



The Springs at Santa Rita HOA, Inc.
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HTTP://www.thespringshoa.org

14 May 2011

Dear Springs H.O.A Owner:

RE: HOA Common area and park concerns

Recently several incidents of unauthorized trimming and tree removal in common areas, including all numbered parks, the Nature Walking Park area, and along properties bordering the golf course have taken place. For some time HOA and Grounds Committee policy has been only to trim or remove trees that are either diseased or a hazard in the common areas. Please refer to the *Common Grounds Guidelines* on page 10 of the 12/2010 revised policy handbook. Homeowners who have caused this action have and could face financial sanctions.

The Grounds Committee and the Board of Directors have received several requests for landscape work in the Nature Park to improve or restore homeowner views of the mountains to the east. These requests are on hold at this time until an overall plan can be established for the Nature Park. Several years ago it was not expected that the volunteer mesquite growth in the Nature Park would be so dense and heavy. The decision not to trim, prune or otherwise remove a tree solely because it is obstructing a view was made for all-common area parks. This decision was recommended by the Grounds Committee and adopted by the HOA Board for two reasons. First, per advice of HOA legal counsel it was determined that the HOA has no legal obligation to expend funds to maintain home owner views, and because the landscaping within the Parks was part of the original design of The Springs complex it was deemed appropriate to maintain the landscaping as intended in the originally design approved by the Pima County – Planning and Zoning Department. Second, and more importantly, if every tree in the Springs for which a request has been made for removal was actually removed within a few years essentially no trees would exist in the HOA common area parks including the Nature Park which was intended to be left in a “natural state”. And third, trimming or cutting down trees is an expensive undertaking that could easily double the HOA landscape maintenance costs, that could increase the annual HOA homeowner fees by \$90.00 or more.

Removal of trees and bushes in the Nature Park has been requested by homeowners to minimize the risk to homes from wildfires what may occur in the Nature Park. The HOA Grounds Committee arranged for a risk assessment to be performed by the Green Valley Fire Department, and the Fire Chief toured the area nearest the homes along Wolf Run to assess potential wildfire danger to homes in that and other perimeter areas of The Springs complex. The recommendation by the Green Valley Fire Department Chief to the Grounds Committee was to keep the grass trimmed low, and to remove all brush and trees within ten feet of the property walls in the perimeter part of The Springs. This will be done during the next few months under the direction of the Grounds Committee. Other than that single recommendation, The Green Valley Fire Chief saw no other significant risk to homes within the development due to wildfires that might occur in the vicinity of The Springs development.

The HOA Board of Directors is planning to convene a special committee of homeowners in the fall to review under the guidance of the Grounds Committee the current maintenance practices for the Nature Park and to develop and recommend to the HOA Board of Directors a more detailed and ecologically sound plan for future maintenance of this large portion of HOA Common Area. This HOA committee will include homeowners representing the entire Springs community and to the extent possible will include and be representative of all vested interests of the HOA

Sincerely,

Kaye Gray, President
On behalf of the Springs HOA
Board of Directors and the Grounds Committee