

February 12, 2021

Mary Powell (President - The Greens HOA)
Green Valley, AZ 85614

Good morning Mary:

I am writing to share two policies that I believe are important to not only the Torres Blancas golf course, but also the Greens HOA.

First, Torres Blancas golf course is a privately owned business, and over the last couple years we have been communicating our desire that local residents respect our private property by not walking dogs, not walking on the golf course at all – even if on the cart path, not bicycling, not fishing, etc. on our property.

We ask this for several reasons; most importantly it is private property, but we've also experienced vandalism to our facilities overnight, dogs not on leashes damaging greens which we must repair, unknown persons walking the golf course instead of the De Anza Trail which is often now in the river bed, and individuals passing through our community after the golf course closes for the day.

Secondly, another very common question relates to tree and shrub trimming, and what are the golf course responsibilities vs. the homeowner responsibilities. Attached is a copy of the 2018 Tree, Shrubbery & Trimming Standards for Areas Surrounding Canoa Ranch & Torres Blancas Golf Courses. I am hopeful that this document will clarify any questions that the HOA members may have.

For those individuals who continue to access the Torres Blancas golf course, that I actively engage with the Pima County Sheriff to file trespassing charges.

We try our best to be good neighbors, by providing a great looking golf course that will keep surrounding house valuations high. I hereby ask that HOA residents respect the Torres Blancas golf course property by not walking on the property, unless you are golfing or accessing the restaurant.

Should you have questions, please feel free to contact me.

Regards,

Mike Cochran
General Manager – Canoa Ranch & Torres Blancas golf courses
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520-352-1031 (office)

Tree, Shrubbery & Trimming Standards for Areas Surrounding Canoa Ranch & Torres Blancas Golf Courses

October 6, 2018

Canoa Ranch and Torres Blancas always hope to be good neighbors and strive to work together with our residential neighbors. The following guidelines are provided to assist our neighbors as trimming of shrubbery, trees etc. is needed near neighbor homes.

Golf course personnel will trim, spray or remove small trees (startups) that can easily be removed to avoid a future problem. Where we safely can, since we are not a professional tree service, we'll also trim existing large trees that have dead or fallen limbs, or where a tree is causing or may cause physical damage to a wall or rooftop etc. What we cannot do is to completely remove a tree to improve a view, to thin out a very large tree from a safety perspective, or to top a tree which is very unhealthy for the tree and often results in the tree dying in the near future.

If a homeowner would like specific trees trimmed that we cannot do safely or cost effectively, we can certainly work with the homeowner as they consider hiring a professional tree service. We do require that any such work is coordinated through us, and that the tree service/homeowner abide by our requirements, and that they pick up all debris and clippings etc. Access to the golf course property for tree service companies and other contractors must be coordinated with us to minimize the impact to our golfing operations, and for the safety of the contractors.

We have experienced several homeowners who have completely cut down trees, and completely "ground cleared" some areas. While we will always try to be considerate of homeowner's property, we also expect homeowners to respect golf course property. Cutting tree's, clean clearing vegetation without approval truly is destruction of property. Recently, we have been notifying the Pima County Sheriff when we discover that a homeowner has trimmed without authorization.

The vast majority of homes surrounding Canoa Ranch and Torres Blancas will typically include homeowner responsibility to maintain the property, within 4 to 6 feet outside of the rear property wall. Should a homeowner desire to keep this area clear of weeds, the homeowner should feel comfortable in keeping this 4 to 6 feet maintained without contacting us. Access to this area behind the rear property wall must be through the homeowner's property, and not by allowing contracted maintenance personnel to access this area via golf course property.

I hope our neighbors can appreciate that many of the areas surrounding Canoa Ranch are open desert, and the desert continually grows, often at a rate that we cannot completely control. Our Maintenance team maintains an on-going list of neighbors who email and request tree/shrubbery trimming or cleanup assistance. Neighbors may email Chad DeKorte, requesting consultation or assistance.

Chad DeKorte is our Maintenance Superintendent & his email is cdekorte@canoaranchgolfclub.com

Regards,

Mike Cochran
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