

## Streets, Buildings and Utilities Committee

Report 4/10/2018

Informal discussion regarding infrastructure in The Springs, whether it pertains to buildings, streets or sidewalks, inevitably leads to the conclusion that our community's infrastructure is aging. We're over 30 years old and everyday wear and tear, both human and natural, is taking a toll. Awareness and careful planning are paramount if we're to remain good stewards of Springs' physical and financial resources.

Because the main entrance to The Springs is a focal point, it garners a large share of attention. Its unique southwestern style, also reflected in its dwellings, attracted newcomers 30 years ago, as it still does today. The point has been reached when difficult choices will have to be made regarding the "look" of our entrance, especially the tiled canopy sitting on top the main support columns. The Streets Committee will continue to monitor the condition of the aging canopy and make recommendations to the HOA Board based on sound economics and good judgement. One contractor's recent proposal provides options running the gamut from repairing uneven roof tiles to removal of the entire canopy, in the style of a nearby subdivision. As the Committee continues to solicit proposals and seek comment from residents (with particular respect to the latter option) it is prepared to offer a recommendation to address the uneven tiles on the southwest section of the canopy in order to assure there's no safety issue for driver's entering The Springs.

Our aging streets and sidewalks consume a large portion of The Springs' annual operating budget. Rick Fillion, a Springs' resident and devoted Streets Committee member, spends countless hours monitoring the condition of Springs' streets, sidewalks and gutters. At the April 10, 2018 HOA Board meeting, Rick will present information regarding upcoming infrastructure projects. Sidewalks are in serious need of repair; some more than others. Rick has compiled a list of over 60 sidewalks, many of which are in need of aggressive repair. The intent is to have the most seriously damaged sidewalks fixed in 2018. With respect to our streets, it should be noted that The Springs is the only Green Valley community to have a GVR facility within its boundaries. This exponentially increases road traffic and adds to the cost of road repair. Twice weekly garbage pickup, especially in the summer when the pavement is extremely hot, significantly contributes to asphalt damage, particularly as large, heavy trucks navigate street corners. Rick Fillion will address this subject and, on behalf of the Streets Committee, recommend a "trial" during June, July and August of 2018 where garbage and recycling will be picked up once weekly, on the same day. He will also talk about recycling bin violations and how it impacts our relationship with Republic Services, our provider.

Speaking of street corners, it has been noted that the distance between the bottom of some of our stop signs and the top of the sidewalk, is dangerously low and has resulted in pedestrian collisions; especially residents walking dogs. In the interest of safety, identified stop signs will be raised so that the distance from the sidewalk to the bottom of the stop sign meets the seven foot residential standard. Although the word "STOP," along with a white line is painted on the asphalt at intersections, drivers should be cognizant of the height adjustment.

We're grateful to Springs' residents for reporting street light outages via email or through the HOA's main phone number. Marcia Harris has generously volunteered to contact Tucson Electric Power (TEP) when there's a burned out street light. It has been observed that at least two burned out street lights have been retrofitted with new LED fixtures. The white light is in stark contrast to the soft yellow glow of the old bulbs. The pre-existing, yellowish hue may be the result of a lens or filter placed over the old type bulb. TEP will be contacted to discuss the possibility of a similar filter over the LED fixture. On the plus side, the Springs' HOA welcomes the new LED lamp fixtures since LED lighting is significantly cheaper to operate and will have a positive impact on our lighting bill as more street light fixtures are replaced with LED technology. Our proximity to the Whipple Observatory and the Arizona Astronomy Consortium's Dark Skies Initiative will factor into our discussion with TEP.

Lastly, residents may have observed red traffic cones marking a danger area near the Fuerte entrance to the nature path. The cones were placed to warn walkers and drivers (who park vehicles there) that sinkholes developed in a section of the street in close proximity to the stub wall separating the street from the naturalized common area. This same section of road was excavated by Farmer's Water last fall when an underground leak in their pipe(s) was discovered near the intersection of Fuerte and Golfista. Farmer's Water addressed the problem and then subcontracted with a company to resurface the street beneath its right of way. The recent sinkholes appeared after 3 days of steady rain that fell on Green Valley this spring. During the week of April 2<sup>nd</sup>, a subcontractor hired by Farmer's Water, excavated the asphalt and added dirt fill which was machine compacted to eliminate the problem attributed to rain water leaking beneath the surface of the pavement, causing serious erosion. It is expected that the subcontractor will return during the week of April 9<sup>th</sup> to replace the small section of asphalt that was removed.

Respectfully Submitted

Lee Blahnik

Streets, Buildings and Utilities (SBU) Chair