

**The President's Report
for the regular meeting on
January 8, 2019**

Good morning. Below is a summary of my activities in December and early January.

1. I have been writing the CHAT again until our new editor is able to start in mid-February. The no frills writing and editing isn't as much fun, but takes less time, and the CHAT does take time. The new editor is Marina Harsha and she is an experienced photographer and has experience with computer publishing programs. She is currently in vacation in Australia, poor thing. Again, I would like to thank Jan Koltun for her editing of the CHAT this past year. We appreciate her efforts in behalf of The Springs. The February CHAT can use contributions, so please let me know if you wish to help.
2. I have been working on better understanding our financial situation and going over reports from Roger and the Capital Reserve Fund. As we prepare for 2020 and beyond, it's important to me to know some history, how money is allocated and invested, and how things "work". I finished that task (and my husband is thankful for that) and today am meeting with our lawyer to start planning our strategy for 2020 contracts and GVR assistance with road repair.
3. Also, at the meeting today, our lawyer is also going to look over the Heartsafe proposal and talk about potential issues with community involvement, as well as review some other HOA issues that have come up over the past year. I spent quite a bit of time preparing for the meeting with her and sending documents over for her to review ahead of time and preparing questions.
4. Preparation for the Annual Meeting on January 19, 2019 is also on my plate, with the most important decision being the flavor of cake we serve. Seriously, we are also looking for new volunteers, and working on how to best initiate recycling success. I realize that with this group I am preaching to the choir, but it is so important to keep involving new people. And we will be asking, particularly with new projects coming up. I know you must be curious about the GARBAGE SHOW!

I look forward to working with all of you this year, and special thanks to our hard working Board members who are getting The Springs off to a good start for 2019.

Rebecca Keenan,
President of The Springs HOA Board

Good morning. The month of January was a challenging one, and due to a pretty good case of bronchitis, I mostly played "catch up".

Several "thank yous" are on the top of the list. First, Rick Fillion, committee member on Streets and Buildings, resigned effective January 19, 2019. Rick is moving on after completing a great deal of work under past Board member Michael Ford and then with current Board member Lee Blahnik. His knowledge of repairs, concrete, asphalt, and trash collection has been an enormous help to our Board. His attention to detail and process have really made a difference for our homeowners and we thank him for all his dedication.

Second on the thank you list is Brent Gordy who was immediately supportive when picking up the Annual Meeting on short notice during my illness, and did a fine job running the meeting. I am still not sure about the hat he wore, but I now feel a need to wear it at our next Annual Meeting.

Welcome to Cindy Deckinger! We look forward to her input on the Board as she is a year round resident and very familiar with many issues that impact our community. It's good to have you as our Secretary.

I managed to squeak out one more CHAT issue for February, but I picked up our new editor from the airport on Sunday, and will bring her up to speed next week. Welcome to Marina Harsha! And I think you will enjoy her style of putting together the CHAT.

A quick note about the upcoming GVR election. Your ballot will be arriving in the mail soon. Please take the time to inform yourselves about candidates, and vote per the instructions sent to you.

I am now learning how to make 'advanced spreadsheets'. We plan to use a couple to facilitate collection of data about needed street and sidewalk repairs, and then translate that information into work plans and budget recommendations. This was a recommendation from Rick Fillion who helped lay the groundwork for this. I also am (still) forming a work list spreadsheet for Board members which is mostly complete, but not ready for prime time. Thanks to Mike Kearns for recommending a person to help me get these established. Very soon, I shall conquer the fine art of the 'drop down menu'.

Recently, GVC hosted a presentation by the firm Goldschmidt and Shupe which was an update about current issues affecting HOAs in our area. Carolyn Goldschmidt is our HOA lawyer, and our Board appreciates and takes advantage of many of the education opportunities the firm provides. Later this week GVC is hosting a round table for 15 Green Valley HOA Presidents. I am participating, and will follow up with a report next month. Thank you Jeannie for alerting me to the opportunity.

I sent a letter to Steve Anderson from Pima County Parks and Recreation as we discussed last month. Board members reviewed the letter, and it declines the participation and granting of easement Pima County requested. As I follow the news, there are many issues the developing Canoa Park faces and it remains to be seen just how they will be resolved. Right now no biking is allowed there, barriers to prevent it are up, and there is no indication as to when it will be. We will continue to monitor the park's progress. Thanks to all homeowners for their input.

Finally, I continue to work on the advisability of attaching the Heartsafe committee to our HOA. Please know there are many more issues that have surfaced since Heartsafe was originally presented. I plan on setting up a meeting with an insurance broker (and hopefully Roger) next week to learn about coverage that is not available through our current provider and what it might cost. I am doing this because when polled, liability was an issue most Board members were concerned about. There are others and legal counsel opinion will be sought when we have enough information to present.

And finally I want to make a statement to clarify my approach to Heartsafe. It is very clear to me that the options Heartsafe speaks about could be beneficial to our community. But really, my opinion stays out of the mix, because it is my job to gather the best information out there to do what is best for the HOA as a whole, and being a startup for our area is different from entering into a well-established program. We aren't wimps, but risk needs to be very carefully evaluated, from many positions, and we will do just that, and make a good decision about Heartsafe based on good information.

Thank you,
Rebecca Keenan
President of The Springs

**President's Report
to The Springs HOA Board
March 12, 2019**

Good morning to residents in The Springs. The month of February has been filled with family visits to our home. BUT, in between, Board activities have kept me busy.

First and foremost has been assisting and collaborating with Board members with current issues in The Springs. A HeartSafe proposal was prepared with the assistance of our lawyer and all Board members were contacted with an update. I did attend the HeartSafe committee meeting to assist with explanation of the Board's proposal for assistance to Heartsafe. At this time the Heartsafe committee is evaluating their options. Thanks to Ted Boyett for his advice and assistance in the process.

Second is an issue the Board and some HOA committees have been considering for the last few months. It boils down to this. Your working Board is doing just that, working with due diligence to handle the affairs and maintenance of The Springs. If we don't get more participation from volunteers, we may need to utilize the help of a management company, particularly with Streets, Utilities, and Buildings. Not our first choice, but it is a second choice that we are looking at. Next week, I plan to visit several companies recommended to us, to see what proposals they have and the cost. This is not a threat, just gathering information for the future, if needed.

By the way, Lee is doing a fine job as director and chair of SUB but he cannot do it all. A recent retirement on the committee has created more work for him, and he would like help from knowledgeable folks.

We take good management very seriously and hope to continue our current practice with enough volunteers. There are many ways to help (probably preaching to the choir here at the meeting) and we hope all residents will consider giving time to The Springs to keep our dues reasonable, get to know more folks in the community, and feel really, really good about helping.

I hope you enjoyed the edition of the CHAT by Marina Harsha. I helped a little bit with content, but she is a wizard with publishing programs. Well done Marina, and keep it up. Contributions can be sent directly to her at editor.thesprings@gmail.com.

Finally, as folks start to think about heading back north, don't forget our full time resident/volunteers who hold the fort while you are gone, contribute spare food items to the food shelf, and make sure your weeds are under somebody's watch while you are gone.

Thanks for listening,

Rebecca Keenan
President of The Springs HOA

**President's Report to The Springs HOA Board
April 2019**

Good morning,

This brief report is to let you know that planning is underway for Fall 2019.

It is important and interesting work. Contracts for Garbage and HOA Roads will be negotiated. Work with GVR regarding installation of solar panels and road repairs is ongoing. Establishing budgets and capital expenses for next year is beginning. Evaluating use of a management company vs other alternative strategies is just starting. We hope to update the website. There is a lot on our plates as our community ages structurally and demographically. The more we plan and look ahead, the better the outcome for all residents.

I plan to be in AZ several times this summer for work and fun. My hope is that when fall rolls around, we will have a clear vision of the next five years with our financial plans, Capital Reserve plans and volunteer/Board member plans.

On a personal note, I did finally remove lots of ambitious little weeds from my yard and will apply pre-emergent before heading to MN. That is a hint for all homeowners. The need for a May meeting is still undecided. Please watch for a notice ten days prior to the scheduled meeting.

Regards,

Rebecca Keenan
President of The Springs HOA

The Springs at Santa Rita Homeowners Association
President's Report
October 8, 2019

Good morning. Lots of changes around The Springs. It's good to be here. This report isn't going to be anything except a big thank you to the year-round folks, and Jeannie and Stephanie, and the Board members for doing a great job. Personally, I had a busy tough summer and family comes first. So again my deepest gratitude to all of you for staying on course and getting it done. One funny story - after the birds and nests were dislodged from the front gate area last spring, it appears that they came to my patio after we left and totally creeped out the neighbors with the sheer number of them, the noise, just hanging out and of course nest building and depositing bird poop. Thanks to our treasurer for noticing it early, our streets guy for starting to deter them, and neighbor Gary Deckinger for gently urging them to go elsewhere and clean up. If there are others who helped, my thanks to you too.

This will also be short because we have a lot of business to do today. There is one caution I would like to make (and please pass this on to your neighbors). We are here as volunteers and we want to know if you have complaints or problems. That is why we are here. But angry talk doesn't solve anything. We are happy to work with you and help solve issues to the best of our abilities. It is almost always a process, rather than immediate results. Please be a part of the solution and not part of the problem. Thank you.

I am looking forward to a busy fun year here in The Springs. Projects and budgets are being planned as others are completed, nominations will be made, gatherings will be enjoyed and bills will be paid. A new group of volunteers is ready to launch and our community looks great.

Respectfully and gratefully,

Rebecca Keenan
President of The Springs HOA

President's Report November 2019
The Springs at Santa Rita HOA

Good afternoon. I just rolled in last night with the last load from MN and I am ready to become an Arizona resident. I was greeted by one dead rattlesnake and lots of friendly neighbors.

It's a fun time, as snowbirds start to return, friendships are renewed, names are eventually remembered, and activities are planned. I look forward to working with Board members in person, rather than by phone or email. It is always better face to face. Meeting here in the afternoon allowed Ted to fly in this morning. Welcome back. Brent will show up in person after Turkey Day. Cindy had a family commitment this afternoon. Lee, Jim, and Roger - always good to see you.

Our Board plans this month center around finalizing our budget and organizing for 2020 projects. Roger, the Finance committee members, and the Capital Reserve committee members have been meeting to lay out recommendations for 2020. As usual they have done a thorough job and we appreciate their efforts.

As I walked the dog this morning, the Grounds crew was making lots of noise and hauling debris. This is a wonderful example of good leadership and group fun. Some of our other community volunteer jobs need new faces as described in the CHAT.. Please consider helping The Springs with your time, whether a one shot effort, or an ongoing commitment. We love seeing new folks and it is a good way to connect with the community.

Finally, more than ever, there are divisive issues in our society that are troublesome to communities. We can have differences and still walk together. We can be good neighbors and still vote our preference. The worst thing for America is to focus on disagreements instead of the common good. We all need to take a step back from rhetoric and look to the future. The place to start and build is right here and I am very proud and hopeful we can take care of the local issues, still keep an eye on the big picture, and be respectful of differences.

Happy Thanksgiving to all of you.

Rebecca Keenan
President of The Springs HOA

President's Report
The Springs at Santa Rita HOA
December 10, 2019

Good afternoon. Welcome to our fashionably late meeting. Thanks to my Board members and the audience for their flexibility. My ties to MN are less and less but still there when it comes to some healthcare.

Thoughts about life here in The Springs: we are constantly searching how to do some things better; items which cost residents the most money are high priority in that search; our volunteers routinely save us significant dollars but some things need to be done professionally; we are already planning for 2020 and 2021 and how best to improve our use of your dollars. And so, starting in January 2020, we will be presenting several ideas to do just that. Stay tuned. Don't be nervous. It's not "what we do", it's "how we do it".

Some of the People I Am Thankful For Right Now:

- 1) Our lawyer - always there when we need her, sharp as a tack, pleasant, funny, extremely useful, and very considerate about how we use her time and our money;
- 2) Our landscapers - friendly, hard working, very few issues in the Points West company changeover, no raise in rates for 2020, and they do good work under the watchful eyes of Jim and his volunteers;
- 3) Our Jeannie - on top of things even when we are not, excellent resource for our residents, a Big Bang for our bucks - only a small percentage of your fees are used for her excellent work, and she has a wonderful laugh;
- 4) Our Ted - even though he lives in Rhode Island and requires new joints (orthopedic ones) he is unfailingly positive and caring, he finds the best in any situation and works from there, he likes his ARC duties and is very committed to them and working with Stephanie.
- 5) My husband - for putting up with all this and not asking more than once a month how long I am planning on doing this, for keeping life good, for carefully driving the 20 mph speed limit in his golf cart, and for making excellent scones.

I want you to know that being on the Board is a privilege and a challenge in that order. This Board, with all its talents and energy is one of the best I have ever served on. It is a clear-headed and kind Board that gets to make tough decisions. We also get to make funny ones like "how to get rid of the bees in the tower" or how much to raise the stop signs so people don't bump their heads". The good of the community is always in the forefront and we appreciate your thoughts and participation.

Have a peaceful holiday season, I look forward to a good 2020 and don't forget to put your house number on your garbage and recycling bins so they can be returned if blown away.

Respectfully,
Rebecca Keenan
President of The Springs HOA