

**The Springs at Santa Rita HOA  
President's Report  
January 11, 2016**

I hope you all had a great holiday and I wish you a very Happy New Year!

Thanks again to the crew who helped put up the entrance decorations and those who helped dismantle it. Fortunately, it didn't take long to put it all away since not long after we finished, the temps dropped and in came the rain. We had 1.5 inches that day in our rain gauge.

As most of you already know and as was reported in the Chat, Norm Tenbrink advised the Board of his wishes to resign before his term was up. We all can understand his need to take more time for himself. It has been a difficult year for him. We will miss you, wish you well and look forward to seeing you working with the grounds crew. As a result of his resignation, I called a special Board meeting on December 14<sup>th</sup> to cover first how to replace him. We had 4 candidates for the Board with two options. One of the 4 would be selected to serve out Norm's one year remaining or we change the term to two more years. A motion was made and passed to change the open position to two years. I'll let Howard explain what the second motion was in his report.

The one motion which we did not cover was the Board's acceptance of Norm's resignation. Might I have a motion, please.

Sandie Stone  
President

**President's Report**  
**Springs Board of Directors Meeting**  
**February 8, 2016**

**Annual Meeting**

We had a strong turn out with 92 homeowners representing 54 lots attending. Our community continues to be financially healthy, socially active, well maintained and blessed by an abundance of capable volunteers. Following the Annual Meeting the new board briefly convened to determine officers and key Committee Chairs as follows:

President – Howard Bryan  
Vice President – David Dethmers  
Treasurer – Roger Olson  
Secretary – Ron Delvaux  
Grounds Committee – Jim Owen  
ARC – Ted Boyett  
Streets and Buildings – Michael Ford

**Development to our South**

On 1/28/16, I attended the January meeting of the Green Valley Council's Architecture and Planning Committee to hear the presentation regarding the proposed development of the 25 acres to the south of our community. There was not much additional detail beyond what Frank Thompson presented at our prior board meeting. We were able to recommend that the next public information meeting be held in the Anza Room so our residents can conveniently attend.

Howard Bryan  
President

**President's Report  
Springs Board of Directors Meeting  
March 21, 2016**

**Kino Landing to our South**

On 3/1/16, the architects for the developers of the “Kino Landing” project to the south of our community made a presentation to our Springs residents in the Anza Room. It was well attended and there was time for questions and answers. Reportedly, one question dealt with a possible sound wall along the frontage road south of our entrance. The answer indicated that such a wall would need to be at least 15 feet tall to be effective. The developers are asking for the same building height zoning exemptions from Pima County as were previously granted for the hospital phase of the project

**Board Seminar**

On 3/11/16, board members Boyett, Bryan and Dethmers traveled to Tucson to attend a two hour overview on HOA Governing Documents and Insurance presented by the law firm of Goldschmidt Shupe, PLLC. This provided valuable background, particularly for the new board members.

**Views**

As President, I get to hear various concerns from our homeowners. One such concern is about views from homeowner's properties being impacted by growing vegetation. Since this comes up periodically, I did some research on the topic and would like to share what I have learned.

The HOA Board has previously sought advice from our attorney about views. Here is what was advised...“It is a basic principle of real property law that there is no legal right to view preservation without a specific view easement. There is no such easement in the governing documents for The Springs at Santa Rita”. Therefore, there are no guaranteed views in The Springs.

To my knowledge, the only community near us which indirectly deals with this issue is The Legends because they reportedly have a specific section of their CC&Rs which limits all tree heights to that of the buildings. Our CC&Rs were not written with similar language. To add such a provision would require a 51% vote of ALL homeowners (about 226 owners). Our CC&Rs have only been amended twice. Once was to remove the original developer language and meet our attorney's recommendations. The other was to change the definition of a quorum at our Annual Meeting. In both cases, after a two year effort, we just barely achieved the needed votes on those relatively noncontroversial changes. People tend to be passionate about keeping their views and equally passionate about keeping their trees. Also many people have no significant views from their properties, therefore, it is my opinion that it would be very difficult to secure the required 51% majority approval of a tree height restriction in our community.

As a point of history, when the developer originally sold the lots, he was able to charge a higher price for lots which had a view. However, there was no guarantee given that the view would be preserved in the future. Still today, lots with views tend to command a higher selling price but they also do not have any guarantee that the view will be preserved.

Some residents have had success in politely discussing the issue of view degradation with their neighbors to see if something could be worked out including helping with periodic trimming.

Howard Bryan, President

**President's Report**  
**Springs Board of Directors Meeting**  
**April 11, 2016**

This is always a bittersweet time of year as the desert starts to bloom and our seasonal residents start migrating to their other homes. We wish them all safe travels and hope they come back to us soon.

At last month's meeting I mistakenly quoted a 2/3 vote of all homeowners as being required to modify our CC&Rs. That was the original requirement but it was reduced to a 51% vote of all homeowners (about 226 owners) during the last CC&R modification. My revised March report reflected this correction and was published on the web site.

The Board of Directors has created an ambitious Work Plan for 2016 which summarizes the key improvement activities we want to accomplish this year. We will use the plan to monitor and communicate our progress as the year unfolds. Here is a brief summary of what we are planning to do.

- \* Create Mission and Vision statements for The Springs which try to capture the essence, personality and direction for our community.
- \* Create a Charter for the Board of Directors which summarizes the leadership responsibilities to implement the Mission and Vision.
- \* Review, simplify and correct the Springs Handbook to help eliminate confusion regarding the general requirements and expectations of residing in our planned community.
- \* Consolidate all Architectural Review Committee requirements into one location on the web site to help eliminate confusion regarding the architectural requirements and expectations of residing in our planned community.
- \* Create an overall schedule for key financial events including when major purchases/contracts need to go out for bid to help us be the best possible stewards of our financial resources.
- \* Review and propose any modifications to the maintenance provisions of the Master Landscape Plan to help keep our parks looking their best.
- \* Create and implement a schedule to construct an expanded maintenance building to better support all the hard work that our grounds volunteers do.
- \* Create and implement a schedule for major grounds maintenance projects in various parks to help plan resources and keep our community informed.
- \* Create and implement a schedule of key streets, buildings and utilities projects to help plan resources and keep our community informed.

Wow, if we get all that done in 2016, in addition to our normal operational work, we will definitely be ready for a New Year's party!

Howard Bryan  
President

**President's Report**  
**Springs Board of Directors Meeting**  
**May 9, 2016**

During the last month, The Springs has been a hive of activity as residents busily caught up on landscaping work, began repairing and painting their homes, recoated roofs and generally put things in order before summer. We are also so fortunate to have such an energetic group of volunteers who keep our common areas in great shape. Our community continues to look great and be a friendly welcoming place to live.

The Board of Directors has also been hard at work implementing our Work Plan for 2016 as will be described in the various officer and committee chair reports. Even though the board will not officially meet during the summer, work on the improvement plan will continue via individual efforts and email reviews.

Three new board members continued their training by attending another of the regular HOA information sessions (Lunch & Learn) conducted by Goldschmidt/Shupe (our attorneys).

For those who will be travelling during the summer, we wish you safe journeys, great times and come back to us soon!

Howard Bryan  
President

**President's Report**  
**Springs Board of Directors Meeting**  
**October 10, 2016**

Although the HOA Board did not meet in June, July, August and September, our great volunteers continued to actively maintain our community. Many of these activities will be highlighted in the individual board member reports.

Board members continued their training by attending the regular HOA information sessions (Lunch & Learn) conducted by Goldschmidt/Shupe (our attorneys).

Unfortunately, during the last few months, several Springs residents have reported talavera pottery items being stolen from their front yards. Please report all such thefts to the County Sheriff so they are fully aware of the extent of the problem. Other Green Valley HOAs have had similar experiences recently.

After many year of faithfully leading our house number yellow light bulb replacement committee, Harold Moberly has decided to step down. We gratefully thank Harold for his years of service. If anyone would like to step in behind Harold, please let any board member or the HOA office know.

For those who have returned from their summer travels, we heartily welcome you back!

Howard Bryan  
President

**President's Report**  
**Springs Board of Directors Meeting**  
**November 14, 2016**

Many of our seasonal residents are back. We welcome these new and existing friends and appreciate their willingness to quickly rejoin our cadre of great volunteers.

During this month, the activity levels in our community really began to increase both socially and operationally. Sealing the Nature Park path was the first installment of this year's streets and sidewalk maintenance efforts. It is the finishing touch after our volunteers patched all the cracks. It looks great and will help preserve that popular feature.

The Board conducted a final review of the Mission, Vision and Values statements for The Springs. These statements try to capture, on one page, the essence of what our community is and desires to be. It is crafted to describe a balance between the personality and the appearance of The Springs. It also names the values we wish to demonstrate in our actions and interactions. It is anticipated that these statements will be approved by the Board and become an integral part of our Community Standards. Board position descriptions will be revised to support implementation of the Mission/Vision/Values statements.

The Board also continued its work to revise and upgrade The Springs Handbook. The Handbook Revision committee, led by David Dethmers, did an excellent job and the full Board took the month of October to add their input. It is anticipated that the handbook will be approved and continue as a part of our Community Standards.

In the spirit of continual improvement, the Board is reflecting on the way we are structured to more effectively deal with CC&R and handbook compliance issues which are not related to structures or landscaping (ARC).

In addition, the Board and various committees also worked hard on developing our 2017 budget and dues recommendations. The Springs continues to be well maintained and in sound financial condition as a result of the many skilled volunteers who manage our resources very carefully.

Of course, this just scratches the surface of the many volunteer activities that collectively keep our community moving forward. How fortunate we are to live in one of the premier HOAs of Green Valley!

Howard Bryan  
President

**President's Report**  
**Springs Board of Directors Meeting**  
**December 12, 2016**

It is great to have many of our seasonal residents back swelling the ranks at our potlucks and volunteer work sessions. Our volunteers did a great job decorating our entrance for the Holidays. The Springs is ready for the season.

The Board approved our Mission, Vision and Values statements and they are now an integral part of our Community Standards. Similarly, the Board is continuing its work to revise and upgrade The Springs Handbook portion of our Community Standards.

The Board approved our 2017 budget and recommended that the dues remain the same as last year.

Many thanks go out to those who worked hard to create the budget, to those who carefully manage our resources to help keep our dues at a very reasonable level and to those who volunteer their time and skills to keep our community looking and functioning great!!

Howard Bryan  
President