

The Springs at Santa Rita Homeowners Association

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