays-Weber.

Guest present: Elizabeth Andrews and Bob Maxwell

President Petrillo opened the meeting with a welcome back from the summer break. She then offered an explanation as to why we had to change locations for our meetings, stating this will be where our future meetings will be held.

Secretary Weber was thanked for resending the May 19th minutes, even though there was a spelling error that needed to be corrected. Kaaren Zvonik approved the minutes and it was seconded by Jennifer Stowell. The May minutes were approved by all.

Treasurer Lanny Voight had a lot of months to report on:

May: MO EXP: \$2,424.84 MO INC: \$900.43 TOT RES: \$233,673.96

HOA ASSETS: \$269,956.65 Conner moved to accept and Collier seconded, all approved.

JUNE: MO EXP: \$3,086.11 MO INC: \$0.37 TOT RES: \$233,976.78

HOA ASSETS: \$267,201.41 Conner moved to accept and Collier seconded, all approved.

JULY: MO EXP: \$3,569.01 MO INC: \$450.27 TOT RES: \$238,404.74

HOA ASSETS: \$267,070.63 Conner moved to accept and Collier seconded, all approved.

AUGUST: MO EXP: \$2,555.31 MO INC: \$1,589.52 TOT RES: 238,618.25

HOA ASSETS \$266,201.20 Conner moved to accept and Collier seconded, all approved.

Lanny also explained that the Property Tax increase on our 6 Parcels on the East and West sides are based on the water usage for these parcels.

Landscaping Chair Deb McPartland reported that things were still going good. We are searching for a reasonably priced company to replace the

irrigation system. Our present company, Point West, we are still waiting on their bid.

Physical: Tom Conner reported that he is now knowledgeable in gate fixing.

Arc: Jennifer Stowell reported there are 7 or 8 new people in our Links homes making changes.

Legal: Nothing to report

New Business: Tom Conner presented the information about Signal Gate. Lanny discussed his feelings about our present system, All Tech. Tom made the motion that we get rid of All Tech and this was seconded by Deb McPartland. It was approved by all. The Links will now change to the Signal Gate Company.

Old Business: Laurie Petrillo discussed the possibility of changing our garbage collection company from Waste Management to some other company. Possibly more on this later.

The meeting was adjourned at 4:25 p.m.

Next meeting October 20, 2025

Respectfully,

Patty Hays-Weber

HOA MEETING MAY 19, 2025

The Links Board of Directors met for their May meeting at the Abrego South GVR Center at 3:00 p.m. Board members present: Laurie Petrillo, Lanny Voight, Rita Collier, Kaaren Zvonik, Jennifer Stowell and Patty Weber. Members absent were: Tom Conner and Deb McPartland. There was one guest, Bud Montgomery.

President Laurie Petrillo reminded everyone that there would not be any meetings in June, July and August. But, if anything should come up we should still communicate by email.

Secretary Report

The April minutes had been viewed by all, Jennifer moved to approve and Lanny seconded the motion, the April minutes were approved. The Annual Meeting minutes were also viewed by all, and Kaaren moved to approve and Jennifer seconded. The Annual minutes were approved

Treasurer's Report

Lanny reported that the maintenance was a little high this month. And he is also considering splitting a CD in half that is coming due in July. The following is the his April reporting:

Month Exp: \$5,042.31 Month Inc: \$452.86 Tot Resv: \$196,163.92

Tot HOA Assets: \$271,175.44

Kaaren moved to approve the report, Patty seconded, the report was approved.

Landscape

Deb had sent a Landscape report update to several members which they shared with the other members. There was a long discussion about the water valve problem, as to fixing the regulation of the water flow.

Physical

Tom Conner is presently on vacation, but plans to fix the kiosk upon his return.

ARC

Nothing new

Legal

Rita didn't really have much to report.

Member Forum

Bud Montgomery is still concerned about the East side entrance and its watering needs.

Old Business

Street Lights.. They still need to be contacted.

New Business

All Tech Phone Lines: 1) Everyone has a code, to find out your code, contact All Tech. 2) The general conversation was, who even uses it, who knows their codes, why do we need it. So, as a test we decided to get rid of it for a month or so and see what happens. Lanny moved to disable the phone lines at the gates, Rita seconded and all approved. This is a public test.

Palm Trees

There are some in need of trimming for Safety and Appearance. Years ago a group of Homeowners got together and had their Palms trimmed all together and therefore got a better price. Maybe this could be suggested to the Homeowners again. Lanny will talk to Tom about this.

Fire Pit

On the East side close to the golf course there are benches and a bridge and this brick laid fire pit. Laurie feels very strongly that the fire pit should be removed.

Meeting adjourned 4:21 p.m.

Submitted

Patty Weber

Next meeting Sept 15, 2025

HOA MEETING APRIL 21, 2025

The Links Board of Directors met at 3:00 on Monday April 21, 2025 at the Abrego South GVR Center. Board members present were: Laurie Petrillo, Lanny Voight, Rita Collier, Deb McPartland, Jennifer Stowell. Kaaren Zvonik and Patty Weber. Thomas Conner was absent.

There were two homeowners present, Bud Montgomery and Bruce Palese.

PRESIDENTS COMMENTS/SECRETARY REPORT

President Laurie Petrillo welcomed everyone and commented on the break due to vacations, but that all had still worked out well. Laurie called for the secretary to report on the Annual minutes and the February minutes. Patty replied she was confused on the Annual minutes and had not brought a copy, so they had to be tabled for the next meeting. The February minutes were approved by all, except Kaaren Zvonik who had not read them. Tom Conner was absent.

TREASURERS REPORT

Lanny reported on February and March the following:

February-Month's Exp: \$3,712.11, Income-\$1686.61, Total Resv.-\$195,859.38, Total Assets- \$279,225.56

March-Month's Exp: \$4,492.00, Income: \$452.79, Total Resv: \$195,859.57, Total Assets: \$276,981.03

LANDSCAPING REPORT

Deb McPartland was very thorough, explaining what Point West will do, as far as the Pre-emergent applications. They are caught up on the major areas, and only have some post-emergent left to do on the west side of Abrego. This is something more and better than we had with the previous contractor.

We are seeing some small impact from the water shut down on the east side of Abrego. We might try to manually turn the water on for 30 minutes a

couple times a month, then check to see how this impacts the water bill and the plants. I will get with Lanny to test this option.

ARC

Jennifer Stowell reported that she had seven (7) requests for a variety of home improvements. They were for: Roof Repair, House Repaint, Wall Repair, Front yard Landscaping and several Bush and Tree removal or Shaping.

LEGAL

Rita Collier reported that 2705 S Chipshot is now owned by HUD and that it's opened to Bids until Sunday 4/27/25. She told the Board a little about how this property had been held in a Reverse Mortgage. Also, she had concerns for future property value comparables due to HUD's limits. There was some discussion about the Lien, and that it was good it had been filed.

MEMBER FORUM

Bruce Palese is concerned about the plants where we have the water turned off.

Bud Montgomery asked about the independent review, the Board still needs to find an independent financial review committee head to proceed.

OLD BUSINESS

Lanny Voight reported that the Lien on 2705 S Chipshot was filed and recorded on April 16, 2025.

Laurie Petrillo had taken it to be notarized.

NEW BUSINESS

It was suggested that Rob Petrillo put in the BLAST:

Anyone who has a complaint about anything must put it in writing and present it to a HOA Board member.

Submitted

Patty Hays-Weber

NEXT MTG: MAY 19, 2025

The Links HOA

February 17,2025

Minutes:

The Board met at 2:15, in an Executive session, for the purpose of selecting the new Board positions for the coming year.

The Links Board of Directors met at 3:00 p.m. on Monday, February 17th, 2025 at the Abrego South GVR Center.

Board members present were: Laurie Petrillo, Lanny Voight, Thomas Conner, Rita Collier, Deb McPartland, Jennifer Stowell, Kaaren Zvonik and Patty Hays-Weber.

There were 3 homeowners present; Bud Montgomery, Bruce Palece and Janie Perkins.

PRESIDENT'S COMMENTS: Laurie Petrillo announced that all the board positions had been filled and were the following: President-Laurie Petrillo; Vice-President-Kaaren Zvonik; Treasurer-Lanny Voight; Landscaping-Deb McPartland; Secretary-Patty Hays-Weber; Facilities & ARC-Thomas Conner; Legal-Rita Collier. Upon some further discussion, Jennifer Stowell will handle some of the ARC duties along with Thomas Conner.

Laurie Petrillo shared the information a few board members had learned from their meeting with the GVC. Of special interest was Agenda Items. Laurie suggested that the board send out an EMAIL BLAST, to have homeowners suggest agenda items. We, as a Board can only discuss items that are on the agenda. Another option is to schedule a planning meeting for the homeowners to participate in, for the purpose of creating the agenda. All these options need to happen two weeks before the regular meeting.

SECRETARY'S REPORT: Thomas Conner read the minutes of the January 20th meeting, Jennifer moved to accept the minutes with the

discussed changes. Seconded by Thomas, the motion passed unanimously.

TREASURER'S REPORT Lanny Voight

January expense: \$4078.52 January Income: \$52,636.71

Total Reserves: \$233,168.83 Total Assets: \$281,885.77

A motion was made by Thomas to accept the Treasurer's report, it was seconded by Rita. The motion passed unanimously.

There was a short discussion about the procedure to be followed for the Lien that has been prepared for the property on 2705 S Chipshot.

LANDSCAPING REPORT Deb McPartland

Point West recommended that we could turn off the irrigation of Abrego East & West and that only the flowering plant would most likely perish. Due to the water leak and the expense to replace the irrigation system, the board felt it would keep the water off.

ARC Lanny Voight

Lanny reported one homeowner request for a parking pass.

LEGAL AFFAIRS: Rita Collier

Nothing to report.

MEMBERS FORUM:

Bud Montgomery asked whether there had been an Independent Financial review recently and should there be one done.

Bruce Palese told us the bulletin board on Fade is in need of repair.

Janie Perkins asked if we could make sure all the lights within Fade, Chipshot and Greenside are operating. Thomas said he will perform that task.

ADJOURNMENT: The meeting was adjourned at 4:30 pm

Submitted,

Patty Hays-Weber

The Links HOA Minutes.

January 20, 2024

Minutes:

The Links board of Directors met at 3 PM on Monday, January 20 at the Abrego South GVR Center.

Call to Order: Board Members Present were Laurie Petrillo, Lanny Voight, Rita Collier, Thomas Conner.

Home owners present were Bruce Palece, Janice Perkins, Patricia Hayes-Weber, Deb Mcpartland

President's Comments: Bud Montgomery and Ed Peterson have resigned their positions on the HOA board. The resignation emails are attached. Patricia has offered to take Bud's place on the board to fill out his remaining term. Thomas offered a motion to approve Patricia to take Bud Montgomery's place on the board, Lanny Seconded. Motion was passed unanimously

Approval of November's Minutes Lanny made a motion to approve November minutes, Rita Collier seconded. The minutes were unanimously approved. December's meeting was not held to quorum requirements.

Treasurer's Report: Lanny Voight The November's expense was \$2,338.69 and income was \$1.53. Total reserves were \$194,666.71 and total assets were \$235,349.20. A motion was made by Lanny to accept Treasurer's report, seconded by Ria. Motion was passed unanimously. The December expense was \$4975.25 and income was \$1941.88. \$1540 of the \$1941.88 income were funds from residents for the holiday party. Total reserves were \$233,733.98. A motion made by Lanny to approve December's financials, Rita seconded. Motion approved unanimously. Four properties have still have not paid HOA dues. Delinquent letters have been sent, one property may be subject to a lien.

Landscaping Report: A motion was made by Lanny to make Deb McPartland landscape chair. Rita seconded. Motion passed unanimously. Deb states that the new landscape company is doing well. They begin by looking at all common area's and pick up loose debris. Then begin work on assigned area's assigned by Deb. Leak has not been found on east side of Abrego, the water has been turned off. There is a discussion that we no longer water the east and west side of Abrego and plant native plants that do not require water. Deb will contact new landscape company for advice. GWR replaced water meter on west side of Abrego. Deb will start a new landscape committee, Bruce Palece agreed to join that committee.

Physical Facilities: The four light poles on Abrego's west side are off, the HOA pays a yearly fee to TEP to maintain these poles. Lanny is talking with TEP to see if we can remove these poles from the agreement. Wedge Way has a blue fire hydrant reflector missing. Thomas will contact Santa Rita Fire Corp to have it replaced. The Fence at the north end common area needs repair. Bruce offered to fix the fence.

Legal Affairs Rita noted that the average HOA transfer fees in Tucson were \$1200. Also, several HOA's in Green Valley have quit the Green Valley Council.

Annual Meeting is scheduled for February 8th. A motion was made by Lanny to have a closed executive session to determine Board positions @ 2:15PM prior to the Feb 17th meeting, seconded by Rita. Motion passed unanimously.

Election Results: 78 ballots were returned. All four candidates were elected for 2 year positions. Lanny Voight, Kaaren Zvonik, Jennifer Stowell, Deb Mcpartland.

Adjournment: Meeting was adjourned at 4:30 PM

Submitted

Thomas Conner

Secretary

Copy of Ed Peterson's resignation letter:

To:Laurie Petrillo <lrpetrillo95@gmail.com>

Cc:Bud & Marilyn Montgomery <montgomery.budmarilyn@gmail.com>;

?

Thomas;+2 others

Mon 1/20/2025 2:52 PM

?

High importance

?

You forwarded this message on Mon 1/20/2025 4:28 PM

Laurie Petrillo President,

Due to personal health issues and elevated stress levels, I must tender my resignation from my position as a board member at The Links at Santa Rita Springs Homeowners Association.

Please accept this letter as formal notification of my resignation from my position as chair of the arc committee, effective January 20, 2024, at 3:00 PM. (please include my letter into the minutes)

As the Chair of the ARC Committee for the homeowners association, I have had the privilege of collaborating with an exceptional group of individuals and have successfully addressed numerous challenges without encountering any significant obstacles. I thoroughly enjoyed this position and the individuals I had the opportunity to work with. We managed, inspected, and approved nearly 50 applications, including various construction projects, painting, and parking permits. Additionally, we received numerous calls and inquiries regarding the rules and regulations and potential violations. I am pleased to report that all but one were resolved without incident.

I am committed to ensuring a smooth transition during this period. I have securely transferred electronic copies of all pertinent permits and approvals to Lanny Voight, along with hardcopies for reference. I extend my sincere best wishes for the success of this board in the years to come.

I am available to assist the new arc chair with any questions or provide guidance as they navigate their initial applications.

Ed Peterson

Copy of Bud Montgomery's resignation letter:

From: Bud Montgomery <montgomery.budmarilyn@gmail.com>

Date: January 20, 2025 at 11:02:26 AM MST

To: Laurie Petrillo <lrpetrillo95@gmail.com>

Subject: Board Member

Laurie, After much debate with myself, I have decided to resign from the Links Board. The six months in Green Valley and 6 months home is not working as you may have recognized. I apologize for the late notification.

Bud Montgomery