

The Springs at Santa Rita Homeowners Association
President's Annual Report
January 21, 2023

It has been a very busy year. Besides my HOA duties, I had both knees replaced in August. Happy to say I am doing well with that. Sorry to say my golf score went up!

Rather than regurgitate what a typical work year looks like for me please go to our website for my previous report. Go to:

www.thespringshoa.org

Reports

2021 Annual Reports

So.....here are some things which were different and out of the ordinary in my functions for 2022:

- Worked with our attorneys, board, and residents to amend our CC&R's by voting on, approving, and recording with Pima County to establish a "capital reserve fee fund". Due to an AZ Supreme Court ruling not associated with our HOA, our fee fund has been temporarily placed in abeyance. We hope to activate it after the AZ Legislature clears up the issue via legislation. For more details see my May 2022 Board report which is on our website.
- Worked on issues relating to the July 16th hail/windstorm.
- Worked with our attorneys and ARC committee to shorten required resident response times and better define board actions to be taken in the event of noncompliance with our ARC requirements.
- Assisted with a hardware issue regarding internet access at our office.

Our community continues to thrive and advance forward. Always feel free to contact me with any questions or concerns by sending your request to me at hoa@thespringshoa.org

It is an honor and privilege to be of service to the residents of The Springs at Santa Rita.

My very best to all of you in 2023!

Brent Gordy

**Vice-President Annual Report to The Springs HOA
January 2023**

Accomplishments include:

- Successful recruitment of volunteers to head popular recurring community events starting in Fall 2022. They include monthly HOA Potlucks led by Kathy Szeto and HOA Happy Hours led by Jo Adams.
- Events to restart Spring 2023 include Picnics in Perry Park and annual community garage sale.
- Formed and worked on committee to collect and tally votes on the mailed ballot initiative for CC&R amendment to establish a “capital reserve fee fund.” CC&R amendment successfully passed through the community vote.
- Actively recruited and spoke with candidates for four available Board positions for 203
- Successful recruitment and slate of community members to fill openings.

Activities engaged in included:

- Attended monthly Board meetings, including special Board meetings
- Along with the HOA President, completed the annual evaluation and review of the Office Manager and Compliance Agent positions. Annual contracts were renewed.
- Submitted Chat articles with HOA news or announcements
- Picked up and disseminated annual Green Valley Community Directories
- Attended on 02/23/22 workshop presented by lawyers Goldschmidt and Shupe entitled, “The Ins and Outs of Governing Documents and Statutes in HOA Governance.”
- Ongoing work on renew the three-year waste disposal contract with Republic Services for the Springs community for 2023.

Respectfully Submitted,

Elvira Bayless

**The Springs at Santa Rita Homeowners Association
Architectural Review Committee
Annual Report for 2022**

- Alison Smith hired as Compliance Agent
- Reduced the time required to bring properties that are in violation of community documents into compliance. Landscaping from 31 to 21 days: Painting, Staining, & other Maintenance issues from 578 total days (365 initial notification/180 days second notification/30 days before additional fine for late payment) to 245 days: unless the violation poses an eminent danger for either, at which time the associations “Self Help” clause may be utilized.
- Initiated an email/post card campaign to notify homeowners of minor violations as a courtesy – the program has been most successful
- Added the Compliance Agent as an official member of the Architectural Review Committee
- Major monsoons and a hail storm created quite a lot of damage and initial non-compliance, most of which has been remediated
- There still remains a small number of landscaping issues primarily with a several part time and one full time residents
- There were 26 new requests for architectural improvement bringing the total to 45 during the year. Six (6) remain open
- Parking issues have been greatly reduced this year with a few major problems of RV’s and moving vans parking in front of neighbors’ homes and hooking up to utilities
- There are 20 painting, staining, or other maintenance violations that are over the initial 365 demand to remedy and the 2nd notice has been sent
- There are 277 violations with correction due dates in 2023 of which 182 are due in March and 95 should be remediated by September (the new process should greatly reduce the time that properties remain out of compliance)
- The compliance Agent handled quite a few minor violations of our governing/community documents with personal visits, phone calls, and emails

Complete and detailed report of violations may be accessed by contacting the HOA office.

Respectfully submitted,
Ted Boyett, Chairman
Architectural Review Committee

The Springs at Santa Rita Homeowners Association Grounds Annual Report - 2022

The following Springs residents make up our Grounds Crew. These members volunteer year after year, a few are new this year. Tom Becker, Dick Bierman, Vic Bignall, Lee Blahnik, Denny Dahl, Bob Fillion, Rick Fillion, John Frederickson, Brent Gordy, John Kangas, Don Kelly, Bob Simpkins, Rick Dow, Bruce Grieshaber, Dave Koch, Mark Koruga, Mike Mitchell, Dan Ridder, Gary Moe, Bob Muldoon, Dwain Winters, Mike Seipel (Greens), Ron Sills, Keith Smith, Bill Studer, Sharon Toborg, Dawn Weber, Dave Sandvig, George Anderson and Jim Owen. These Springs residents put in a combined 2100 Tuesday and Friday hours for 2022.

These hours don't take into account the numerous hours Mark, Lee and Jim put in to keep things going. Ron Sills does the mowing in the Nature Park. Sharon Toborg spends hours keeping the fountain going and keeping her eye on the Rio Fuerte wash. Dave Sandvig does a great job keeping the exercise areas in the Nature Park raked and weed free. Much of this is done during our hot summer hours.

Our Grounds Crew along with Felix, a local landscaping company, monitor and help maintain our 22 parks and 7 common areas which include the Nature Park, Nardos, Viva, and Blue Fox. Felix also hauls away a lot of our trimmings and weed control which saves us from having to chip up everything.

We will continue to remove cacti from some of our Parks to make them more manageable. We have considered replanting some of the areas with barrel cactus and other low growing plants. If anyone is interested in helping us with the planting or have some suggestions, please contact any of our Grounds crew members.

We have automated all of our irrigation systems and which has increased our water consumption. We are currently monitoring all of the systems to reduce leaks, eliminate watering of plants and trees that are well established and no longer need water. We also ask residents, as you walk around The Springs, to be aware of anything that doesn't look right. Standing water, water shooting up in the air, stressed plants, dead critters. Please contact Mark Koruga, Jim Owen or any Grounds volunteer so that we can address the situation.

Our Grounds Crew takes great pride in maintaining the Parks and common areas in The Springs and we appreciate all of the great comments thanking us for what we are doing and how good everything looks.

I want to thank our amazing Grounds volunteers for all the hard work they do every Tuesday and Friday and our crew welcomes new volunteers. Don't hesitate to come out and join us and see what we are all about. All the beautiful mosaic work on the benches is done by Judy Bierman. And again, please don't hesitate to contact us if something doesn't look right.

Respectfully Submitted
James Owen
Grounds Chair

2022 Annual Infrastructure Report

Our community is aging gracefully. The first homes built in the mid 90's. Our entrance gatehouse along with the tower approximately in the mid 80's. We have a little over 500,000 sq. ft. of streets and 16,000 lineal ft. of sidewalks. Along with our 1.1 mile nature trail and a work shed that houses our grounds equipment and some storage for the Springs. We also have some perimeter walls on our south and west facing property lines. All of these fall under our Infrastructure responsibilities. Our private streets are the biggest expense burden for our HOA.

This year we spent a little over \$240,000 in capital reserve spending to maintain our Infrastructure. This year's projects include, Phase 2 of our planned 4 phase paving project, crack filling on the nature trail, sidewalk repair on Wolf Run Rd., Repair and new water barrier for the gatehouse roof, painting of all the metal fencing and gates around the entrance, repair and paint on the east facing side of the tower due to storm damage, replacement of approx. 75% of street signs, replacement of fountain pump, a new LED light for our flagpole and 9 street lights were replaced with new LED lights.

Most of these items were of course contracted out. There are still many hours that go into looking after our infrastructure. Those that have assisted me in those tasks include Lee Blahnik, Bob Muldoon, Bill Perry, Bruce Grieshaber, Sharon Toborg, Don Kelly, Larry Urbine and Dick Bierman.

We are also very fortunate to have both a Capital Reserve Committee and Finance Committee that over sees our financial outlay with experience and expertise!

Respectively submitted,

Mark Koruga
Infrastructure Chair