

ARC Committee Report
Springs Board of Directors Meeting
January 11, 2016

1. ARC Requests: This past month there were 10 new requests and 2 completed requests. This year there have been a total of 41 requests with 19 completed. At this date 26 are in process, but some of these may have been completed but not reported. The CA will cull the in process requests this month.
2. 6 Yard issues were completed in the last month with 6 Yard issues in progress of which 3 are past due with third letters sent.
3. Painting & Staining issues: 1 was completed in the last month and 50 are in process of which 8 are past due and third letters have been sent.
4. Enforcement issues. There are currently no enforcement issues in process.

Steve Gilbert
ARC Chair

**The Springs at Santa Rita HOA
February 8, 2016
ARC Report**

The Compliance Agent conducted community walk-around on 02/02/2016 only checking on past due issues.

There are 10 ARC requests in progress. Some of these approvals have expired as they are over 365 days old. Some may have been completed but not reported.

There is one yard issue outstanding and will now move into Enforcement. Weeds, bushes overhanging and gravel on sidewalk are the problem. This is a re-occurring issue! The owner has been met with and notified several times but is recalcitrant. The ARC will use our new 30-day notice where the Association does the job and back charges him.

There are 34 paint & stain issues in progress; none are past due but some are due later this month. The remainder are due after the first of May.

Ted Boyett
ARC Chair

The Springs at Santa Rita Home Owners Association
Architectural Review Committee
Report 3/21/2016

The committee made two significant determinations during this past month.

Item #1 The committee was asked if it is a change in architectural design for homeowners to replace their front windows that contained grids or sections with windows without grids or sections? The committee unanimously determined that it was not an issue and the homeowner could proceed with installation. ***It is recommended that the Board vote to concur with this determination.***

In a related matter the committee recommended that the Board Chairman send a registered letter to Anderson windows informing them that The Springs has a policy of no door-to-door solicitation.

Item #2 The committee was asked to determine what was meant by the term “tank” in CC&R 10:26, that prohibits tanks either elevated or buried. The committee consensus was that the term applied to large tanks and not the smaller cylinders (20 pound/ 5 gallon) that are taken off site to be filled by the homeowner. We believe this complies with the original intent. ***It is recommended that the Board vote to concur with this determination.***

Item #3 Compliance Agent: Following his walk-around on March 20, 2016 found;
Seven (7) compliance issues were completed with fifteen (15) in progress,
Thirteen (13) painting and staining issues were complete with twenty in progress (four due later this month), and
One (1) enforcement issue for bushes hanging out over the sidewalk and need for weed abatement. This is a reoccurring issue for this property. Our compliance agent will send out the new compliance letter giving the homeowner thirty (30) days to comply.

The compliance agent will conduct the spring inspection beginning March 23, 2016. It should require approximately four (4) days to complete.

Respectfully submitted;

Theodore R. Boyett, Jr.
Architectural Review Committee Chairperson

The Springs at Santa Rita Home Owners Association
Architectural Review Committee
Report 4/11/2016

The committee made several unique determinations during since our last Board meeting.

Item #1 The committee made the determination that a wood over metal screen door meets applicable criteria.

ARC Conversations about Painting & Paint Codes Revised 04/23/2015 states: Front Doors & Security Screens, Patio Gates & Fences Front doors must be painted one of the five approved colors below or may remain the natural wood color as provided by the developer.

Security doors and screen doors must be painted to match the color of the main entry door, black, rustic iron finish or the exterior of the house. Patio gates, fences, and other iron work must be painted to match the exterior of the house, black, rustic iron finish (patina), Secret Porcelain, Raintree Green dark, or they may be wood. Other iron work (e.g. trellis) must be painted to match the exterior of the house ONLY.

PRECISION Woodguard Oak Steel Security Door (Common: 82-in; Actual: 82-in)

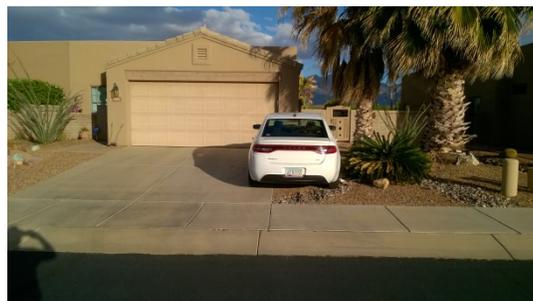
Door Type	Security
Color	Oak
Screen	Perforated
Common Height (Inches)	82
Common Width (Inches)	35
Common Depth (Inches)	1.75
Weight (lbs.)	56
Handing	Reversible
Material	Steel



Item #2 The committee chairman and Compliance Agent determined that a sculpture from the standing remains of a tree that was cut, representing a saguaro cactus with the images of local animal life carved there-in, did not violate any of the established criteria.



Item #3 The committee determined that there were no applicable criteria to prohibit a home owner from occasionally parking their car half on their drive way and half in their yard in so much as the vehicle did not extend over the sidewalk.



Item #4 Since committees are not required to send out notices of meetings (as required of the BOD in compliance with open meeting or sunshine laws) and due to the fact that members may be at some distance from The Springs for half of the year or more; 1) it seems prudent that they perform much of their tasks via e-mail, text messaging, and phone. 2) Is it incumbent upon the committee to comply with earlier Board resolutions requiring that all individuals involved in a request or complaint be provided the opportunity to participate and be present when the committee meets in person, however, the committee may retire (just committee members) to deliberate and then communicate their determination in an appropriate fashion reminding the petitioner that they can appeal to the BOD? 3) In the absence of the ARC Chairman the Compliance Agent may consult with any of the committee members in making routine compliance decisions as needed.

Item #5 The Compliance Agent states, "The community as a whole is very beautiful and well kept." And yet during the spring compliance walk around, April 23 -27, 2016, found:

- 141 Structural issues (some properties have multiple issues for a total of 156 issues):
 - 77 Exterior wood which 30 of these are the wrong color.
 - 42 House/wall repair/paint.
 - 17 Cables/wires need painted to match the house.
 - 19 Exterior decoration and wood stains/streaks need to be removed.
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- 53 Yard issues (many of these are re-occurring issues with some properties have multiple issues):
 - 34 Sidewalk obstructions one of these was a vehicle.
 - 10 Weeds.
 - 9 Yard clean-ups.
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There are 17 outstanding requests for work that was approved that have not been closed due to lack of return notification.

There are 6 painting and staining issues that have been closed.

Of the 156 painting and staining issues; 14 are due in May, 2016, 15 are due in October, 2016, 126 are due April, 2017, and 1 enforcement issue that was reported last month which is a reoccurring issue for the property. The President has sent out the new compliance letter giving the home owner thirty (30) days to comply or face a fine of \$100 per month.

Item #6 Should walk arounds be changed so correction notices are received prior to the majority of the temporary residents leaving for the summer? This may allow homeowners to perform the required remediation prior to leaving.

Item #7 Started on Architectural work plan by indexing BOD actions regarding ARC from 2/9/2004 to present. Plan to coordinate ARC member work and David's CC&R Task Force in the coming month. (9 AM Fri 22 April @ David's)

Respectfully submitted,

Theodore R. Boyett, Jr.

Architectural Review Committee Chairperson

Architectural Review Committee

Report 5/9/2016

The committee met twice concerning the work plan for consolidating information home owners might need/want in relation to CCRs and community governance. The overall conclusion was that this information should be encapsulated in the Handbook (HB) under revision by the ad hoc committee chaired by the Board Vice President. The Chairman of the ARC will attend the first meeting of that committee. Several suggestions for changes in the Handbook were discussed. They included:

- 1) Updating the enforcement procedures for CCR violations
- 2) Clarify the sidewalk/street vehicle overhang policy
- 3) Clarify sweeping streets and sidewalk information found currently on page 13 of the HB
- 4) "No View Guaranteed" policy needs to be emphasized in several places
- 5) A delineation between what is a weed versus a wild flower
- 6) Citations for the authorizing authority or specific rule in our governing document should be listed with each section and hyperlinks formed for the on line version.

An index of all BOD actions in relations to the ARC was sent to ARC and BOD.

The Chairman of the ARC along with the BOD VP and Secretary attended a symposium (Lunch & Learn) sponsored by Goldschmidt/Shupe (our attorneys). The spring refresher included the 5 most asked HOA governance questions among other topics. The impression I walked away with is that the Springs is on good footing that's to those Board and committee members that preceded us.

The Compliance Agent performed a community walk-around on May 6, 2016 and went out with the ARC Chairman to check on several compliance issues.

18 approved and completed projects by homeowners

4 approved requests are in progress

1 approved request is over 365 days past issue and will be voided

45 of the yard non-compliance issues have been remedied by the homeowner

8 additional yards are in non-compliance and required to be remedied by 5/11/2016

137 Painting and staining violation citations have yet to be resolved

6 Have been appealed, 2 appeals have been rejected and letters will be going out, 1 appeal will have no action taken at this time due to extenuating circumstances, & 3 appeals have yet to be adjudicated. Of interest is that one homeowner withdrew their appeal after explanation and the homeowners review of the citation, kudos to our Compliance Agent.

11 Painting and staining compliance issues are required to be remediated by 5/11/16

13 Painting and staining compliance issues are required to be remediated by 10/08/16

113 Painting and staining compliance issues are required to be remediated by 4/11/17

1 Painting and staining compliance issue is past due and now in the enforcement procedure. The management company for that property has given assurance the corrections will be undertaken in approximately three weeks.

Respectfully submitted;

Theodore R. Boyett, Jr.

Architectural Review Committee Chairperson

The Springs at Santa Rita HOA
Architectural Review Committee Report
October 10, 2016

Three (3) \$100 fine letters went out in June; two (2) for paint and one a monthly recurring until corrected for repair and paint. Hot Dessert corrected two (2) violations and the owners were billed for the HOA cost plus requisite penalty

Community yard condition walk-around on 09/19/2016 generated one hundred and fourteen (114) correction letters

Five (5) new & completed ARC Requests and seven (7) are in progress (have not been reported as completed)

Non-compliance issues:

Yards

Eighty-three (83) completed

Forty-one (41) in progress which are due 10/22/2016

Painting & Staining

Sixty-five (65) completed

Seventy-two (72) in progress with most of them due 04/11/2017

There are no outstanding enforcement issues

Respectfully submitted,

Theodore R. Boyett, Jr.
Architectural Review Committee Chairperson

The Springs at Santa Rita Home Owners Association
Architectural Review Committee
Report 11/8/2016

- After reviewing the application of several new paints from Dunn Edwards the ARC approved those codes. They can be found in “The ARC Conversations about Painting & Paint Codes” located on our web site: <Http://www.thespringshoa.org> and listed in the November newsletter (The Chat). The Dunn Edwards codes are in their database for listed for our HOA. These same codes can be used by Ace Hardware. They are also a supplier of Dunn Edwards paints. Contact information for Dunn Edwards is 4320 E Speedway Blvd, Tucson, AZ 85712 (520) 327-6011 www.dunnedwards.com.
- Our compliance agent conducted community condition walk-around on 11/04/2016 only checking on open issues.
- There were 9 new & completed ARC requests and 9 requests in progress. Some may have been completed but not reported.
- There were 27 non-compliance yard issues that were completed with 13 issues in progress of which 10 are past due. The past due letters will be sent next week.
- There were 11 painting & staining reported complete: with 60 paint & stain issues in progress; most are due 04/11/17 but 5 are past due.
- Enforcement issues include one at 3882 S Camino Del Golfista (exterior wood needs repainted with the approved color) that will receive a \$100 fine letter next week.

It is significant the number of issues corrected with notification sent by our compliance officer and his attention to details. This is indicative of our residents' commitment to community standards allowing maintenance of community atmosphere.

Respectfully submitted;

Theodore R. Boyett, Jr.
Architectural Review Committee Chairperson

The Springs at Santa Rita Home Owners Association
Architectural Review Committee
Report 12/12/2016

Patricia Sills took over the reins of the light bulb committee (house address lights) from Harold Moberly. We wish to thank Harold for the outstanding job he performed over his years of service and for his help with the transition. Patricia jumped right in with a campaign to reduce the number of light bulbs replaced due to faulty sensors, which costs both the HOA and home owner. She started with an article in the chat. Next month a survey will be performed of all properties to determine if the lights are on during the day. If they are on during daylight hours a letter, which has been revised to further encourage economy and compliance, will be sent to the home owner.

The ARC made a determination that wildflowers/weeds must be cut and removed after their blooms have died and before seeds can be spread to neighboring residents. It is understood that the wildflowers/weeds may return the following year. Of interest the City of Tucson Environmental Services (which we do not need to comply with, but their comments are sound): "Tall weeds and grass can trigger allergies, cause respiratory problems, harbor pests and pose a potential fire hazard." The City of Tucson requires that weeds and grasses on homeowners' properties be trimmed below 6 inches – about the height of a dollar bill. (This quote and information is from November 2016 issue of Water Smart that came with your water bill.)

The ARC ruled to allow a homeowner use of "rain chains".

The Compliance Agent conducted a community condition walk-around On 11/30/2016 checking open issues.

- There are 5 new and completed requests with 12 in progress. Some may have been completed but not report to the Agent.
- There were 8 yard non-compliance issues resolved with 6 additional issues in progress of which 3 have been turned over to Hot Desert Landscaping.
- There were 11 painting and staining issues completed with 49 in progress most of which are due 4/11/17. There is 1 issue that is in the enforcement phase of compliance.
- The property that is in the enforcement phase (needing exterior wood repainted to the required HOA color specifications) that will receive a \$100 fine notice the first week of December. Fines were initiated August 1st, with an accumulation of \$400 for the months of August, September, October, and November. The notice in December will bring the total to \$500.

Respectfully submitted;
Theodore R. Boyett, Jr.
Architectural Review Committee Chairperson