Another year has absolutely flown by. I believe that I can speak on behalf of the Board and the many volunteers when I say it was a very active year. Of the projects which were completed this year, the street resealing and repair was the biggest. I want to thank all of the residents for their patience during the project. It went very smoothly and the streets look great.

This year we reinstituted the newsletter called “The Springs Chat”. It is emailed to all homeowners and can be found on the website HOA@thesprings.org under newsletter. We also post it on the bulletin boards for those who don’t have access to email. It has been a great success. If you have items or stories that you would like to see included email them to springschat@gmail.com.

We most recently sent out an email to all homeowners in regards to the pigeon population in our HOA. I don’t mean to belabor the concern, but for those who have not received the email or read about it in The Springs Chat, we urge everyone to discontinue feeding birds. The primary control method recommended by the Humane Society is to "Stop Feeding the Pigeons" both intentionally and unintentionally. Many of us still have bird feeders in our yards. Perhaps pigeons don't frequent your feeder but they will feed on the seed dropped on the ground by other birds. Bird feed that drops to the ground also attracts mice and rats, which can attract snakes.

Feeding is addressed in The Springs CC&R's 10. 3.7: "There shall be no feeding, capturing, trapping, or killing of wildlife within the Property, except in circumstances posing an imminent threat to the safety of persons using the Property." Your cooperation and concern is welcomed.

The Board spent many hours reviewing the budget for the upcoming year and for future years. At the Board meeting in October alone, we spent over three hours going over each expenditure as well as the reserve components for long term capital projects. At the November meeting after reviewing the Finance Committee recommendations and options, it was determined that it is necessary to increase the dues by $20 this year in order to maintain a healthy financial status.

With all that said we wish you all a very happy and safe holiday season and look forward to your attendance at the annual meeting January 18, 2014 at 3:00pm in the Anza Room at the Springs Recreation Center.

Sandie Stone, President
Easements:
In 2013, our HOA had several opportunities to deal with easement requests from various utility companies and developers. These included TEP, COX Communications, Farmer’s Water Company and the developer of the proposed hospital. An Easement Review Committee consisting of Cal Danhoff, Paula Reuter, Lance Johnson and Howard Bryan spent many hours reviewing requests, generating proposals and negotiating remediation terms which would be in the best interests of our community. Some of the benefits to The Springs resulting from this effort include protection of the existing privacy wall along the South end of Cristal, a new gravel utility road from the SW access gate to the gate near the Maintenance Building, new plantings at the top of the berm along the utility road plus funding to help build a new block privacy wall extension on the HOA property line south of Blue Fox.

Food and Fun and Fellowship: Picnics in the Park – Nancy and Doug Crosby continued to do all the behind-the-scenes work so we could enjoy our afternoon picnics in Perry Park from January to April.

Meet n Greets – Yvonne and Scott Denzer continued to serve as our hosts as we gathered monthly on “The Deck” to sip, sun and swap more than a few yarns with neighbors and visitors.

Monthly Potlucks – Susan Baker hosted the Pot Luck dinners all year long and we appreciated her fine work running that event. We were treated to several informative programs and presentations including the Master Plan for the Historic Canoa Ranch, one of Ernie Cox’s amazing slide shows, a Christmas song fest led by our resident troubadour, Mike Kearns, and an overview of the many services provided by the Green Valley Fire Department. Thanks again to Suzy.

Annual Community Events: The Springs Garage Sale – 29 homes participated in this year’s sale on February 23rd. Juanita and Jay Kaufmann, the event coordinators, handed out over 250 maps. Though the published starting time was 8:00am, people came early and by 9:00am, most of the shoppers had arrived.

Volunteer Recognition Picnic: On April 6th, in Perry Park, we recognized the nearly 80 energetic volunteers who contribute their time and amazing talents to make our community one of the most attractive and effectively run in Green Valley.

Elections: There are four open positions on the HOA Board in 2014 and we have four strong candidates. Three of the four are incumbents; Sandy Stone, Joe Barton and Steve Gilbert. New to the process is Roger Olson. A hearty “Thank you!” to all who have volunteered their time and expertise to serve on the Board as we strive to preserve, protect and enhance the property values in The Springs.

Howard Bryan
Vice President
The Springs at Santa Rita HOA
Grounds Committee Annual Report
January 18, 2014

Final contracts were completed and signed with Hot Desert Landscaping and Weed Busters.

Volunteers have been very busy cleaning out the Rio Fuerte Wash from the Nature Park trail all the way to the frontage road. Many days of work over several weeks by crews of 5 to 6 people were required for this job. GVR paid the cost of brush disposal by Hot Desert. Many other areas have been cleaned, trimmed, irrigated and taken care of by volunteers in the past year.

Hot Desert Landscaping has also been busy cleaning up several parks, removing debris, trimming, pruning and planting. They do great work!

The “big” projects for the last year include: (1) Installing new stones, erosion controls, and irrigation in all of Park 16 (the area behind homes on Los Nardos). (2) Completing the barrier wall between the TEP property and The Springs. (3) Installing large riprap for erosion control in the wash through Park 9. This work will be completed in early January 2014.

Projects planned for this winter include: (1) Trimming out the brush along the southwest entry path to the Nature Park. (2) Trimming back several old, overgrown, woody Texas Rangers so they will grow naturally into healthy younger bushes. (3) Pruning limbs that overhang yards and homes from trees growing on HOA property. (4) Treating all agave plants with disease prevention systemic. (5) Sealing and painting the approximately 1200-foot TEP barrier wall. This is a huge project, which will require finding either very skilled or dedicated volunteer spray painters, and renting equipment, or paying a professional painter about $7000. Personally, I think this job is more than volunteers can handle, and ask the board to approve competitive bidding.

Finally, a hearty thanks to all the grounds volunteers! It would cost tens of thousands to pay for the work they do. Sixteen grounds volunteers, plus the five grounds committee members, are listed by name on the HOA web site under “Boards and Committees”. Please thank them personally.

Norm TenBrink
Grounds Chair
The Springs at Santa Rita HOA
Streets, Buildings & Utilities Annual Report
January 18, 2014

Streets
The repair, replacement and maintenance work on the 500,000 sq. ft. of Springs streets was
done as planned and approved by the Board and explained in detail at the last meeting. The
total cost paid from the reserve fund was $350,150. Our streets are once again an asset that
helps to showcase the community.

Entry/Exit
The TOMAR Pre-emption gate actuator installed last year works to the benefit of all residents.
It enables fire and ambulance vehicles to activate our gate remotely so they do not have to stop
and enter the code. The fire crew that I spoke with at Station 153 (Abrego & Continental)
advised that their equipment is called to the Springs community after gate closure hours (10 PM
– 5 AM) an average of 2 to 3 times weekly.

The entry gate had always exhibited idiosyncratic performance. The mechanical components
are industrial strength. However the electronics had baked in the Arizona sun for nearly 20
years and...despite monthly inspection and testing...were prone to open...or worse yet...fail to
open... in response to the proper code signal. Bottom line...we replaced the electronics for
$3,000.

Buildings
The gatehouse structure will require some minor stucco and paint repairs in April or May. The
Maintenance Building was painted and the roof resealed with volunteer labor. All of our
Springs structures are beginning to show the effects of 15 – 20 years of Arizona sun. Stucco
cracks around doors and windows...around corners. Parapet caps and inside walls above the
roof line require closer inspection from a ladder. Exposed wood beams and poles crack, trap
moisture and rot. Paint fades. These same issues are applicable to our residential properties
and require our constant attention

Streetlights
A substantial number of residents have expressed dissatisfaction with the amount of light
entering their front windows. Most have requested that the HOA take some action to address
the issue. As a result, TEP has authorized their subcontractor, Southwest Energy, to work with
the HOA on a time available basis. The most recent trial light is on Golfista at Pelotita.

Joe Barton, Chair
520-0625-8482
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2013 was an eventful year for the Architectural Review Committee. 2013 was the first full year of activity by the Compliance Agent. ARC believes the Board’s decision in early 2012 to employ the Agent has resulted in noticeable positive changes in appearance within our community.

In 2013, the compliance agent performed two formal walkthroughs noting any painting and yard issues. At the end of the year there are still 8 outstanding yard issues and 61 outstanding painting issues. The Board has taken decisive measures to bring every home into compliance with our community standards and these efforts will continue in 2014. As our community ages, the challenges to keep up our community standards get tougher.

The Committee believes that the Compliance Agent concept continues to be very effective and recommends that the Board renew the contract with the CA for another year.

I wish to thank the members of the Committee who have served the HOA during 2013. These volunteers are Bernie Serek, Mike Kearns, Juanita Kauffman and Kaye Gray.

During 2013, there were 34 requests for home improvements. Of these, 28 have been completed and 6 are in progress.

Too many Painting, Staining and Repair projects remain in progress. There are also a few Yard issues outstanding. Most of these should be completed in the first half of 2014 but enforcement action will be required for a half dozen or so by the end of the year.

Steve Gilbert, Chair
Architectural Review Committee