

The Springs CHAT October 2020

The Springs at Santa Rita, 951 West Via Rio Fuerte, Green Valley, AZ 85614

Website: www.thespringshoa.org

HOA Phone: 520-648-1699 Chat Email: Thespringschat@gmail.com

In these strange and awkward times, it is important to keep up the communication as The Springs rises from the ashes of a dry and hot summer. Our former editor moved out of The Springs. So here goes - all the information the HOA Board would like you to know - without all the usual bells and whistles of a typical cheerful CHAT. Rebecca, your temporary editor

The Springs at Santa Rita HOA Compliance Agent WANTED

Several of the duties include:

1. *Reviews all architectural and design requests of homeowners & meets with homeowners to evaluate requests as necessary.*
2. *The agent conducts two maintenance and yard inspections of each lot annually with follow-up inspections on the lots that were in non-compliance with community standards.*
3. *Issues violation notices and maintain records of compliance and shares records of requests & non-compliance issues with the office manager.*
4. *Makes monthly reports to the ARC chairperson.*

Qualifications: *Works well with (at times difficult) people and in general has excellent interpersonal relationship skills, and good organizational, computer (Excel and Word) and record keeping skills.*

Compensation: *Approximately \$6,000 per year, paid quarterly. The compliance agent is an independent contractor position and not an employee of the HOA, and they must purchase their own \$1,000,000 personal liability insurance.*

Reports to: *The ARC chairperson and works closely with the office manager.*

Preferential treatment will go to homeowners or permanent residents of The Springs.

To apply: *Send a resume indicating your qualifications and contact information to Rebecca Keenan, HOA President and chairperson of the Personnel Committee at hoa@thespringshoa.org*

Application Deadline: *5 PM, Friday, November 20, 2020*

Contract start date: *January 1, 2021*

For more information: *Contact Ted Boyett, Chairperson ARC*

TBoy@stanfordalumni.org *1(401)649-0991*

Upcoming street repairs in the Springs

As if this year hasn't been challenging enough, we are preparing for more street projects this October. September saw us repairing sidewalks that were potential trip factors. We have more sidewalks to do next year but hopefully we were able to get the worst of the worst repaired with this year's budget. Next year we could possibly get the rest repaired. Many thanks to the homeowners that were displaced from their driveways during the week of repairs.

Asphalt repair will occur within the next two weeks at the intersection of Fonda and Cristal. They will be grinding off and filling back with new asphalt to address the problem of the asphalt breaking up. They have one repair spot on Del Heroe also. Both projects should have minimal impact on traffic with the exception that you might have to drive around the block to avoid the work crews.

Our next project is sealcoating which will impact all of us. The dates have not been set yet but will take place in October. Many of you have experienced this inconvenience in the past. We will be posting maps of our streets and the timeline for your street to receive the sealcoating. As in the past they accomplish this process by sealcoating half the street at a time allowing us to drive on the other half of the street while the seal coat side dries. Sunland Asphalt has done this many times here in the Springs and tries to minimize the impact as much as possible. It will take several days to sealcoat our streets and they ask us not to drive on the sealcoat for at least 24 hours. You can walk on it after about one hour, so if your car has to be parked away from your driveway for a day you can still make it to your car. The coating still remains soft for several days so they also ask not to make turns with your wheels stopped as to not scuff the coating. I would like to ask a favor of all that read the CHAT and check messages on our bulletin boards. Because some here in the Springs are not internet active and don't often read messages posted, can you reach out to anyone you might know to inform them of these upcoming maintenance projects? We will provide copies of all the information about street closures and anyone wanting some can contact me or Lee Blahnik for copies. I will also post the info on the bulletin boards and maybe tape some to the side of the mailboxes. It is crucial to get this info out to all of our residents.

Our main entrance and down Rio Via Fuerte to Golfista, along with Camino Del Heroe to Golden Lynx will not be impacted. These streets will get new asphalt in the Spring of next year and do not require sealcoating due to the upcoming new asphalt.

I would like to at this time address our streets in general. There are approximately 550,000 Sq. Ft. of roads within the Springs. The road surface ranges between 20 to 25 years old at this time. The life expectancy of an asphalt road is 25 to 30 years if the base was properly installed, and with proper maintenance they should last that long. We have completely rebuilt several of our streets over the years - Calle Pelotita last year and in 2013 Blue Fox, Fonda, Cristal, Viva and Placio. Some of these streets needed to have the base fortified due to the subpar standard of the original construction. Not all of our streets fall in this category but we need to evaluate them as they age. In 2004 a capital reserve study was done to evaluate our reserve funds as to the need to repair these streets as they age. In the study they noted that "if" our streets were built to proper standard we would look at replacing them in the year 2029 at a cost of approx. \$1,000,000. Because we have already replaced some, and because we are looking at using a product called "Green Asphalt" to extend the life of our streets, we will probably not see an immediate impact on our capital reserve funds. I would like to note at this time the efforts of all those that have served and now serve on the capital reserve committee to plan for and save for our needs within The Springs. They all have really looked out for what is best for our community with as little impact as possible to our annual dues.

**Regards, stay safe,
Mark Koruga
Chairman of Streets, Buildings and Infrastructure
The Springs at Santa Rita HOA
Contact me on email mtkoruga@gmail.com
or cell. # (425) 478-2050**

RESIDENTS OF THE SPRINGS HOA:



Sunland Asphalt has been contracted to perform a maintenance project in your area. The project is explained below.

REMOVE AND REPLACE (R&R) REPAIRS. In this operation the perimeter of the damaged area is saw cut. The old asphalt is removed, the base prepared, and hot mix asphalt is laid in the hole then raked and rolled flush to the surrounding surface. Traffic control barricades will be put in place. If you must have access around the operation ask the crew foreman, and he will help you get where you need to go. The saw cutting is scheduled to be done on October 13th with patching to follow on the 14th.

A FEW OTHER THINGS OF NOTE:

Do not park where work will be performed or where it blocks traffic. Keep children and pets away from the construction for their own safety.

Asphalt repairs work cannot be performed in the rain or extreme temperatures. If any rescheduling needs to be done, you will be notified.

We understand there may be some inconvenience involved in this project, but if we work



together we can keep it to a minimum and come out with excellent results.

Today there was a note from Polly & Bob Worth asking that we let everyone know that the HOA Happy Hours are cancelled for The Springs until further notice.



PLEASE JOIN US FOR

THE HALLOWEEN PET PARADE

HUMAN AND PET COSTUMES
ENCOURAGED

WHEN: OCTOBER 31, 8:00 AM

WHERE: MEET AT THE SPRINGS LOWER
PARKING LOT (you'll see us)

ROUTE: FUERTE TO RAMBLES TO
PELOTTITA TO GOLFISTA

MASK REQUIRED, PLEASE

ATTENTION

We need a new CHAT editor. This volunteer job allows you to be creative, informative, artsy, honest, funny and timely. The CHAT is typically published monthly from September through May. It contains important Board information, social announcements, opportunities to volunteer, local lore, photography, changes to scheduled activities and much more. This is an important part of our community and the Board would like to see it continue. Please send your information and questions to Brent Gordy, Vice President, at the HOA email hoa@thespringshoa.org. Thanks!

NEW HOME SALES 2020

3733 S. Camino Comica Curtis & Patricia Thompson New London, MN
3781 S. Avenida del Encino Doug & Johnene Deasy Green Valley, AZ
812 W. Puma Peak Rd Richard & Debra Fillion Green Valley, AZ
701 W. Calle de la Pelotita Heidi Youssef Green Valley, AZ
3725 S. Camino del Golfista Doug Schaffer & Kathy Storm Big Stone City, SD
3755 S. Camino del Golfista Nancy Leonard & David Maier Waldport, OR
3664 S. Paseo de los Nardos Thomas DeToma Tucson, AZ
3773 S. Calle Rambles Deborah Flickinger Walsenburg, CO
880 W. Calle de la Pelotita James Fiegel Green Valley, AZ
973 W. Via del Placio Mary Susan Agan Knoxville, IA
3665 S. Avenida de Encino Lynn Powell Lake Oswego, OR
3778 S. Camino del Golfista Gerald & Rita Ann Dalzell La Crosse, WI
3665 S. Paseo de los Nardos OfferPad, LLC Chandler, AZ
3725 S. Avenida de los Solmos Carl & Sue Olsen Bozeman, MT
3809 S. Avenida de Encino Friedburg & John Schilling Ladysmith, BC, Canada
3958 S. Camino del Heroe Victor Frankfather Tucson, AZ
3645 S. Avenida de Encino Don & Nancy Kelly Green Valley, AZ
3925 S. Camino del Golfista Michael & Karen Mitchell OldForge, NY
3747 S. Avenida de los Solmos Pamela Wright Las Vegas, NV
3965 S. Via de Cristal Loretta Wyland Green Valley, AZ
962 W. Via de la Fonda Donald Berk Seattle, WA
3795 S. Avenida de los Solmos Dale Pryor Tucson, AZ
3665 S. Paseo de los Nardos Christine Manion Tucson, AZ
678 W. Calle de la Pelotita Robert & Maureen Doyle Wheaton, IL
760 W. Calle de la Pelotita Laurel Dean Pebble Beach, CA
3715 S. Paseo de los Nardos Les Santangelo Laguna Woods, CA
731 W. Calle de la Pelotita Randall & Susan Dennis Greenfield, IN
3796 S. Calle Rambles Fernando Miranda & Matilda Hernandez - San Carlos, MX
3813 S. Avenida de los Solmos Terry & Chic Rementeria Green Valley, AZ
4034 S. Via De Cristal Gerald Johnson & Gale Rice Tucson, AZ
4161 S. Wolf Run Bob & Jackie Swenson Green Valley, AZ
3785 S. Camino Del Golfista Robert & Linda Krause Manistee, MI
3716 S. Paseo de los Nardos Edward Duthaler & Lorraine Mihalik Sahuarita, AZ
3877 S. Camino del Golfista Jubilee Holdings Grand Rapids, MI
997 W. Via de la Fonda Eric Kohnen & Mary Dow Green Valley, AZ
3633 S. Paseo de los Nardos Thomas & Carole Daniel Green Valley, AZ

A letter to The Springs.....

As we are beginning to discover, infrastructure and property start to fail and need attention sooner rather than later. Whether it is our own personal property or areas of the community, expensive repairs are not welcome. Street signs and sidewalks need to be replaced, street surfaces need to be maintained, and common areas need to be maintained.

- 1. For the last 2-3 years the HOA has gradually been replacing all the faded street signs which has been a welcome improvement. They have also been repairing sidewalks as the need arises.*
- 2. The HOA has been diligent about maintaining a good street surface with resealing when necessary to maintain appearance and function.*
- 3. The HOA has been responsible for maintaining a quality landscaping company to do basic maintenance on the many common areas we have over the entire complex of the Springs.*

As a property owner (and year round resident) the time has come to face the facts. Stucco and roofs are needing more repair; our yards are becoming overgrown and shabby; masonry walls need attention. We have reached the point where more and more expensive repairs are needed. This sad fact applies to our community as well as our personal property.

When the water mains needed repair this summer, the water company arrived. They made their repairs, they patched the street surfaces and went on their way. As witnessing the breakdown of patches made at the intersection of Via de Crystal and Via de la Fonda, these patches do not hold up well over time. The HOA has been working on the problem for some time but it is not simple (\$\$\$\$). Will we have something of the same in the future at the two locations on West Blue Fox Road where similar repairs were just completed? Undoubtedly. We are past the point of simple sealing. We need to address the amount of heavy traffic on our streets (perhaps one garbage pickup and one recycling pickup a week should be reconsidered as a first step). As we saw with the repair of West Calle de la Pelotita (\$\$\$\$\$), we can be assured the future will not be cheap.

Our common areas have been overrun with rampant growth of the prickly pear cacti, cholla of various kinds, and general desert growth. This is to be expected as it all is in the desert survivor category. It is in need of so much more than basic upkeep. We have been so extremely fortunate to have an outstanding volunteer grounds crew that does a tremendous amount of cleanup both when the winter visitors are here and the

faithful few who keep going even in the summer months. They have been tackling the common areas this summer, one at a time. This dedicated group have saved the HOA (and thus all residents of the Springs) thousands of dollars every year.

As a daily dog walker, I travel over our community streets and see needs on every street. If we want our community to remain one of the most desirable areas in which to live here in Green Valley, it is going to cost us. As a homeowner, I am as interested as the next person in keeping our HOA dues down, but I see no recourse other than a raise in yearly dues. I don't like it any more than you do, but we have to face the reality of the situation.

It's time to bite the bullet.

Lynette Mowrer

Resident of The Springs

NOTICE OF THE SPRINGS H.O.A. BOARD MEMBER OPENINGS

We will have 4 board members whose two-year terms expire in January, 2021 (at the time of the annual meeting). If you desire to serve on our board please go to this internet link, http://www.thespringshoa.org/pdf/info/Nomination_Volunteer%20Letter_2019.pdf

fill in the details, and then provide a brief, half page description regarding your interest in the board and other pertinent biographical details about yourself. You can email it to me at

hoa@thespringshoa.org

or put a printed version of it to my attention in our HOA mailbox on the north side of the entryway/office no later than December 15, 2020.

To communicate any questions about this please email me. If you do not have a computer or email access leave a note including your mailing address and phone number to my attention in our HOA mailbox on the north side of the entryway/office that you are interested in being on the board. Please do so no later than December 5, 2020. Then, I will print out and deliver the form to you and it should be filled out and returned to our HOA mailbox no later than December 15, 2020.

We welcome and encourage your interest in serving on the board!

Brent Gordy, Vice President of The Springs HOA

*Stay safe, follow Arizona's recommended guidelines for COVID-19,
and we look forward to seeing you all soon.
All meetings will be zoomed through December 2020.*

The CHAT is a newsletter by and for the residents of The Springs at Santa Rita.



The end