

**The Springs at Santa Rita Home Owners Association
Streets and Buildings
January 2017 Report**

Preferred Vendor: The preferred vendor agreement with Sunland is ready for review. See attached document

Gate House renovation: Contractor secured. Tile purchased. Still need to secure a crew to move the furniture filing cabinets and identify someone responsible to shutdown the computer/router etc. Then we can set a date.

Maintenance Shed: Still waiting for the plans to be delivered. Contacted Cadman company and waiting for a response.

Street Signs:

There are replacement street signs in the maintenance shed. Bob Fillion and Richard Bierman have agreed to install in March. Once that is done we will review and see if any more are need replacement and will order.

Respectfully,
Michael Ford

The Springs Homeowners Association
January 17, 2017

Update on the designation of Sunland Asphalt as a Preferred Supplier and awarding Sunland Asphalt an exclusive contract with The Springs HOA

I have been told that the Covenants, Conditions & Restrictions (CCR's) and Bylaws prohibit multi-year contracts so I am trying to find another solution that will encourage Sunland Asphalt to help The Springs transition street maintenance from reactive to proactive.

To accomplish this I am separating the agreement to two components; a 1 year contractual component followed by a two year memorandum of understanding (MOU). The contract portion commits Sunland to provide a list of specific repairs to be completed within one year at a quoted price based on the approval of the HOA annual budget by The Springs board. This is essentially the way Sunland and The Springs currently operate except that all projects will be approved by the approval of the annual budget rather than being approved over the course of the year.

The MOU component encourages Sunland to propose repair and maintenance projects that should be completed in subsequent years with corresponding alternatives but does not obligate Sunland to complete an assessment, provide any work included in a projection or to perform any work for Sunland's estimated cost. The MOU does not obligate the HOA to procure any repair or preventive maintenance services recommended by Sunland. The use of an MOU has not been shared with Sunland and may not be acceptable to them as it allows other asphalt companies to bid on work after Sunland performed the street assessment, identified the need and provided an estimate at no cost to the HOA.

To assure that the draft does not include any proposals conflicting with the HOA's restrictions I need to be aware of any such constraints. For example, the only statements regarding contract duration I find in the CCR's is in Article 5 Section 5.10 Management Agreement and in the Bylaws is in Article VIII Power and Duties of the Board of Directors Section 7.2.5. Both of these clauses state that "contracts shall not exceed three years and shall provide termination by either party without cause and without payment of a termination fee on 90 days or less written notice." If there are other governing documents that I need the review please let me know what they are and where I can find them.

Once a draft is ready for review it will be shared with Duane Huff of Sunland to determine if there are issues from Sunland's perspective. Another draft will be developed addressing Sunland's issues and the revised draft will be reviewed by The Springs board, etc., etc., etc. Once we have a draft revision agreeable to both Sunland and The Springs board, the draft can be reviewed by the HOA attorney if the board determines that a legal review is required.

Rick Fillion
Streets Committee

The Springs at Santa Rita Home Owners Association
Streets and Buildings
February 2017 Report

Street Repairs:

Saw cut - Tuesday April 4th

Remove and replace the failed areas - Wednesday April 5th

Nothing will be shut down for this portion of the project and vehicles will be able to move around the crews. We will be requesting a schedule of the upcoming repairs with a description, location and any required closures from Sunland.. This can then be put on the web page and then future communication about street repair activities can be sent out directing the residents to the web page for the details.

Gate House renovation: Completed

Maintenance Shed: Official plans delivered to Jim Owen. Grounds team is making decision on contractor.

Street Signs: Thank you to by Bob Fillion and Richard Bierman for replacing all streets signs that were unreadable.

Front Entrance: Bid from Woodward received but needs to be redone as it does not include the tower painting and that needs to be included. Have contact at Sun Point who managed the bidding for their entrance reconstruction and will contact them for bids. Need confirmation from board that the components in the Woodward bid plus the painting of the tower are what should be in the Request for bids from other companies.

Respectfully,

Michael Ford

The Springs at Santa Rita Home Owners Association
Streets and Buildings
March 2017 Report

Street Repairs: *Several streets had saw cuts, crack seal and patching completed.*

Maintenance Shed: Grounds team is working with contractor that resides in the Springs, Tony Hansen. Work has begun.

Front Entrance: Awarded contract for gate house exterior beam replacement, stucco repair and painting to Woodward Construction. Work to commence within 30 - 60 days. Tower bid has been requested.

Respectfully,

Michael Ford

The Springs at Santa Rita Home Owners Association
Streets and Buildings
October 2017 Report

Street Repairs: *Sunland Asphalt has been contracted for seal coat maintenance in our area the week of October 23rd . Jeannie has taken care of all the written communication and Rick Fillion has gone over the project and answered questions at the October Meet and Greet and the Potluck. All delivery services and GVR have been notified of the dates where entry into GVR will be.*

Gate House Repair/Painting: Woodward construction completed the reinforcement of the existing beams and painting of fascia, trim and exterior walls of the building and the arches at the entrance. We have received bids for repair and painting of the tower and exterior wall along the frontage road.

Street Lights & Signs: Several street lights outage were reported to Tucson and electric. I would like to suggest that we give instructions in the next Chat and on the web page on how to call these in. There are still several street signs that need to be replaced and these will be ordered in the near future.

Electronic Gate: A problem with the front gate entrance for emergency services after hours was reported. I called and spoke with the Fire Chief to let them know that Jeannie had called in the issue to the maintenance company and gave them our code for future reference.

Respectfully,
Michael Ford

The Springs at Santa Rita Home Owners Association
Streets and Buildings Committee 2017 Annual Report

The agreement with the preferred vendor for streets, sidewalks and gutters was completed.

Gate house renovation was completed on schedule and under budget. The new maintenance shed was completed.

New street signs, replacing hard to read signs, were installed and additional signs were ordered.

The streets were resurfaced with sealcoat on schedule and under budget.

Reinforcement of the existing beams and painting of fascia, trim and exterior walls of the entrance building and arches was completed.

Bids for repair (including resolution of the bird-nesting problem) and painting of the tower and exterior wall along the frontage road were received. The project has been delayed until 2018 for budgetary reasons.

Street light outages were addressed as outages were reported or lights were noted out by drive around in summer.

Michael Ford
Streets, Buildings & Utilities Chair