

Hidden Valley Homeowners' Association
Board of Directors Meeting
March 4, 2026

The meeting was called to order at 7:00 p.m. by Felix Gafner, President.

Other board members in attendance were: Kathy Bergan, Lee Alter, Mike Oliver, Norie Nelson, Carol Ellick, Richard Flores and Debbie Kornmiller. Allan Honda arrived at 7:28pm. Also in attendance was Cathy Negelspach. Absent were: Ilene Oliver, Kelly Relich, Mary Ann Jacobs, Ben Jacobs, Amber Leschak, Paul Leshak and Donna Fullerton.

Secretary – Mike Oliver (for absent Ilene Oliver)

Minutes of the February 4, 2026 Board Meeting were approved as revised. We confirmed that the next meeting is at the Nickles-Larkin home on April 1, 2026, followed by the Annual meeting on May 6th at the Oliver home. We need to start getting sign ups for next year.

Treasurer’s Report – Kathy Bergan

HV HOA Treasurer's Report - Presented to HV HOA BOD 03/04/2026

Report covers February 2026: New Income, Expenses, & Liquid Asset Total

Report based on account statements

			Balances/Credits Gain/Loss
Fidelity	Balance Forward as of 02/01/2026	\$113,949.51	
	Fidelity Loss		-\$2,220.05
	Closing Balance 02/28/2026	\$111,729.46	
	*Investment 04/01/2018: \$44,402.30		
Bank of America	Balance Forward as of 02/01/2026	\$30,452.71	
	Deposits and other credits	\$62.55	
	Withdrawals and other debits	-\$725.64	
	Checks	\$0.00	
	Service fees	\$0.00	
	Closing Balance 02/28/2026	\$29,789.62	
	BA Checking Account Loss		-\$663.09
Bank of America - Credit Card Balance			-\$532.22
	Asset Value 02/01/2026	\$144,402.22	
	Asset Value 02/28/2026	\$141,519.08	
		-\$2,883.14	-\$2,883.14
Expenditures	Credit Card Debt New - Website Blue Host	\$532.22	
	Credit Card Debt Paid 02/02/26- Party Food, Google One, Printing & postage	\$725.64	
	Checks - None		

Kathy noted we had about a \$3000 loss this month, mostly based on the market. She also noted that income is low this time of year, because most renewals have already come in. Mike noted that the \$532.22 charge to BlueHost was actually for our Google Workspaces email accounts, which are administered through BlueHost, and not the actual website itself.

Wes Miller Park - Lee Alter

Lee noted that the park is in “Good shape”. There appear to be lots of visitors, including Lee himself. Dog poop is still an issue – some folks think they can just let their dogs run in the park. Dogs should be on a lease, and you are still responsible for cleaning up the poop from your own dog. Lee is still working on developing new signage for the park.

FireWise - Richard Flores

Richard reported two FireWise Inspections were done, for Felix and for Mike Early. He also noted that he has acquired a vest, a yellow hat and grabber bar for the young man cleaning up Sabino Canyon Road, and he is working to make contact to present them to him. Firewise Certification should be coming through for us soon.

Membership - Mike Oliver for Donna Fullerton

Mike reported that we have 163 members. Cathy Negelspach said she thinks she still needs to pay. Mike said he would look that up and check, but he put in the wrong information and told her she had paid. [He was mistaken and afterward wrote to explain that yes, she still needs to pay.]

Social Events - Carol Ellick

Social Committee Notes

HOA Meeting
March 4, 2026

Recent Social Events:

The most recent HOA social activity was the Saturday evening social. The event was held this past Saturday at the home of Linda Maddux and Pete Cinquemani. 16 neighbors attended the event.

There were loads of wonderful snacks including appetizers and desserts. Linda and Pete provided plates, glasses, and flatware and Pete made a crockpot-full of delicious meatballs.

This was the first event where we tried out the new lanyards and nametags. People liked them and wore them, even though most everyone has known each other for years.

Puzzle Exchange

The Jigsaw Puzzle Exchange box is overflowing! There are so many puzzles that I've encouraged people to try one to start off, without a contribution. We now have a couple of regular puzzlers who



visit about every one or two weeks. Rich has offered to curate some of the seasonal puzzles, like the Christmas puzzles until the next holiday season. The most recent announcement brought a new neighbor to join the exchange.

Social Committee Open Meeting

The Social Committee is hosting an open meeting on Sunday, March 8, 2026, from 2:00-3:00pm, at the home of Carol Ellick and Joe Watkins, 8245 E. Sandstone Dr. This meeting is open to all HOA members.

The goals are to:

- Brainstorm ideas for future neighborhood social activities and events.
- Attract new Committee members, and
- Find individuals to sponsor events.

Light refreshments will be served.

Social Event Dates

I believe it was during the last meeting that Mike suggested a calendar of events be posted on the website. I think this would be a great idea. As a new member of the Board, I don't have any idea when the events will be taking place. For example, there seems to already be a list that the Board created before I came on Board, but I don't have that information and it isn't on the website.

We should have one place where we can list committee meetings, board meetings, and social events, and particularly, the spring and fall picnic dates.

Mike noted that the Board Meetings Schedule is listed already under the "About Us" section on the website, but he also said it is time for us to be settling a 2026-27 Board Meeting Schedule.

We then discussed our planned events for the next year. In particular, nearing are the Spring Dumpster days and the Spring Picnic at the park. We selected the 18th of April for the Spring Picnic, and Lee settled on the 13th through the 23rd of March for the Spring Dumpster Days. Mike will post notices about these to the website and more information will follow. We will also work to settle dates for the Fall Picnic, Fall Dumpster Days, the Holiday Party and as many other events as we can determine, like Saturday Night Socials, Game Days, and Meet on the Street. Target dates may have to change as plans consolidate.

Neighborhood Watch - Felix Gafner for Amber and Paul Leschak

Felix read Amber's emailed report:

A woman called and left a voicemail about a young man speeding in the neighborhood around Moonstone + Rawhide, concerned for the kids/bus stop in that area. We put a notice out on the website, which is below. I've also called the neighbor who called and notified her that we posted about it on the website. I also asked her to notify us if she discovers any further information (license plate, residence, etc) so we can update/follow-up more meaningfully.

The following notice was posted on our website on 2/26/26 and I believe was emailed out a day or two after? I'm sure Mike can confirm actual dates if needed:

Community Safety Notice: Speeding Concern on Moonstone & Rawhide

We received a report from a neighbor regarding a recent speeding incident in the area of Moonstone and Rawhide.

A white Mercedes driven by a teenage male, was observed traveling at a very high rate of speed, well above what's typical for the neighborhood down Moonstone before turning left onto Rawhide, with tires screeching during the turn. The reporting neighbor noted this is part of a broader pattern of frequent speeding in the area, particularly near Rawhide and Siesta. An account from another neighbor of a similar white sedan was recalled with a UofA football emblem on the back.

This behavior is raising safety concerns for residents, especially families with children. Some neighbors have shared that they no longer feel comfortable allowing their kids to walk home from the bus stop due to speeding vehicles.

We want to keep our neighborhood safe, walkable, and family-friendly, and situations like this deserve our collective attention.

What You Can Do

- **Stay alert and aware** when walking, biking, or driving in the neighborhood. Remember that if you are walking/running/biking in the dark, please use lights in the front and the back and or reflective stripes/vests. It's not only about seeing but also being seen.
- **Talk with your family members**, especially teen drivers, about safe speeds and residential awareness
- **Report ongoing or dangerous driving behavior** to local non-emergency authorities when possible
- **Share helpful details** (vehicle description + license plate, time of day, patterns, etc) if you witness similar incidents
- **Connect with neighbors** to stay informed and support one another in keeping the area safe

Let's Work Together

If you have additional information about this situation or have noticed similar activity, please reach out to Neighborhood Watch so we can better understand patterns and take appropriate next steps.

Small actions and awareness from all of us can make a meaningful difference in keeping our neighborhood safe.

If anyone else at the meeting has additional information about this, or knows the house that the driver of the car resides at we can discuss further steps, but at this point, I believe we need more information and we've created as much awareness as we could with the information at hand.

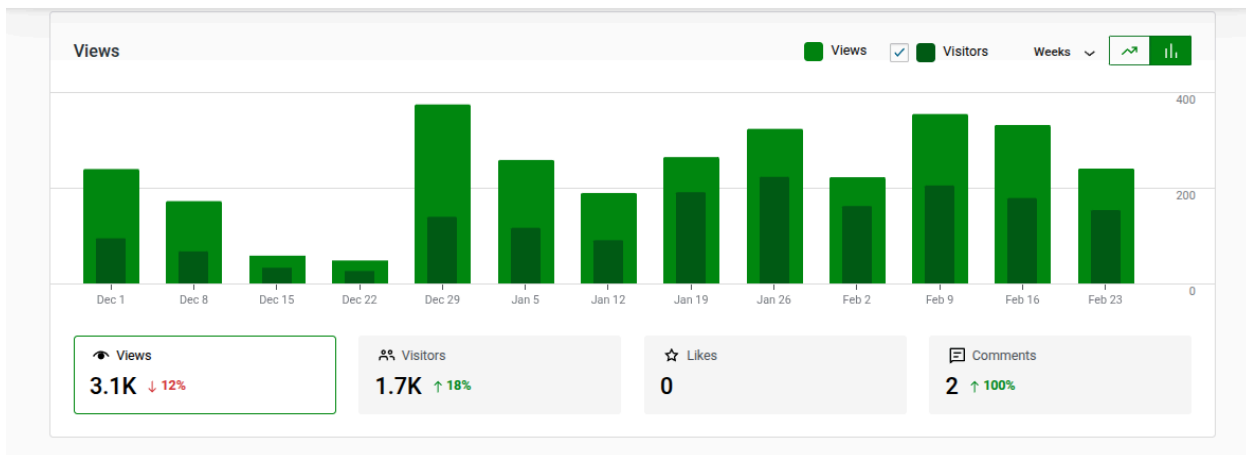
Website and Data Management - Mike Oliver

Mike discussed his considerations from last month on where to go next with the website. He had mentioned splitting to two websites, or removing the members-only portions, or leaving things as they are. The conclusion he arrived at was that we do not have enough information yet to make such a decision, so he will leave things as they are and work on simplifying how things work.

With no Board Meeting in January and no Webmaster's Report generated in February, this is the first report of 2026.. Web Traffic dropped over Christmas but remained strong through January and February, averaging over 70 page views per week.

Dec 1, 2025 - Mar 1, 2026

← → Dec 1, 2025 - Mar 1, 2026



Dec 1, 2025 - Mar 1, 2026

Most viewed	
Posts & pages	Views
Hidden Valley Homeowner's Association of Tucson, Inc.	386
A Warning: If you go down in the woods today...	135
Wes Miller Park Update	127
Login	98
NOTE: HV Cleanup now January 17th	90
Traffic Shift on Sunrise Drive	80
Speed Kills. Don't.	66
Wes Miller Park	65
A Clean Sweep through Hidden Valley	63
Feb 28: Saturday Night Social	61

Other Business - Felix Gafner

Norie reported that Mary Ann Jacobs has been hospitalized at TMC for 2 weeks. (No visitors, please. She can't talk.) Also, Len Poliandro passed away last Sunday after a hiking accident.

Debby requested assistance writing letters as she was requested to do last month. She needs to know addresses and names of the people and she wants to confirm the issues herself before writing. Norie and Felix both said they would help. Mike volunteered to provide any contact information he has, once she confirms these situations.

The meeting adjourned at 8:08 pm. Thanks to Kathy for having everyone over and providing refreshments during and after the meeting.

Respectfully submitted,
Mike Oliver, on behalf of Ilene Oliver, Secretary