

The Springs at Santa Rita Home Owners Association

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