

President's Annual Report
January 27, 2018

2017 was another good year for The Springs at Santa Rita HOA. In 2016 then President Howard Bryan further strengthened the strong foundation that had been laid by Sandie Stone and others by creating a Mission and Vision statement for our HOA, revising our HOA handbook, and bringing all of our job descriptions up to date. These contributions to our infrastructure will stand our HOA in good stead for many years to come. Thanks, Howard!

In many respects 2017 was a quiet year for our HOA. We spent the winter and early spring months thoroughly examining our community's color palette for the exteriors of our homes. Though many individual homeowners had strong opinions on the subject, I was gratified by the civil and constructive way in which our community handled that conversation. There will always be differences of opinion within communities. We learn much about the real nature of a community by how it handles conflict. What we learned about ours this past year is that we are largely comprised of mature (not just chronologically!☺) individuals who have the best interests of the community at heart. We are doing a good job of living out our Mission and Vision.

I continue to be impressed by the leadership that our board members provide to our community. As anyone who has any involvement in the life of our HOA realizes, our board is a working board! Each board position brings with it a substantial job description. And during the past year each board member has carried out their responsibilities effectively. As you read the reports of each of board members in the following pages, I trust you will appreciate the scope of their contributions as much as I do. It is not, I think, an exaggeration to say that much of the quality of life in The Springs can be attributed to these seven individuals.

I also want to take opportunity to thank our two staff for their reliable and effective service. Their combined compensation represents a very small part of our annual budget—about 6%--but the impact of their work on the quality of our community is significant. We will miss Gene in his well-deserved retirement. And we trust that Jeannie will remain in her position for many years to come.

Finally, I want to thank the many volunteers who make The Springs the outstanding community that it is. A recent count identified over 85 individuals who are actively involved in service to our community. You know who you are. Most of you will be present at our Annual Meeting. Thanks for all you do!

It has been a privilege to serve on the Board for the past two years and as your President in 2017. It may be an old cliché, but in my case it has been absolutely true: I have received far more than I have given through the experience. Thanks for your engagement, your support and, most of all, your friendship.

Sincerely,

David G Dethmers

Vice President's Annual Report for 2017
Presented at the Annual Meeting January 27, 2018

'A year of learning' best describes my first year on the Board of Directors of The Springs. An important part of that learning involved making connections with the wonderful volunteers who made my job of Vice President much easier. Those volunteers helped with many of my responsibilities:

- 1) The Emergency Response Plan was reviewed with local fire and county sheriff's staff along with several board and past board members. It was finalized in the fall, after discussing several adjustments to the accessibility of evacuation routes, but with no major changes in the overall plan. It was published in the November CHAT for the community to review, as well as being prominently posted on our HOA website.
- 2) The Volunteer Recognition Party was held last spring to acknowledge our community's appreciation for the many hours people give to The Springs. While we had good attendance, it was suggested we hold the party earlier in the year to include more folks before they travel. So this year, the volunteer recognition event will be held mid January. My "volunteers for volunteers" committee is ready to roll and trying to stay under budget.
- 3) Coordinating social events was a delightful experience as the individuals who lead the events are seasoned devoted folks who know the ropes and work efficiently to make things happen. The monthly HOA Potlucks, the seasonal Meet & Greet and Perry Park Picnics, and the yearly garage sale and holiday decorating were all successful in gathering people together for a good time. Also, these events help us to welcome new homeowners and renters to The Springs. I also filled in as interim Block Captain Chair until we found a replacement. It is never a bad idea to experience the work that others do. The Block Captains are the eyes and ears of our neighborhoods, and they now have a new chairperson to help them.
- 4) Leading the nominating committee to find and interview folks interested in being on the board probably required the most effort and learning on my part. I enjoyed connecting with the community homeowners who recommended individuals for the board and then speaking with those individuals about what we do and how we do it. It is work that inspires, humbles and really is at the core of our mission statement. My thanks to all involved with the nomination process.
- 5) The task of revising documents that define our Board's work and community philosophy (CC&R's, By-Laws, and Homeowner's Handbook) was recently very thoroughly completed by Howard Bryan and David Dethmers and so no major changes were implemented this year. I reviewed that all were in place and easily accessible on the website, and in the case of the new Handbook, readily available to new homeowners. Thanks guys. Great work.
- 6) As the final task on my job description, I am preparing for the election process at the Annual Meeting,

It has been a positive experience serving on The Springs Board this year. I concur with David Dethmers, that I gain far more than I give to my role on the board. Thank you all for your support and kindness throughout the year. And since they will be leaving the board, I would like to specifically acknowledge David Dethmers' leadership as President and Mike Ford's dogged determination to improve our Streets and Buildings. Well Done!! And enjoy the challenges of "retirement".

Kindest regards,
Rebecca Keenan
HOA Vice President

2017 Annual ARC Report to The Springs HOA BOD – January 27, 2018

The compliance agent submitted his notice of retirement effective January 31, 2018. Gene McGaughey has performed professionally and courteously in this position for a number of years and will be missed.

- Light Bulb Committee
 - Switching to LED lights that are 1/15 less to operate is 50% complete
 - Established a joint LBC/ARC taskforce and accepted recommended alternative address light fixtures
- Appeals:
 - Determined in favor of allowing “rain chains” for distribution of water from roof to ground
 - Allowed 48-year-old son and care giver to remain residing in The Springs after his parents died under the exception rule
- In-acted Enhanced Enforcement rule to allow for escalating fine for egregious and or violations of certain specific CC&R’s or Community Standards.
- Established task-force to document our fine, penalty, fee, delinquent fee structure
- Assisted individuals and groups in compliance issues including the appeal process
 - Individually visited community member to help them understand and comply with rules prior to citations being issued or how to cause rule enforcement – try to have them work out some of these situations on their own in a friendly manner when appropriate: Parking on sidewalks, For sale/rent sign size, Weed abatement, Painting violations, Complaint from neighbors about individuals leaving garage doors open all day, Blowing debris from property into the street and not cleaning it up, Leaves from neighbors property blowing constantly on to neighbors yards, Conducting business from property that disturb neighbors ability to enjoy their property, etc.
 - Established a neighbor friendly method of non-binding or required notification for community document violations prior to issuance of citations
 - Worked with several groups in navigating the procedure required to change existing policies
 - Recreational vehicle parking in driveway
 - Paint Palette – held hearing on issue (3/16/17)
- Ruled to maintain the current Painting Policy (appealed to BOD & was upheld by the BOD on 4/5/17)
- Issued clarification statements
 - Feeding wild life – allows only for the feeding of hummingbirds and then only by liquid
 - Wild flower vs weed controversy – once blooms die must be cut back before seeds spread
 - Recreational vehicles - golf cars (licensed by the State) are to be treated as passenger vehicles in so far as our parking regulation. Golf carts remain a recreational vehicle.
- Worked with HOA President on the Homeowners Handbook [Approved by BOD on 2/21/2017]
- Participated with the ad hoc committee on routes to leave or access The Springs in emergencies
- Attended several BOD meetings by teleconference and conducted ARC business by electronic communications when necessary.
- Participated with the personnel committee on the recruitment & selection of a new compliance officer

Light Bulb Committee Chairperson: Patricia Sills

ARC: Juanita Kauffman, Mike Kearns, Hal Beiler, Dr. Bob Muldoon., and Chairperson Ted Boyett

GROUNDS ANNUAL REPORT FOR 2017

The following Springs Residents make up our Ground Crew. These members volunteer year after year. Mark Koruga is our main go to guy (it would be tough without Mark), supported by Bob Muldoon, Lee Blahnick, Ron Sills (mowing) and Larry Smith. These are our year round members who toil during the summer months to keep things tidy. The rest of our amazing crew our Vic Bignall, Dick Bierman, Hal Bieler, Norm Burt, Denny Dahl, John Fredrickson, Bob Fillion, Del Harsh, Charlie Jones, Don Kelly, John Kangas, Dave Koch, Bob Murray (pest control, Jim Owen, Bill Studer, Marty Swanson, Sharon Toborg (fountain), Dewain Winters. These 23 Springs Residents put in a combined total 1,120 hours for 2017.

Those hours don't take into account the numerous hours Mark puts in to keep things going. Ron Sills who helps with the mowing. Bob Muldoon who put in many hours with the Grounds 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 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.

One of our big projects this year was adding an addition to our equipment shed. Tony Hanson, a Springs resident, was our contractor and was very helpful to us. Vic Bignall is helping us with the wiring in our new addition. We have also purchased some new equipment and have also replaced some old equipment. Roger was concerned about all of our equipment so Mark and Lee did a complete inventory of all our equipment for insurance purposes. Thanks, guys, it was a big job, but needed to be done.

Also this summer our Grounds crew Mark, Bob Muldoon, Ron Sills and Bob Fillion put 350 feet of snake fence around the dog run. They were helped by numerous pet people Bonnie, Marta, Tish, Marilyn, Martha and Loretta. It was a hot summer and everyone's help was appreciated.

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 and Buildings Committee 2017 Annual Report

The agreement with the preferred vendor for streets, sidewalks and gutters was completed.

Gate house renovation was completed on schedule and under budget.

The new maintenance shed was completed.

New street signs, replacing hard to read signs, were installed and additional signs were ordered.

The streets were resurfaced with sealcoat on schedule and under budget.

Reinforcement of the existing beams and painting of fascia, trim and exterior walls of the entrance building and arches was completed.

Bids for repair (including resolution of the bird-nesting problem) and painting of the tower and exterior wall along the frontage road were received. The project has been delayed until 2018 for budgetary reasons.

Street light outages were addressed as outages were reported or lights were noted out by drive around in summer.

Michael Ford

Streets, Buildings & Utilities Chair