

The Springs at Santa Rita HOA

President's Annual Report for 2018

My first year as Board president has been a good one, and also a learning experience. I admit that there was much I did not know when I started, but past presidents Sandie Stone, Howard Bryan and David Dethmers have all served as resources, and I thank them for that.

One of the pleasant characteristics of our Board is that they all work hard and work well together. My job is to encourage them, keep out of their way, and watch for bumps in the road. Each Board member as well as each of the Finance Committee folks has very important strengths and I thank them for that.

One of the informal jobs of the Board is to keep including new folks in our ranks. We have such a solid core of invested homeowners who volunteer regularly, but it is so important to welcome new blood and help them get involved. Ted, Lee, Roger, Brent and Jim have all been very successful in adding new people to our volunteer corps, and I thank them for that.

Directors each head up or act as liaison for one or more committees. Everything from light bulbs to stuffing envelopes, to garbage have some volunteer committee members keeping things in order. They quietly (or in the case of Grounds Crew, noisily) go about their work and often go above and beyond, and I thank them for that.

Our home sales are up, home values are good, our streets and buildings are being cared for in a responsible way, the public areas and most private yards look great, our finances are in good shape, volunteers are stepping up (new CHAT editor starts in February), and the social functions are really fun. These things all reflect our Mission Statement and I want to thank each and every homeowner for that.

I am optimistic that The Springs will continue to thrive under the watchful eyes of our office manager Jeannie McGaughey and our compliance agent Stephanie Walters. As we move into 2019, I encourage all of you to enjoy the life we have here, to welcome your new neighbors, and to consider saying "yes" when someone asks you to volunteer. I am thankful for our Vision Statement as it outlines our community's values, but front and center are friendliness, respect, and caring for each other. It just doesn't get much better than that. Let's keep our minds open and have a really good year.

Best,
Rebecca Keenan

THE SPRINGS AT SANTA RITA, H.O.A.

V.P. ANNUAL REPORT

JANUARY 19, 2019

This past year has been a busy one for me as a new board member. I have learned much and hope to learn more this next year on the board. It is my hope and desire to contribute in many ways to our community. I solicit your comments and assistance in the year ahead. It is an honor and privilege to be of service to our community. My monthly reports to the board are on our website for more specifics. Following, then, is a summary of what I have focused on.

- Community events: Some of these I keep tab on are the potlucks, meet and greets, picnics in the park, new homeowner orientation, Christmas decorations, and the CHAT. Many thanks to all the folks who do these and their great work.
- Volunteer recognition party: This one I set up and supervised with the help of others. Another one is coming in March. If you've ever volunteered, you're invited. I promise more pizza this year.
- Directed nomination committee for the election of 4 open board member positions as of January, 2019.
- Searched for a new CHAT editor. While I didn't find one, thanks to Rebecca Keenan who did. Also, thanks to Rebecca for doing the January and February, 2019 CHATS until our new editor comes on board.
- Studied our CC&R's and bylaws and attended an HOA case law review in Tucson.
- Reviewed our web site and did a "clean up" with the help of Jeannie McGaughey.
- Reviewed our emergency exit procedures and made a new emergency exit map for our website. Installed emergency exit signs with the help of Lee Blahnik.
- Worked with the grounds committee and didn't destroy anything or cause anyone to be injured.
- Studied the possibility of assigning unique email addresses to board members.
- Studied and participated in the proposed "Heartsafe" program. This project took more of my time than any other and I was most happy to be involved with it. We need volunteers to make it successful. I have no doubt there will be many in our community who will step up.

I want to mention that Jan and I are fairly new to this community. We didn't know many folks when I was asked to be on the board. All members of the board and the community have treated us with friendliness and respect. We appreciate it very much.

Lastly, our community thrives because people care and they volunteer. If you have not already volunteered to help in some way in our community, please do so. We need you and we'll have a party for you too!

Respectfully submitted, Brent Gordy

The Springs at Santa Rita Home Owners Association: Architectural Review Committee
2018 Annual Report

Activity of the Architectural Review Committee waned a little this year to the positive compliance of homeowners to the Community Standards and Documents as overseen by our compliance agent, along with neighbors helping neighbor camaraderie.

A new compliance agent was hired and trained. They start official duties in February

Our homeowners take pride in maintaining and improving their property. There were over 30 new requests to improve property made this year with 25 completed. We started the year with 7 open requests for improvements.

We completed the year with no (0) parking violations, no (0) yard violations, and no (0) outstanding enforcement issues. Painting, staining, and maintenance or structural issues remaining include: 27 that need remediation by March 2019, 16 that need remediation by September, and 1 new violation that will need to be remediated by December 2019.

The "Exterior Paint and Stain Policies" document was re-organized and updated to make it more consumers friendly. This document should be taken to the paint store whenever purchasing paint. To further ease homeowners understanding and compliance to the C.C. & R.'s, Color Sample Sticks (CSS) were designed, manufactured, and a process for homeowner access was developed. These CSS correspond to the approved colors for "Front Doors & Security Screens, Patio Gates & Fences" and should be taken to the paint store along with the "Exterior Paint and Stain Policies" document whenever purchasing paint.

A "Fine, Fee, Penalty, and Late Charge" document was compiled from our existing community documents to better keep our homeowners informed and insure compliance with state laws and regulations.

The light bulb committee has experience a significant reduction in replacement of the house number light bulbs since our conversion to LED bulbs. This change reduces both the HOA cost of replacement and homeowners cost of operation.

The ARC expenses came in approximately \$4,000 under our \$12,000 budget allowing us to project a budget of \$9,700 for 2019. There was only one outstanding fine of \$30. It is for repeated trash can violations. Paid Jan'19.

The committee and chairman have placed numerous article and tips for better community compliance in both The Chat and in their monthly reports to the B.O.D.

Alternative methods for parapet repair were approved.

Semi-gloss paint was approved for garage doors only.

A bike/walking path was proposed to travel under the west side of the freeway to our property and then along the west side of our property to the TEP service road. The purpose of this trail is to connect Canoa Park to the Anza Trail. At this writing and as we gather more information on this proposal, a sample community interest, shows residents are against allowing an easement along the edge of our property by more than a 2 to 1. There was a straw poll and discussion at the December pot luck that had a slight lean away from approval. Review of possible other locations and better solution for all County residents may be along the West side of I-19 passing under to road at MM36 to include more residents at the south end of the west side and the hospital. This item has been placed on the HOA Board meeting Agenda for January.

We are a proud and compassionate H.O.A. We keep our property neat, tidy, and livable. We seek ways to volunteer for the betterment of our community. And, we help our neighbors in need encouraging others to do likewise.

Respectfully submitted,
Ted Boyett, Chairman, ARC

The Springs at Santa Rita HOA GROUNDS ANNUAL REPORT FOR 2018

The following Springs residents make up our Grounds Crew. These members volunteer year after year. Steve Barton, Hal Beiler, Dick Bierman, Vic Bignall, Lee Blahnik, Denny Dahl, Bob Fillion, John Frederickson, Brent Gordy, Charlie Jones, John Kangas, Don Kelly, Dave Koch, Mark Koruga, Gary Moe, Bob Muldoon, Jim Owen, Ron Sills, Keith Smith, Larry Smith, Bill Studer, Marty Swanson, Dawn Weber, Dewain Winters and Jack Zenz. These Springs residents put in a combined 1400 Tuesday and Friday hours for 2018.

Those hours don't take into account the numerous hours Mark puts in to keep things going. Ron Sills who does the mowing in the Nature Park. He must walk 4 or 5 miles every time he mows. Bob Muldoon who put in many hours with the ground crew also puts in a lot of hours keeping the Nature Park tidy. Sharon Toborg who spends a lot of time keeping the fountain going. Much of this is done during our hot summer hours.

Our Grounds Crew along with a couple of local landscaping companies, Weed Busters and Hot Desert monitor and help maintain our 22 parks and common areas (which include the Nature Park, Nardos, Viva, and Blue Fox) according to the adopted HOA Parks Master Plan. Hot Desert also hauls away a lot of our trimmings and weed control which saves us from having to chip up everything. We would also like someone to volunteer to be responsible for new planting in our parks.

We added a new addition to our equipment shed in 2017. In January and February of this year Mark Koruga and Vic Bignall finished the wiring. Mark, John Kangas, Marty Swanson, Denny Dahl, Bob Muldoon, John Fredrickson and Hal Beiler hung the sheet rock and did the taping. Denny Dahl put up the new hangers so we could get our equipment off the floor.

Lastly we have automated all of our irrigation systems and naturally 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 don't hesitate to contact Mark Koruga, Jim Owen or any of the other grounds volunteers 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 really appreciate all of the great comments thanking us for what we are doing and how great everything looks. We don't take any of these comments lightly. Thank you all.

Jim Owen
Grounds Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
2018 Annual Report**

In March, a painting contractor began work on the bell tower. The project included the addition of steel mesh screens over the arched windows beneath the dome and a large, matching screen covering the entire opening of the interior portion of the tower, just above the lower arches. The screening is intended to eliminate the nesting of birds on the interior ledges of the tower and reduce damage to the stucco caused by their presence. After the tower was completed, the entire wall along the frontage road was repainted, including the trim. Shortly thereafter, two residents volunteered to apply accent paint to the interior profile of the rosettes located in walls supporting the bell tower and beneath the canopy at the main entrance.

In April, a large sinkhole was detected near the entrance to the walking path at the end of Fuerte. Farmer's Water had previously been working in the area installing new water pipes and apparently recent, heavy rain eroded the soil and contributed to the sinkhole's creation. At their expense, Farmer's water hired a contractor to excavate the damaged asphalt, add compacted dirt to the hole and replace the asphalt. No problems have been noted since. After the sinkhole was repaired, two Springs' volunteers repainted the green metal railings on either side of the wall leading to the walking path.

In May, Springs' volunteers raised stop signs at intersections throughout The Springs, making the bottom edge of a Springs' stop sign approximately seven feet from the ground. The change was made so pedestrians could walk on the sidewalk, beneath a sign, without sustaining a head injury.

In July, volunteers installed new, weatherproof bulletin boards at 6 locations adjacent to Springs' USPS mailboxes. The new bulletin boards are constructed of heavy aluminum, have a thumb lock mechanism that seals out the rain and a thick cork surface for posting notices. In addition, the metal posts that support the bulletin boards were given a coat of Secret Porcelain colored paint; a green ARC approved color, used on metal surfaces in The Springs, including the main entrance gate.

Between July 19th and August 2nd, 57 sidewalk panels, totaling 1405 square feet of concrete, were replaced at 24 locations throughout The Springs. Two locations on Solmos (Perry Park) and one location on Puma Peak, received "grinding" to eliminate tripping hazards.

Beginning in late fall, local and national media focused attention on the changing global market for recycled materials and how this will ultimately impact recycling practices here and across the country. The Springs' HOA is working closely with Republic Services, our trash and recycling contractor, to stay abreast of potential changes regarding what materials can be recycled and what cannot. The Springs' HOA launched an informal campaign to inform and educate Springs' residents regarding correct recycling habits. Residents were reminded that recycling doesn't stop at the curb. Recycled items should be empty, clean and dry before being placed in curbside bins. Not doing so could cause a full truck load of recycled items to be rejected at Republic's central recycling facility and sent directly to a dump or landfill as garbage. Residents have been advised: When in doubt, throw it out!

Respectfully Submitted
Lee Blahnik
Streets, Buildings and Utilities Chair