

The Springs at Santa Rita Home Owners Association

Architectural Review Committee

Report 1/17/2017

The light bulb committee chaired by Patricia Sills, met early January and continues to put together a campaign of reducing the number of house number lights bulbs that need replacement due to a faulty sensor. They desire to do this in a professional, yet non-threatening way.

A non-HOA board appointed ad hoc committee has been formed by Lyle Weber to explore and present to the ARC and then the HOA board a proposal to expand the house color paint palette. Lyle has been in touch with the ARC chairman to help guide his group through the process of having their proposals heard. Once his group draws up their proposals the ARC will consider it and bring their recommendation to the board. To make any change in the CC&R's there must be a certified vote by all homeowners with an outcome of 50% +1 in favor of the proposed change by all homeowners, not just the homeowners that vote.

The Compliance Agent and ARC chairman conducted a community condition walk-around on 1/05/2017 checking open issues.

- There are 1 new and 7 completed request with 5 in progress. Some may have been completed but not report to the Agent.
- There was 3 yard non-compliance issues resolved with 3 additional issues in progress of which 2 have been turned over to Hot Desert Landscaping.
- There were 4 painting and staining issues completed with 42 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. They have paid the \$400 in fines and presented the Compliance agent with a work plan and therefore future fines haven temporarily suspended.

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

Architectural Review Committee

Report 2/21/2017

The Light Bulb committee continues to work with homeowners in correcting faulty sensors. They will begin to convert to LED lights once the current supplies of incandescent bulbs are depleted. LED lights cost approximately 3-4 times that of incandescent bulbs but last roughly 6 times longer, lowering the total cost over time monetarily and in required volunteer hours. LED bulbs will cost homeowners 1/15 the amount to operate.

In a twist to working with homeowners about sensors; one homeowner wants to replace their own bulb and leave it on 24/7. How to identify this home as having a light that is allowed to shine 24/7 and not have the HOA replace their bulbs needs study.

The committee:

1. Granted exception to the 55 year rule as allowed in CC&R's to a 48 years old son that for the last two years of his mother's life was her care provider and companion. This complies with HUD regulations.
2. Clarified that homeowners are responsible for maintaining the cleanliness and repair of the walk way in front of their house as to debris, rock etc. which originates from their property or damage attributed to them, while the association is responsible for maintenance required by normal wear or "common grounds" clutter.
3. The association's feeding wildlife regulation has been relaxed to allow liquid feeding of humming birds.
4. Confirmed "recreational vehicles" include golf cart/ cars and ATV's. Passenger cars or pickups may be parked in driveways. One homeowner has had their commercial van grandfathered in as an exception.
5. Helped Lyle Weber navigate processes for changing CC&R/HH residence color palette.
6. Desires that residents be neighbors and engage in friendly conversation regarding disputes between them and compliance with community standards that affects them.
7. Developed a statement, for Board discussion and approval, even though the ARC may have statutory authority to in act the procedures on its own, that implements an accelerated fine schedule to help reduce flagrant and frequent violations of CC&R's and community standards.
8. Standards for CC&R/HH violation detection include but not limited to obvious infraction, observations during biannual and monthly compliance walk arounds, or due to investigations initiated by neighbors.

The Architectural Review Compliance Agent conducted a community condition walk-around on 1/5/17 checking only on open issues. He found:

- Three completed ARC request with 8 in progress, some may not as of yet been reported as complete.
- Two non-compliant yard issues were brought into compliance and 1 issue turned over to Hot Desert.
- One painting and staining violation has been corrected with 41 still outstanding. Most of the outstanding issues are required to be completed by 4/11/17.
- The enforcement issue for failure to use correct color that was put on hold last month has been re-instated due to the homeowner not following through with his action plan. The homeowner will receive another \$100 fine for February bring the total fines to \$500 of which he has already paid \$400.

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Respectfully submitted;

Theodore R. Boyett, Jr.
Architectural Review Committee Chairperson

The Springs at Santa Rita Home Owners Association
Architectural Review Committee

Report 3/21/2017

The Light Bulb committee continues finding success working with homeowners in correcting faulty sensors. They recommend checking your address light several times during the day if you receive a notice to ensure that the constant on was just not a factor of outside light and shadow conditions. If your light burns out, you should leave a note at the HOA office (gate house) or call Patsy Sills, 1 (520) 207-8233, to have it replaced. There have been several companies soliciting door to door. This is prohibited in The Springs. It is recommended that you collect contact information for their company to provide with the Board or ARC and then inform them that this is a non-solicitation community. We will notify their home office. Questions have come up about property liens. Liens against your property can be used as a final remedy by the HOA to encourage correction of violations to CC&R's or community documents. If general fines accumulate on a given property or the Enhance Enforcement provision is activated, liens provide a means that is allowed by our governing documents to gain compliance. It speaks well of the character of this community that liens have seldom been needed and to date has only used for a failure by a homeowner to pay their HOA dues. Spring is here. The HOA Compliance Agent will make spring inspections at the end of April, early May.

The Architectural Review Compliance Agent conducted a community condition walk-around on 3/5/17 checking only on open issues and parking violations. He found:

- There have been 9 new requests for alteration to existing properties & 18 additional request in progress
- Five parking violation have been resolved, 2 are outstanding (after a visit by the chairperson 1 of which indicated that they now plan to comply)
- There are 2 yard issues that have been turned over to Hot Desert landscaping
- Two painting & staining issues have been resolved with 39 required to be resolved by 04/11/17
- The enforcement issue for failure to use correct wood color was reactivated. The homeowner will receive a \$100 fine for February bringing the total fines to \$500 of which \$400 has already been paid.
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Committee actions:

- Confirmed the definition of "recreational" vehicles, considered illegal to park for any substantial period of time (4-6 hours) or overnight in a drive way or street to include but not limited to golf carts/cars or any resemblance thereof and ATV, UTV or any resemblance thereof or designed for the same purposes
- A notice will be placed on the windshield of vehicles that park inhibiting safe passage of anyone, including our mobility impaired population, using the side walk, informing them that they are in violation of CC&R's and that their license number has been recorded to assist in preventing future violation
- Clarified that Enhanced Enforcement will be engaged by the committee on approval of a request from the Compliance Agent when he has exhausted other options to alleviate the violation
- After much study and deliberation, that included excellent presentations from both sides of the issue to expand the paint palette, the committee determined not to make any change

Respectfully submitted;

Theodore R. Boyett, Jr., Architectural Review Committee Chairperson

Architectural Review Committee

Report 4/18/2017

The Light Bulb Committee continues obtain compliance from homeowners on sensor repair and replacement for address illumination. This effort has also allowed us to make positive contact with new neighbors. If your light burns out, you should leave a note at the HOA office (gate house) or call Patsy Sills, 1 (520) 207-8233, to have it replaced.

Spring is here. The HOA Compliance Agent will make spring inspections at the end of April, early May. Many homeowners are already maintaining their residents in tip-top shape. Avoid a notice of non-compliance by being proactive.

The Architectural Review Compliance Agent conducted a community condition walk-around on 3/5/17 checking only on open issues and parking violations. He found:

- Nine (9) requests for alterations to existing properties have been completed with 6 request in progress
- One (1) parking violation along with a sun shade stored in the drive way is still unresolved. The Compliance Agent issued a letter for non-compliance with a \$100 fine to begin 5/1/17.*
- There was 1 yard issue at the date of the walk-around. *(It has since been cleaned-up.)*
- Ten (10) painting & staining issues have been resolved with 30 required to be resolved by 04/11/17.
- The enforcement issue that was initiated August 1st. for failure to use correct wood color has been deactivate with remedial work to be completed by a "Springs painter" later this month.

Committee actions:

- Two hundred dollars (\$200) from the enforcement line item of the ARC budget was transferred to the Light Bulb Committee line item for purchase of the more expensive LED bulbs. These bulbs last longer, costing the HOA less in the long run for replacement and use 15 times less energy.

Up-coming Concerns

- *Two of the individuals that were issued citations for parking golf cart/car in their drive ways have asked for a review by the ARC of the policy. They have indicated a desire that these vehicles be treated as passenger cars if they are registered with the State that includes road worthiness and carrying insurance. These individuals are collecting homeowner signatures on a petition supporting or at least not objecting to their proposal. They claim two hundred+ signatures with 2/3-3/4 of the effort complete.
- As the hot weather commences individuals that have in the past caused neighbors concern by carrying on a business from their garage creating intolerable noise and/or odors may resume their activity. We hope that the notice prohibiting those activities and announcing the enhanced enforcement policy as carried in "The Chat" will have a positive effect in resolving this issue. If not, enhanced enforcement is indicated.

Respectfully submitted;

Theodore R. Boyett, Jr., Architectural Review Committee Chairperson

Architectural Review Committee

Report 5/16/2017

The Light Bulb committee is looking for volunteers to help during the summer months. The committee continues to experience success working with homeowners in correcting faulty sensors. There has been some difficulty notifying homeowners that are not permanent residents or rent properties of problems with their sensors. Jeannie and Patsy are working on the situation. If you have any thoughts on the issue, you should leave a note at the HOA office (gate house) or call Patsy Sills, 1 (520) 207-8233.

The Architectural Review Compliance Agent conducted annual walk-around inspections with the ARC chairperson for structural and yards issues on April 27th & 28th and observed 103 new paint, stain, & structural and 87 new yard issues. It was also observed that GVR had weed issues; and HOA had sidewalk rocks & weeds issues in addition to street light posts that needed to be repainted, and some street signs that were almost unreadable.

There are 2 new ARC requests with 8 in progress. Some may have been completed but not reported.

Non-Compliance issues: There are no pending parking issues, there was 1 yard issue completed & 87 issues in progress due by 06/05/17, There are a 124 painting & staining issues; 15 on second notices due 10/30/17 & 103 new due 05/03/18. There are no pending enforcement issues.

Committee actions:

- The Architectural Review Committee found in favor of two petitioners for review of their notification for illegally parking their golf cart/car in their driveways. This ruling makes a distinction between golf carts and golf cars as to the term “recreational” which had in the past been used to describe vehicles not specifically named in section 10.26.2 of our CC&R’s. This ruling treats golf cars; i.e. golf vehicles that are currently registered with State of Arizona as demonstrated by a license plate with a current year tag, as passenger cars. Golf Carts are golf vehicles that are not currently registered with the State of Arizona and subject to our previous ruling of being kept in the garage except during use and for short periods of time, of up to 4-6 hours, during the day between uses. At no time should either vehicle be parked off the driveway in the yard. All vehicles that are parked in driveways must be driven at least weekly and not stored in the driveways.
- The Architectural Review Committee (ARC) initiated a policy of notifying violators of the clear sidewalk regulations in our community documents. While this courtesy may be applied it, is not required before any and all other enforcement can be utilized. Anyone observing obstructions, and especially repeat obstructions, of the common or our public walkways should contact the HOA Compliance Agent or one of the ARC members (authorized monitors) to report the infraction. Infractions include sidewalk obstructions by: any part of a vehicle; debris including pebbles, rocks, an abundance of leaves, yard waste, etc.; trash or recycling containers, or plants and/or trees that intrude over the sidewalk that do not provide at least a seven foot overhead clearance.

Respectfully submitted;

Theodore R. Boyett, Jr., Architectural Review Committee Chairperson

Architectural Review Committee

Report 6/20/2017

The Light Bulb committee continues its work to convert the house number illumination to LED bulbs and have homeowners replace faulty light sensors. There are 4 new summer volunteers replacing bulbs. They are covering for snowbirds while they are away. They are Judith Bousoun, Rick Wolf, Jo Adams, and Bob Muldoon. Patsy Sills, committee chairperson is to be commended on her efforts and any observations of faulty illumination should be directed to her at 1 (520) 207-8233.

The Architectural Review Compliance Agent conducted a community conditional walk-around on 06/12/17 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- 4 old ARC requests complete, 4 new requests of which 2 have already been completed
- There were no parking violations
- 68 yard issues have been remediated with 19 still in progress & scheduled to receive a 2nd or follow-up letter this week
- There were 36 completed paint/stain violations corrected, an additional 8 were canceled, with 80 still in non-compliance. Some of the non-compliant homes are required to be remediated by October 2017, with most required to be completed by May 2018. There is one issue with a third notice that is due to be remedied by 06/17/2017. If not resolved by then it will be turned over for additional enforcement efforts.

Our Compliant Agent should be commended for his work and homeowners thanked for their cooperation and proactive efforts in keeping The Springs "Look'n Good."

Committee actions:

- None required during this period.

Respectfully submitted;

Theodore R. Boyett, Jr., Architectural Review Committee Chairperson

Architectural Review Committee

Report 8/18/2017

The Light Bulb committee: Nothing new to report. Patsy Sills, committee chairperson continues in her efforts to make our community safe and provide an efficient means to locate homes after dark. Any observations of faulty illumination should be directed to her at 1 (520) 207-8233.

The Architectural Review Compliance Agent conducted a community conditional walk-around on 08/18/17 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- 7 Completed ARC requests, (2 of which were new)
- 3 Request in progress. Some may have been completed but not reported.
- There were no parking violations
- 1 yard issue has been remediated. 4 issues are on their second letter requesting compliance and have been moved to enforcement (HOA to go on property and correct the problem).
- There were 5 completed and /or canceled paint & stain violations, with 7 due later this year and 60 due in May of 2018. One issue with a third notice that was due to be remedied by 06/17/2017 has been granted an extension to 8/24/17. If not resolved by then it will be moved to enforcement status
- There are 4 yard issues that have been sent to enforcement (see above).

The Compliant Agent has indicated his intention not to renew his contract in January 2018, and indicated that he willing to assist in training a new agent and work on a month to month basis until one is found. Gene has performed in a professional manner that reflects well on our HOA and will be missed in his role as compliant agent; we hope to continue receive guidance from him as an institutional memory resource.

Our homeowners in general are thanked for their cooperative and proactive efforts in keeping The Springs a model for the area.

Committee actions:

- None required during this period.

Respectfully submitted;

Theodore R. Boyett, Jr., Architectural Review Committee Chairperson

Architectural Review Committee

Report 9/14/2017

The Light Bulb committee: A big thankyou to all those that stepped up to monitored and replaced light bulbs for those committee members who were out of the community during the summer. Patsy Sills, committee chairperson continues in her efforts to make our community safe and provide an efficient means to locate homes after dark. Any observations of faulty illumination should be directed to her at 1 (520) 207-8233.

The Architectural Review Compliance Agent conducted a community conditional walk-around on 09/07/17 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- There were 4 new ARC requests, 1 of which has already been completed.
- There are 5 requests in progress. Some may have been completed but not reported.
- There were no parking violations – one complaint is being investigated.
- No yard issues were remediated since the last walk-around. However, 4 previous issues have moved to enforcement status. HOA will direct Hot Desert to correct the problem(s).
- There were 94 new yard issues identified.
- There were 3 completed and /or canceled paint & stain violations, with 7 corrections due later this year and 58 due in May of 2018. One issue, after a third notice, has been moved to enforcement status.

Committee actions:

On September 12, 2017, our Compliant Agent, Gene McGaughey submitted a formal notification of his intention not to renew his contract in January 2018. In the notification he indicated willingness to assist in training a new agent and/or work on a month to month basis until one is found. Gene performs his duties in a professional manner that reflects well on our HOA and he will be missed. The ARC will work with the personnel committee to develop and execute a strategy to recruit and replace Mr. McGaughey.

Homeowners continue to be cooperative and proactive in our efforts to keep The Springs a model community.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson

Architectural Review Committee

Report 10/17/2017

The Light Bulb committee: Light Bulb Committee Report – October 5, 2017

Our light bulb team has continued to replace bulbs during the summer with our new LED bulbs. Vic Bignall, Jo Adams, Judith Bouzon, Bob Muldoon, and Marilyn Harris covered for our absent team members, and Ron Sills and Shani Murray continued their year-round service. At this point we have replaced approximately 50% of our incandescent bulbs with LEDs. These use less energy and should last many times longer, saving our HOA money and work in the long run.

Patricia Sills, Light bulb committee chairperson 1 (520) 207-8233.

The Architectural Review Compliance Agent conducted a community conditional walk-around on 10/4/17 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- There were 2 new ARC requests, with 7 requests in progress. Some may have been completed but not reported.
- There were no parking violations – one complaint is being investigated.
- There were 67 yard issues remediated since the last walk-around and 4 previous issues are still with Hot Desert to correct the problem(s).
- There continues to be 33 yard issues identified of which most required homeowner to make corrections by 10/12/2017
- There was 1 completed and /or canceled paint & stain violation, with 6 corrections due later this month and 58 due in May of 2018. One issue has been moved to enforcement status.

Committee actions:

The ARC is working with the personnel committee to develop and execute a strategy to recruit and replace Mr. McGaughey as the compliance agent (CA). The ARC is recommending that the recruitment process give priority to homeowners and residents of “The Springs”. We are currently reviewing and updating the CA contract and compensation package.

We are discussing the formation of two ad hoc committees: one to explore and document vendors that do exceptional work to be preapproved for remediation under our enforcement policies. The list could also be used by homeowners when selecting companies or individuals to perform work on their homes and will supplement, not supplant the list of contractors found under useful numbers on our website. The second is a committee of volunteers to help when yard cleanup and minor repairs/painting are needed. The list of contractors would also be helpful for these activities.

Homeowners continue to be the best resource in our efforts to keep “The Springs” a model community.

Respectfully submitted; Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson

Architectural Review Committee

Report 11/21/2017

The Light Bulb Committee: The ARC and LBC will form an advisory joint taskforce to determine the best way to replace faulty address lighting fixtures, since there is not a current supplier for the existing style. May have a contest and allow numerous designs within certain parameters.

Patricia Sills, Light bulb committee chairperson 1 (520) 207-8233.

The Architectural Review Compliance Agent conducted a community conditional walk-around on 11/9/17 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- There were 2 new ARC requests, with 9 requests in progress. Some may have been completed but not reported.
- There were no parking violations – one complaint is being investigated.
- There were 24 yard issues remediated since the last walk-around with 6 issues having received their second letter and have been turned over to Hot Desert to correct the problem(s) and 1 past due issue had a second letter sent on 11/10/17.
- There were 12 completed and /or canceled paint & stain violation, with 5 corrections past due, 4 will receive their third notice 10/10/2017 and 47 are due in May of 2018. One issue has been moved to enforcement status. One issue will be receiving notification that they will receive fine of \$100/month until brought into compliance.

Committee actions:

Compliance Agent Replacement: The ARC continues to work with the personnel committee to develop and execute a strategy to recruit and replace the compliance agent (CA). Several proposals on this matter will be presented under Unfinished (Old) Business. They include a time line for recruitment, interviews, and selection with priority given to homeowners or permanent residents of “The Springs”; the contract is the principle document for negotiation; and approval of overlap in compensation for old/new agents to allow for training.

Establish one sub committees of the ARC to be proposed for BOD approval under Unfinished Business:

Vendor Evaluation & Selection – makes recommendations for vendors to be preapproved for use in “HOA Self Help” (9.4 CC&R) projects in making corrections to long term or flagrant community standards violations and add to our list of vendors on our website for homeowner use. This subcommittee will also be charged with planning and executing workshops for residents to aid them maintaining their properties within The Springs community standards. **While the HOA & the ARC encourages neighbors to aide neighbors** with compliance and other issues, the ARC does not authorize homeowners or any residents to take corrective action on behalf of the HOA or ARC. The HOA will contract with outside vendors for these issues.

Set time periods for compliance inspections – to try to conduct inspections and then provide notifications at a time when most homeowners might be available to review and correct any deficiencies while they are staying in the Springs. For example: September yard & structure maintenance walk-around with the second yard walk-around in February. Continue monthly checks on open ARC requests; parking, yard, painting, and staining violations; and as needed investigate complaints from homeowners and residents.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson

Architectural Review Committee

Report 12/19/2017

The Light Bulb Committee: The ARC and LBC formed an advisory joint task-force to determine standards for replacing faulty address lighting fixtures, since there is not a current supplier for the existing style. Their recommendations:

CRITERIA FOR ADDRESS LIGHT FIXTURES AND PLAQUES WITHIN THE SANTA RITA SPRINGS HOA

1. Fixture must take a non-dimmable bulb with standard-sized screw-in. Fixture must allow energy usage of 5 Watts (LED bulbs.) This is a 40 watt equivalent for incandescent bulbs.
2. Fixture must be enclosed except on the bottom for shelter from the weather.
3. Fixture must be open on the bottom allowing easy access to change bulbs. Light bulbs are provided and changed as needed by HOA members (your light bulb committee.) These people must be able to fit their hands into the fixture easily.
4. Address number must be easily visible from the street. Recommended address number plaque dimensions approximately 11" X 5 ½." Southwestern style recommended.
5. Recommended fixture size approximately 11" wide X 9" high X 5" deep.
6. Fixture must be wired with a sensor so that the light is on at night and off during the day.

The Architectural Review Compliance Agent conducted a community conditional walk-around on 12/8/17 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- There was 1 new along with 7ARC requests completed; 4 are in progress and may be completed but not reported.
- There were no parking violations.
- There were 4 yard issues remediated. 3 issues are past due and have been moved to enforcement
- There were 12 completed paint & stain violation, with 4 corrections past due, 3 have receive their third notice and 41 are due in May of 2018. One issue was moved to enforcement status two months ago and began receiving a fine of \$100/month that began 12/15/17 and continue until brought into compliance.

Committee actions:

Compliance Agent Replacement: The ARC continues to work with the personnel committee to recruit and replace the compliance agent (CA). Suggest that ARC members go a walk-a-round during new CA training by Gene.

Set time periods for compliance inspections – will be finalized once the compliance agent replacement is hired

Accepted the ARC/LBC task-force criteria on address light fixture replacement (see above)

Suggest using Green Valley Council's list of vetted service providers when seeking contractors for self-help projects

Continuing work to compile a fine, fee, penalty, late charge, etc. schedule.

Discussed the use of semi-gloss paint on garage doors and that semi-gloss paints are not acceptable for stucco.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson