

Green Valley Desert Hills No. 2

Homeowners Association

P.O. Box 18108 Tucson, AZ 85731 Phone: (520) 561-8497

January 19th, 2026

Dear Member:

The Annual Meeting of the Members of the Green Valley Desert Hills No. 2 Homeowners Association will be held as follows:

- DATE:** February 18th, 2026
- PLACE:** Desert Hills GVR-Auditorium
2980 S Camino Del Sol
Green Valley, AZ 85622
- TIME:** 12:30pm / Sign-In to begin at Noon
- AGENDA:**
- I CALL MEETING TO ORDER
 - II INTRODUCTIONS
 - III CERTIFY QUORUM PRESENT
 - IV APPROVAL OF 2025 MEMBERSHIP MEETING MINUTES
 - V FINANCIAL REPORT AND 2026 BUDGET
 - VI COMMITTEE REPORTS
 - VII PRESIDENTS REPORT
 - VIII ELECTION OF DIRECTORS
 - IX OPEN DISCUSSION
 - X ADJOURNMENT

How to vote...

Pursuant to A.R.S. 33-1812, The Election of candidates can only occur by votes received via mail, in person at the Annual Meeting or some other form of delivery such as facsimile or email. Absentee ballots received by mail, in person, or email will be counted to help establish quorum at the Annual Meeting. If you are planning to attend, you may deliver your ballot at the meeting.

In order to insure your mailed ballot remains "secret", please place your ballot in the return envelope. Rather than signing your ballot please sign the ballot verification form and place that inside the ballot envelope with your ballot, seal it and return it to the HOA either by mail or by hand delivery at the meeting. Prior to tallying the votes, the BALLOT will be removed from the return envelopes and presented to those who will be appointed to tally the votes at the meeting thereby allowing your ballot to remain secret.

If returning your ballot by email you will need to sign your ballot for verification purposes, (please also include your lot # or address). For more expedient tallying of ballots, we encourage you to return your ballot by February 11th so that the elections committee can get a jump start on tallying the majority of the ballots prior to the meeting.

Following the Adjournment of the Annual Meeting, there will be an Organizational Meeting of the 2026 Board of Directors to select officers and committee chairs for 2026.

I look forward to seeing you all at the Annual Meeting and look forward to serving the needs of the community in 2026.

Thank you!

Sincerely,

Tammy Censky

Tammy Censky, CMCA®, AMS®, PCAM®
Stellar Property Management, LLC
Association Manager for Santiago HOA

Enclosed, please find the following:

Questions, Suggestions and Concerns Form-**Please return this separately from the Ballot so that the Board may view your questions or concerns prior to the meeting.**

Ballot with Return Envelope

2025 Draft Membership Meeting Minutes

Candidate Forms

2025 Financial Report

2026 Board Approved Budget

Age Verification Form

Please visit gvdeserthills2.com and register, if you haven't already, so that you will be informed regarding important information concerning the Green Valley Desert Hills No. 2 Community.

ABSENTEE BALLOT - ELECTION OF DIRECTORS
Green Valley Desert Hills No. 2 Homeowners Association

There are **three (3)** vacancies on the Board of Directors for the Green Valley Desert Hills No.2 Homeowners Association to be elected at the Annual Meeting and five (3) members running. Please cast your votes for up to three of the following volunteers. Cumulative voting is **NOT** allowed. **This ballot is irrevocable once submitted.**

Candidate(s):

- Jan Burch**
- Teddi Byrd**
- Kathy Sarnes**

- Write in Candidate(s) _____

Minutes:

- Approval of **2025** Annual Meeting Minutes (Yes – no changes)
 - Approval of **2025** Annual Meeting Minutes (Yes – **with** changes)
-
- Do not approve - please note changes: _____
-

In accordance with A.R.S. §33-1812/1250, once you have completed your ballot, you must return it to the Association in one of the following manners: (1) using the enclosed envelope and mail it; (2) emailing it to the Community Association Manager – Tammy Censky (tammy@stellarpmlc.com) (3) bringing it to the meeting. Ballots must be received by one of the forms above no later than **February 17th, 2026 4pm** in order to be counted, or they may be brought to the Annual Meeting. The ballot is valid for only one specified meeting of the members and expires automatically after the completion of the meeting. The ballot does not authorize another person to cast votes on behalf of the member.

The Association has **613 Lots**. According to the Association's Bylaws, **10%** of those eligible to vote to constitute a quorum. Therefore, in order to validate this vote, at least **62 ballots must be received**.

Ballot Certification

Name _____

Address _____

Signature _____

Date _____

Please complete and return this page in the return envelope with your ballot. The ballot and this ballot certification page will be separated prior to the ballots being provided to those appointed to tally the votes so that your ballot will remain secret.

Green Valley Desert Hills No. 2 Homeowners Association

Annual Meeting Minutes

Date: February 20th, 2025
Time: 2:30 PM
Location: Canoa Hills Social Center
2980 S. Camino Del Sol
Green Valley, Arizona 85622

CALL TO ORDER

The Annual Meeting of the Green Valley Desert Hills No. 2 Homeowners Association was called to order by President Larry Myslicki at 2:30pm.

120 ballots 114 approved minutes. Bruce Deborah 107 and 110, dot 75and gary 111 next highest votes. Elected to two year terms. Jan 70.

PROOF OF CALL

The Annual Meeting notice was mailed on January 19th, 2025 in accordance with the governing documents.

ESTABLISHMENT OF A QUORUM

In accordance with the governing documents, the presence at the meeting of members entitled to cast 10% of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. There are **613** Lots in the community – which means **62** Lots require representation in person or by mail-in ballot: A quorum of 120 ballots was received and established to conduct the meeting.

WELCOME AND INTRODUCTION

Board President, Larry Myslicki, thanked the members in attendance and introduced the board members and Stellar Property Management.

ANNOUNCEMENT OF ANNUAL MEETING MINUTES RESULTS

There was a quorum of ballots received and 114 of those which approved the minutes of the 2024 Green Valley Desert Hills No.2 Homeowners Association, Annual Meeting minutes were approved.

REPORT FROM OFFICERS and Committees

- President (Larry Myslicki): Written Report Submitted
 - A summary of the community projects, concerns and events was presented by the president. Written report filed with the minutes.
- Treasurer (Bruce Meekin)
 - The financials for the year were presented.
 - The Budget for 2025 was presented.
 - Information included in the annual meeting packet to the members
 - Written report filed with the minutes
- David Pauly-ARC-Written report submitted and filed with the minutes.
- Ken Isaacson commented on a QR code that was developed for the website. Also requested email addresses from members.
- Maintenance- Bruce Meekin-Mild monsoons. Wall issues due to tree roots and oleanders. Wall damage and planting issues handled within budget without using reserve funds. Major concerns for upcoming year is to deal with any fire hazard areas where there is dry brush.
- Compliance-Deborah Caldwell-Written Report submitted and filed with the minutes.
- FireWise-Deborah Caldwell-Written report submitted and filed with the minutes.
- GVCC-Jan Burch-Jan provided a brief report of GVCC activities and program available.

ELECTION RESULTS

Thank you to everyone who volunteered and assisted with the tally of the votes. The following members were elected to serve a two-year term on the board of directors. Bruce Meekin, Deborah Caldwell, Dot Byrer and Gary Burke

OPEN FORUM-The floor was opened to member comments and questions.

- Larry Myslicki commented that he is looking for help with road work coming up to inform members of the project.
- Member commented inquired if Waste Management will offer a discount for snow birds who leave for the summer. Members have to request the discount when they return.
- Abandoned car in guest parking for 10 months.
- Member inquired about status of speed bumps. Will be on March Board meeting agenda.
- Bulbs for security lights should be 450 lumens or less. Approved for totally enclosed fixture.
- Question about when the roads would be done. Planned for first week in April.

ADJOURNMENT

- There being no further business, the meeting adjourned at 3:15pm.

**Desert Hills No 2 HOA
Board of Directors Self-Nomination Form**

Each year board members are elected to serve on the Board of Directors. If you are interested in serving on the Board, please complete the form below.

Date: 2/10/2025 Lot # _____ Phone: 813 727 0480
Name: JAN BURCH Email: NAJCHUR@GMAIL
Property Address: 2868 S. CAMINO FL 60500

My reasons for serving on the Board are:

I AM INTERESTED IN CONTRIBUTING
TO THE DESERT HILLS COMMUNITY

Experience you have that will contribute to the success of your community:

I SERVED LAST YEAR AS
MEMBER @ LARGE TO THE BOARD

Personal Information:

I AM A RETIRED NURSE, A
FORMER ARMY RESERVE AAW
A TUCSON NATIVE

Return to:
Green Valley Desert Hills 2
C/O Stellar Property Management, LLC,
PO Box 18108, Tucson, Arizona 85731
Or email Tammy@stellarpmlc.com

Desert Hills No 2 HOA
Board of Directors Self-Nomination Form

Each year board members are elected to serve on the Board of Directors. If you are interested in serving on the Board, please complete the form below.

Date: 01/16/2026 Lot # 97 Phone: 336-255-2467

Name: Todd Byrd Email: toddbyrd@qpsinc.com

Property Address: 2860 S Calle Terrelgare

My reasons for serving on the Board are:

To assist with continuing the work the Board currently has in place and assist the Board with developing policies and practices that benefit the entire D.H.H. Community.

Experience you have that will contribute to the success of your community:

Forty years in upper management in the Corporate Arena, Primarily in Human Resources, Benefits Administration & Payroll Administration. Last position held: Director of HR for a major corporation with 500 employees located in 4 different States. Retired in 2015, then again in 2024.

Personal Information:

Been vacationing in the Green Valley Area since the late 1990's, moved here full-time from Oregon in May 2018. Although born in a suburb of Chicago, spent 45 years in North Carolina, where my 3 kids were born. I am single, have 3 adult children, no grandkids, and a wonderful cat named, Willa.

Green Valley Desert Hills 2
C/O Stellar Property Management, LLC,
PO Box 18108, Tucson, Arizona 85734
Or email:谭宇@stellarpmlc.com

**Desert Hills No 2 HOA
Board of Directors Self-Nomination Form**

Each year board members are elected to serve on the Board of Directors. If you are interested in serving on the Board, please complete the form below.

Date: Jan 2, 2026 Lot # 44 Phone: 802 952 9251

Name: Kathy Sarnes Email: dh2.Kathy@gmail.com

Property Address: 1064 W Cmo El Greco

My reasons for serving on the Board are:

I am interested in maintaining and improving our DH2 Community and value it as one
of the most desirable locations in Green Valley.

Experience you have that will contribute to the success of your community:

I have previously served on Boards and have experience in Residential Lending and
Sales, Construction and Development, and Property Management.

Personal Information:

I am an avid gardener and casual Bird Watcher. I enjoy the great outdoors,
traveling, and am a life-long learner.

Return to
Green Valley Desert Hills 2
C/O Stellar Property Management, LLC,
PO Box 18108, Tucson, Arizona 85731
Or email Tammy@stellarpmllc.com

Green Valley Desert Hills No.2 INC.

Balance Sheet For 12/31/2025

Assets

100100 - Operating	\$147,066.80
100110 - FS0650 6M CD 1.12.25	\$81,558.38
100200 - First Citizens-Reserve	\$29,998.87
104100 - Charles Schwab Inv - 3671-7725	\$91,196.45

Total Assets\$349,820.50**Total Assets**\$349,820.50

Liability

132000 - Prepaid Assessments	\$82,623.64
133000 - Retained Earnings - Operating	\$100,884.35
133100 - Retained Earnings - Reserve	\$194,892.44
320000 - Unrestricted Net Assets	\$73,020.32

Total Liability\$451,420.75**Equity**

300000 - Opening Balance Equity	(\$8,689.11)
405000 - Net Income	(\$92,911.14)

Total Equity(\$101,600.25)**Total Liabilities / Equity**\$349,820.50

Green Valley Desert Hills No.2 INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
301000 - Owner Assessments	1,526.33	-	1,526.33	316,185.49	318,760.00	(2,574.51)	318,760.00
302000 - Late Fees & Interest	(104.00)	83.33	(187.33)	1,952.40	1,000.00	952.40	1,000.00
318000 - Interest Earned	266.40	250.00	16.40	3,171.96	3,000.00	171.96	3,000.00
Total Income	1,688.73	333.33	1,355.40	321,309.85	322,760.00	(1,450.15)	322,760.00
Other Income							
500100 - Schwab Reserve Interest Earned	1.60	-	1.60	3,811.89	-	3,811.89	-
501000 - Unrealized Gain/Loss	-	-	-	(20.01)	-	(20.01)	-
Total Other Income	1.60	-	1.60	3,791.88	-	3,791.88	-
Total Income	1,690.33	333.33	1,357.00	325,101.73	322,760.00	2,341.73	322,760.00
Operating Expense							
Fixed Expenses							
401000 - Fixed Expenses:401000 - Property Tax	-	-	-	5.60	10.00	4.40	10.00
401500 - Fixed Expenses:401500 - ACC Reporting	-	-	-	-	20.00	20.00	20.00
402000 - Fixed Expenses:402000 - Income Taxes - State/Federal	-	-	-	630.42	100.00	(530.42)	100.00
403000 - Fixed Expenses:403000 - Liability / D & O Insurance	273.00	1,500.00	1,227.00	5,817.00	18,000.00	12,183.00	18,000.00
Total Fixed Expenses	273.00	1,500.00	1,227.00	6,453.02	18,130.00	11,676.98	18,130.00
Pest Control							
420500 - Pest Control	-	-	-	1,170.00	-	(1,170.00)	-
Total Pest Control	-	-	-	1,170.00	-	(1,170.00)	-
Maintenance Expense							
430500 - Maintenance Expense:430500 - General Maintenance	-	250.00	250.00	2,283.80	3,000.00	716.20	3,000.00
430700 - Maintenance Expense:430700 - Retaining Walls	-	-	-	51,350.00	50,000.00	(1,350.00)	50,000.00
436000 - Maintenance Expense:436000 - Street & Arroyos Maintenance	-	-	-	100,227.64	-	(100,227.64)	-
Total Maintenance Expense	-	250.00	250.00	153,861.44	53,000.00	(100,861.44)	53,000.00
Landscaping Expense							
460500 - Landscaping Expense:460500 - Landscape Maintenance Contract	10,462.98	10,462.98	-	124,871.26	125,555.76	684.50	125,555.76
462500 - Landscaping Expense:462500 - Tree Maintenance	-	-	-	50,458.98	33,000.00	(17,458.98)	33,000.00
465500 - Landscaping Expense:465500 - Landscape Improvements	5,120.00	3,583.00	(1,537.00)	44,633.27	43,000.00	(1,633.27)	43,000.00
Total Landscaping Expense	15,582.98	14,045.98	(1,537.00)	219,963.51	201,555.76	(18,407.75)	201,555.76
Administrative Expense							

Green Valley Desert Hills No.2 INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
470500 - Administrative Expense:470500 - Accounting / Tax Preparation	-	-	-	600.00	750.00	150.00	750.00
471000 - Administrative Expense:471000 - Management Fees	1,668.33	1,668.33	-	19,666.80	20,020.00	353.20	20,020.00
471500 - Administrative Expense:471500 - Postage	2,199.70	272.00	(1,927.70)	6,506.41	5,500.00	(1,006.41)	5,500.00
473500 - Administrative Expense:473500 - Legal Expense	-	208.00	208.00	420.00	2,500.00	2,080.00	2,500.00
475100 - Bank Fees	-	-	-	61.95	-	(61.95)	-
477000 - Administrative Expense:477000 - Committee Expenses	-	-	-	71.50	200.00	128.50	200.00
477300 - Administrative Expense:477300 - GVC Membership	-	-	-	8,582.00	8,582.00	-	8,582.00
478600 - Administrative Expense:478600 - Neighborhood Watch	-	-	-	-	100.00	100.00	100.00
479000 - Administrative Expense:479000 - Miscellaneous	-	-	-	656.24	750.00	93.76	750.00
Total Administrative Expense	3,868.03	2,148.33	(1,719.70)	36,564.90	38,402.00	1,837.10	38,402.00
Total Expense	19,724.01	17,944.31	(1,779.70)	418,012.87	311,087.76	(106,925.11)	311,087.76
Operating Net Total	(18,033.68)	(17,610.98)	(422.70)	(92,911.14)	11,672.24	(104,583.38)	11,672.24
Net Total	(18,033.68)	(17,610.98)	(422.70)	(92,911.14)	11,672.24	(104,583.38)	11,672.24

JAN -OCT
ACTUAL 2025 BUDGET 2026 BUDGET

INCOME

Operating Income

3010 Owners Assessment	\$ 314,424.83	\$ 318,760.00	\$ 318,760.00
3020 Late Fees	\$ 2,004.40	\$ 1,000.00	\$ 1,500.00
3180 Interest Earned	\$ 2,631.55	\$ 3,000.00	\$ 3,000.00
SCHWAB INTEREST	\$ 3,809.79		\$ 1,000.00
OPERATING INCOME	\$ 322,870.57	\$ 322,760.00	\$ 324,260.00
UNREALIZED GAIN/LOSS	\$ (20.01)		
 TOTAL INCOME	 \$ 322,850.56	 \$ 322,760.00	 \$ 324,260.00

EXPENSES

Fixed Expenses

4010 Property Tax	\$ 5.60	\$ 10.00	\$ 10.00
4011 Reserve Transfers Rds			\$ 20,000.00
4015 ACC Reporting		\$ 20.00	\$ 20.00
4020 Income Tax St/Fed	\$ 630.42	\$ 100.00	\$ -
4030 Liability/D&O Insur	\$ 4,973.00	\$ 18,000.00	\$ 18,000.00
<u>Total Fixed Expense</u>	<u>\$ 5,609.02</u>	<u>\$ 18,130.00</u>	<u>\$ 38,030.00</u>

Maintenance Expense

4305 General Maintenance	\$ 1,573.80	\$ 3,000.00	\$ 5,000.00
4307 Retaining Walls	\$ 51,350.00	\$ 50,000.00	
4360 Street Maint & Signs	\$ 100,149.04	\$ 100,000.00	\$ 1,000.00
<u>4205 Pest Control</u>	<u>\$ 775.00</u>	<u>\$ 300.00</u>	<u>\$ 1,000.00</u>
Total Maintenance Expense	\$ 153,847.84	\$ 153,300.00	\$ 7,000.00

Landscaping Expenses

4605 Landscape Maint Cont	\$ 114,408.28	\$ 125,555.76	\$ 129,324.00
4625 Tree Maintenance	\$ 48,143.98	\$ 33,000.00	\$ 38,000.00
4655 Landscape Improv	\$ 39,513.27	\$ 43,000.00	\$ 52,000.00
		\$ -	
<u>Total Landscape Costs</u>	<u>\$ 202,065.53</u>	<u>\$ 201,555.76</u>	<u>\$ 219,324.00</u>

Administrative Expense

4705 Accounting Tax Prep	\$ 600.00	\$ 700.00	\$ 700.00
4710 Management Fees	\$ 16,330.14	\$ 20,020.00	\$ 30,000.00
4715 Postage	\$ 4,306.71	\$ 5,500.00	\$ 6,500.00
4720 Copies			

4722 Scanning				
4730 Statements				
4735 Legal Expense	\$ 420.00	\$ 2,500.00	\$ 2,500.00	
4745 Office Suppliss				
4755 Meeting expense				
4751 Bank Fees	\$ 61.95	\$ -		
4770 Committee Expense	\$ 71.50	\$ 200.00	\$ 200.00	
4733 GVC membership	\$ 8,582.00	\$ 8,582.00	\$ 8,582.00	
4780 Website Expense	\$ 635.69			
4786 Block Rep Program		\$ 400.00		
4790 Miscellaneous	\$ -	\$ 750.00	\$ 250.00	
4791 Storage				
<u>Total Adminisstrative Exp</u>	\$ 31,007.99	\$ 38,652.00	\$ 48,732.00	
TOTAL EXPENSES	\$ 392,530.38	\$ 411,637.76	\$ 313,086.00	
NET INCOME	\$ (69,679.82)	\$ (88,877.76)	\$ 11,174.00	
TRANSFER FROM SCHWAB	\$ 100,000.00			
TRANSFER FROM SAVINGS	\$ 15,000.00			
CARRY OVER FROM LAST YR	\$ 26,000.00			
TOTAL ADDITIONAL CASH	\$ 141,000.00			
CURRENT OPERATING CASH	\$ 96,803.67			

**Green Valley Desert Hills. No. 2 HOA
c/o Stellar Property Management, LLC
P.O. Box 18108
Tucson, AZ 85731
520-561-8497**

TO: All Association Homeowners

RE: Fair Housing Act

The Fair Housing Act Amendment of 1988 pertains to age discrimination and the provisions for age-restricted housing. Under these laws, homeowner associations are required to monitor age compliance of its members. Failure to comply with these laws could jeopardize the age-restricted status of the community. The Covenants, Conditions and Restrictions for your Association states that all units within the property shall be intended for occupancy by at least one person per household fifty-five (55) years of age or older and no minor (any person less than eighteen [18] years of age) shall reside in any unit for more than 30 days during any twelve (12) month period.

As required by the Fair Housing Act, please complete the form below and return to the above referenced address.

Thank you.

Tammy Censky, CMCA, AMS, PCAM
Community Manager
Stellar Property Management, LLC

(Please return lower portion)

FAIR HOUSING ACT STATEMENT OF COMPLIANCE

Association: **Green Valley Desert Hills No. 2** Lot # _____

Address: _____

I hereby certify that I am the owner of the above referenced dwelling, and that at least one of the occupants of this dwelling is fifty-five (55) years of age or older.

Date: _____ Signature _____

_____ Name (Please Print)

Email _____

Phone Number: _____