

The Springs at Santa Rita HOA Annual Reports

January 21, 2011 – Annual Meeting

President's Report

The Springs HOA ended 2010 in excellent financial condition well under the projected 2010 budget estimate is the good news. A \$15.00 raise in membership dues to maintain the level of the annual deposit to the Reserve Fund is the bad news.

Reserve Fund expenditures last year included Gatehouse stucco repairs, painting and trimming and sealing the rafters in addition to refurbishing Park 9 with heavier gravel. The Streets and Building Committee continues to seek proactive remedies that are expected to extend the useful life of both the streets and buildings. In 2011 *Association Reserves Arizona, LLC* will review and update the projection in the Reserve Fund plans.

The Board further defined the duties of the Finance Committee that is charged with the oversight of all the HOA's financial records. The new treasurer will take over a straight forward and simplified record keeping system as suggested by the CPA audit several years ago. Since our HOA is staffed, with the exception of our part-time office manager, by member volunteers the board's philosophy has been to simplify as many jobs as possible. Financial records keeping and the website management are two of the areas where changes and updating have been made so that a knowledgeable volunteer who is not a techie can easily do the job. We want to make it easy and fun to be a volunteer.

The members of the Board of Directors were between a rock and a hard spot over the decision to support the ARC enforcements efforts vs a home owner. Although not the outcome that was hoped for, the decision to proceed was made in what collectively they thought was in the best interests of the HOA. Because of this action in 2011 one agenda item will be the formation of an AD HOC committee to work with the ARC to review, update and suggest to the Board of Directors appropriate changes to ARC policies and procedures that would improve fulfilling the charges given to the ARC by our CC&Rs.. This is to assure that properties add and do not detract from maintaining high property values.

Completion of the Frontage Road work is expected to be in just a few weeks. The Grounds Committee has already undertaken clearing the area adjacent to the road south of the gatehouse. Plans are in progress to gravel along the outside wall to the north, add some planting and refurbish both the fountain and area around the gatehouse.

Tucson Electric Power's representative advised The Springs that bids are currently being accepted for the new substation facility located adjacent to and south of the Nature Trail path. The actual construction will begin in February or March and will be finished by late summer.

The Santa Rita Springs Masters Association composed of the HOAs bordering the Frontage Road could not legally find a way to dissolve its organization. This year \$4.50 of your dues went to support the maintenance of the golf cart path, cover liability insurance and pay the electric bills for the street lights at the Calle Torres Blancas intersection.

Please pick up your copy of the newly revised and up-to-date Springs Policy Handbook. Another goal for the board is to publish a quarterly newsletter to improve member communication.

There will be an opportunity at the annual meeting for homeowners to volunteer to work on a number of committees. Please consider what skills or talents you might be able to share with the HOA. It is hoped even part-times will consider spending a few hours to work with the HOA. It is an opportunity to get to know more of your neighbors, help improve the HOA and provide a financial boost.

Kaye Gray, President

VICE PRESIDENT'S REPORT

The 2010 year as Vice President of The Springs, has been an eye opener and has included many lessons learned. My fellow board members have been excellent mentors, helping me understand the rules that regulate the Homeowner Associations in the State of Arizona. The commitment of the Board to promote our community and protect the beauty of our surroundings is evident. I look forward to serving another year to continue that endeavor. Our plans include efforts to improve communication with our homeowners, an important issue voiced by many residents.

Recently the Board voted to reduce its size from nine (9) directors to seven (7). Today we will be voting fill three (3) vacancies for the 2011 Board. We have seven candidates; Incumbent Lance Johnson, Howard Bryan, Susan Olsen, Jim Owen, Sandie Stone, Paul Walter, and Bruce Wamsley. The Ballot Committee is comprised of Diane Serek, Chair, and Marian Engle and Mary Yager.

The Springs has rejoined the Green Valley Coordinating Council, the governing body of the Green Valley community. The intent is that we have strong representation in order to bring our concerns and voice to the Council.

Discussions have taken place with the Green Valley Fire Department, Sheriff's Department and the Manager of Torres Blancas Golf Course to determine an emergency egress in the event of an emergency resulting in a closure of our only exit, the front gate. We have identified four (4) exits **for emergency use** which will not damage the surrounding golf course property. Maps will be distributed to identify the routes. In March, the Community Emergency Response Team (CERT) will conduct a drill simulating an emergency. It will be carried out in the southeast portion of The Springs.

The date for our yearly garage sale is March 5th 2011. We are in need of someone to take over the duties of organizing the event. We have excellent notes on the past sales which will help tremendously.

Now, last, but certainly not least, volunteers are the driving force in our community. Sally and Howard Bryan are no longer able to host the potluck dinners. We are looking for an individual or a group to step in and take the reins. Please contact me or send a note to our HOA office if you are able to assume the role of this wonderful social function or the organizing of the popular garage sale. Additionally, many of our committees will be looking for new volunteers. The Architectural Committee, the Grounds Committee; pick one and sign up.

Phillis Hiraga, Vice President

GROUNDS COMMITTEE

The Springs Grounds Committee, consisting of Lance Johnson (chair), Richard Olsen, and Mike Dant, make the following report regarding work done in 2010 and planned work for 2011.

Landscaping and weed control contracts

We are very pleased with the work done by Hot Desert Landscaping and Weedbusters during the past few years and we are happy to report that we have renewed both contracts for 2011 at rates equal to 2010.

Perry Park

In the past, resident feedback indicated that more work needed to be done in Perry Park on an ongoing basis. Accordingly, we directed Hot Desert to focus their attention on Perry Park this past summer and to over-seed it with winter rye grass in November. Their efforts are apparent, as Perry Park looks great, but the additional effort there has led to some neglect in other parks. Consequently, we will have Hot Desert scale back on Perry Park hours in 2011, but continue to focus on keeping the grass healthy. Some mesquite beans and leaves will be tolerated.

Parks 15, 17 18

As reported last year, new landscaping work has begun on Common Areas 15, 17 and 18 located along Encino and Rambles. The three-year plan calls for plantings of cacti, agave, yucca and ocotillo (no trees or tall shrubs). In 2009, volunteers, with the help of our landscaper, prepared the parks by creating several small berms and decorative "washes". In 2010, the berm work was completed and volunteers planted 25 to 30 new plants in each of the three parks. The plantings have done well overall and look healthy. For 2011, we will again ask volunteers to help plant another 25 to 30 plants in each park and supply temporary water as needed. Looking ahead, the plan calls for an assessment at the beginning of 2012 to determine if more plants are desired.

Common Area 9

Common Area 9, bounded by Heroe, Golden Lynx and Fonda, was refurbished in 2010 with new gravel and rip-rap. This major project was planned over the past several years and a reserve account had been set up to cover the \$15,000 cost. We are happy to report that the project was completed within budget and in a timely manner.

Fountain

As reported earlier, the front fountain has been out of service since the water pump failed at the end of 2009. At that time, it was decided to wait until frontage road construction was completed before servicing the fountain as it was feared that dust and debris would foul it. Work has been further delayed due to the freezing weather but several volunteer experts are now prepared to put in a new pump and get the fountain back in operation. Volunteers are still sought to help clean the basin and dig a drainage ditch.

Frontage Road

Now that the frontage road construction is nearly completed we are planning to refurbish the front entrance area and the area along the frontage road, running north from the front entrance. Funds have been approved to gravel and the area and make some desert plantings. Since this area is now a drainage system for the frontage road, state permits are required before we can begin. We have applied for these permits. Also, for residents along Nardos who will now be exposed to increased traffic noises, we have a budget for additional trees and other buffering plants.

Via Rio Fuerte Wash

Many people have noticed the large area of erosion at the west end of the Via Rio Fuerte wash (near the frontage road). The erosion occurred during our summer monsoons and is partly due to extra run-off from the frontage construction. We have contacted Pima County and they have agreed to repair the erosion as part of the frontage road completion clean-up. This is good news for The Springs as the cost to repair the damage will run to thousands of dollars.

Via Rio Fuerte

The area on the north side of Via Rio Fuerte, just inside of the front entrance will be refurbished in 2011 with new gravel and plantings of cacti, replacing the juniper hedge that was recently removed.

Nature Park wash

Remedial work is planned for the small wash that runs from Wolf Run to the nature park. At present, the nature park pathway tends to be inundated with water and sand whenever it rains.

Adopt a Park

This year, we'd like to try having volunteers "adopt a park". If we can find interested volunteers, we'd like them to keep an eye on a park, perhaps pick up litter, sweep gravel off the sidewalks and let us know if the park needs attention. Please let someone on the committee know if you're interested in this volunteer opportunity.

Volunteers

As always, our Grounds volunteers have made a huge difference in the way our common areas look. We'd like to extend our gratitude to the many dedicated volunteers who take on the big projects and also those who are daily tending to smaller details. THANK YOU.

Lance Johnson, Chair

ARC COMMITTEE

The Architectural Review Committee has been very active this year with more than 294 interactions with our homeowners. We would like to take this opportunity to thank all our neighbors for their positive and timely responses to our painting and yard cleanup requests. Because of you and all our neighbors The Springs at Santa Rita is one of the best looking communities in Green Valley.

New Activities Approved

27 New construction projects

Enforcement Activities

One litigation lost in court.

Non-Compliance Activities Completed

111 Weed and sidewalk overhang notices issued: 106 Completed

141 Painting and other requests issued: 90 Completed and 51 to be completed in 2011

We continue the policy to reply to every homeowner regardless of how they contact us.

I would also personally like to thank the ARC committee members who donated countless hours for the betterment of our community: Neysa Dickey, Director; Judith Bouzoun, Michael Larkin, Mike Kearns, and Ron Shaffer.

Gene McGaughey, Chair

STREETS COMMITTEE

Summary

This unit of the HOA operated \$10,000 under the forecasted expenses for several reasons.

- The refurbishing of the entrance structure and wall (stucco repair, beam trimming, and painting) was accomplished at a cost more than \$3,000 less than anticipated.
- Electricity expenses were \$4,000 lower than anticipated.
- Sidewalk maintenance was deferred
- Minor street maintenance was deferred

Streets

The HOA solicited bids from six Tucson contractors for Crack Seal maintenance late this summer resulting in five responses. Crack Seal maintenance targets those cracks one-quarter inch and larger. The purpose is to minimize the amount of water that gets into the aggregate base. Two of the contractors included comments that some areas of our streets required more than crack seal if the HOA was to get maximum benefit from its maintenance dollars. I have asked the prior Streets Chairpersons to serve as a committee to review this issue and develop a consensus as to the best course of action for the HOA. The work will be completed in the first quarter of 2011.

Sidewalks

There are numerous areas where sections of our sidewalks/wedge curbs have shifted, resulting in uneven walking surfaces. You may have noted the yellow paint highlighting such problem areas. The conventional method of repair is to cut/break-out the raised portion and pour new concrete. We have had discussions with one of the local contractors regarding grinding the raised surfaces to eliminate the hazard. This should prove to be less costly and result in less interference with our walkers. That work will commence shortly.

Walking Path

The walking path through the desert common area is a source of continuing concern for some of our homeowners. There are more than 131 cracks (yes, someone counted them for me) which are a normal occurrence in asphalt laid on an unprepared base. In soliciting the street maintenance, the HOA requested the contractors to survey the walking path and offer suggestions/costs for dealing with the cracks.

Entrance Structure

The entrance structure is about twenty years old and despite a major paint/repair effort in 2005, it was obviously in need of further repair and repainting. Bids were solicited and Blue Coyote Painting was ultimately selected based upon their commitment to address the stucco repairs and coating with premium materials and warranty the work for five years. A local contractor was selected to remove that portion of the beams that extended beyond the roofline as there was no cost feasible solution to long term maintenance beams. HOA volunteers provided traffic control during the week-long activity.

Maintenance Building

Termites were discovered in the maintenance building and have been treated. No damage has resulted and our HOA volunteers are alerted and observant.

Utilities

The principal expense are streetlights. The HOA has had unnecessary meters removed by TEP. While TEP offered assurance that there is no rate increase for 2011, we are watching the rate setting agency's activities as there are numerous solar and other subsidies planned for 2012 and beyond. In this coming year, the HOA will invite the Phillips representatives to survey our facility and determine if there is a favorable cost/benefit to switching to LED streetlights. The HOA appreciates the volunteers' notification of streetlights out.

Joe Barton
Streets, Structures & Utilities Chair

NEIGHBORHOOD WATCH

The Neighborhood Watch program was formed to help law enforcement fight crime, but I think it has an additional dimension in senior developments.

Here in The Springs the block captains helped find care for a cat in one situation and dogs in another when their owners had emergency trips to hospitals. They also notified the families. They deliver telephone books and save the Homeowners Association postage by hand delivering information from the HOA.

Joe Barton installed a Neighborhood Watch sign at our entrance.

I would like to thank all of the volunteers who have willingly taken on all these extra jobs. We could always use more, so please call me at 625-8565.

Carol Schmelz, Chair