

Streets, Buildings and Utilities Committee

Report 2/13/2018

The Streets, Buildings and Utilities (SBU) Committee held its first meeting, under the new SBU Committee Chair, on February 8, 2018. Representatives of the Grounds Committee were also in attendance, due to the shared nature of their services to the Springs. Both committees will strive to maintain a close working relationship moving forward.

The agenda included a review of the Chair's duties as outlined in the Position Description. It also addressed the "distribution of responsibilities" for committee members, divided into four categories:

1. Streets, Gutters and Sidewalk Management
2. Buildings
3. Administration
4. Special Projects – The full committee will be available to engage, as needed, in special projects and support activities in categories 1 and 2.

The agenda went on to address current projects; primarily issues related to painting of the Springs' tower and then moved to discussion of potential projects, presented by the Chair. The list was broad in scope and included specific requests made to the Chair via Springs' residents. Two issues were the focus of considerable discussion:

1. The Condition of the Canopy over the Gate House Entrance

- a. Photos were presented to the committee that showed what could be dangerous conditions with respect to rafters, roof tile and support beams. To provide a reasonable assessment of any potential safety issue, some committee members felt that the Board should consider funding an engineering study of the canopy. The Chair would like to address the HOA Board on 2/13 regarding such a study. Additional options will be presented.

2. Garbage Service and its Impact on Street Repairs

- a. The Streets Committee will continue to study solutions for garbage service that will reduce damage to Springs' streets and thereby reduce street repair costs which comprise a significant portion of the HOA budget. One option discussed would change or reduce the number of pickup days; winter versus summer. The Chair would like to pursue methods to obtain community feedback. This could include a formal survey (mail or online) and/or informal assessment with the assistance of block captains. Meanwhile, the committee will collect data to support the practical and financial aspects of any change in services and then make this information available to the Board. Springs' residents will be kept apprised through mail, HOA website and The Chat.

The committee agreed that safety issues, e.g., streets signs, broken sidewalks, etc., should have priority when listing, scheduling and implementing Springs' projects.

Respectfully Submitted

Lee Blahnik

Streets, Buildings and Utilities (SBU) Chair

The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 3/17/2018

The bell tower painting projected, originally scheduled for completion in late February, was not completed until March 5, 2018 due to inclement weather. The project was further hindered by the need to replace a small section of rotted timber in the false ceiling beneath the dome structure caused by rain water leaking through cracks in the dome. Sealing and painting of the dome by the contractor should eliminate any further water damage in that area. The most dramatic change to the bell tower was the addition of mesh steel screens to the arched windows beneath the dome and a large, matching screen covering the entire opening of the interior portion of the tower, just above the lower arches. The screening will eliminate the nesting of birds on the interior ledges of the tower and reduce damage to the stucco caused by nesting and organic deposits that negatively impact the paint and stucco. Cost: \$15,030.

A few more days were added to the work schedule due to modifications in the contractor's agreement which required painting of the entire wall along the frontage road. The original understanding was that only the green trim along the wall would be painted. Cost: \$3,350.

The scope of the tower project evolved to the point where the green trim on the gate house entrance columns needed to be repainted after the previous contractor used a paint color that was not in compliance with HOA ARC color codes. The ARC felt that it was not fair to hold homeowners to HOA paint policies if the HOA didn't follow its own policy on structures owned by the HOA. In addition to correcting the color of the green trim, the contractor was asked to use hydraulic lift equipment, already on site, to replace four burned out spot lights beneath the main entrance canopy and also to install humane bird spikes on top the north and south columns to discourage large birds from roosting at night and leaving unsightly "deposits" beneath the columns. Replacement of the spotlights with LED light bulbs will reduce our electric bill and aid drivers entering and exiting The Springs after dark. Cost: \$1,395.

Thanks to the work of Vic Bignall, a longtime Springs' resident and frequent volunteer, lighting on the bell tower structure has been enhanced at no additional project cost. Vic moved a floodlight from beneath the tower to a location in front of the fountain. The relocated light not only illuminates the fountain but shines appropriately on the green lettering on the west face of the tower, just above the arch, proclaiming, "The Springs."

Thanks should also be extended to volunteer members of the Grounds Crew who efficiently directed busy car traffic while the hydraulic lift was employed to install replacement spotlights and humane bird spikes beneath the main entrance canopy.

Respectfully Submitted
Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

The Springs at Santa Rita Home Owners Association
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 2nd, 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 9th to replace the small section of asphalt that was removed.

Respectfully Submitted
Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Summer 2018 Report

In May 2018, representatives of the Streets Committee, assisted by members of the Grounds Committee, raised stop signs at intersections throughout The Springs. As a result, the bottom edge of a Springs' stop sign is now approximately seven feet from the ground, thereby making it possible to walk beneath the sign without sustaining bodily injury. This change was made based on information provided in the Manual on Uniform Traffic Control Devices (MUTCD) published by the U.S. Department of Transportation Federal Highway Administration (FHWA.) Stop signs on property belonging to Green Valley Recreation and Valley Assistance Services were not included in the project.

In July, the Streets Chairman, with the assistance of Mark Koruga, installed new, weatherproof bulletin boards at 6 locations adjacent to Springs' USPS mailboxes. The original bulletin boards, which had been in service for many years, provided no protection from the elements due to the poor condition of the Plexiglas doors. The new bulletin boards are constructed of heavy aluminum, have a thumb lock mechanism that seals out the rain and a thick cork surface for posting notices. In addition, the metal posts that support the bulletin boards were given a coat of Secret Porcelain colored paint; a green ARC approved color, used on metal surfaces in The Springs, including the main entrance gate.

Between July 19th and August 2nd, 57 sidewalk panels, totaling 1405 square feet of concrete, were replaced at 24 locations throughout The Springs. In addition, 2 locations on Solmos (Perry Park) and one location on Puma Peak, received "grinding" to eliminate tripping hazards. No vehicle or foot traffic was allowed on the fresh concrete for 4 to 5 days. Homeowners, whose driveways were affected, were alerted in advance on a face-to-face basis to ensure inconvenience was minimized. On July 15th, an eblast notice regarding the project was sent to all Springs' email addresses. Notices were also posted on Springs' bulletin boards, explaining the project in detail. A spreadsheet listing addresses, affected driveways and location notes was included in the posting. Residents were extremely cooperative and seemed pleased to see the work being accomplished. The Springs HOA awarded the sidewalk project to Sunland Asphalt Company which subcontracted the work to Copper Hill Construction Company of Tucson. Special thanks goes to Rick Fillion for identifying the sidewalk panels needing repair and for coordinating the project with Sunland Asphalt. The cost of the project was \$12,105.

Respectfully Submitted
Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee

Report 10/10/2018

The Springs HOA has initiated communications with Green Valley Recreation regarding cost sharing of surface repair on streets adjacent to the Springs Recreation Center, especially Fuerte, commencing at the main entrance to The Springs. Justification is based on the heavy use of The Springs' entrance/exit road by GVR members as they access the Springs GVR Center, not only for the pool and fitness room, but many club activities, including Camera Club, Computer Club, Clay Studio and Art League.

Originally, The Springs' Streets Committee planned major repairs for Fuerte in 2019, from the main entrance to Golfista. Because Green Valley Recreation is planning to install solar panels in all GVR parking lots in 2019, including The Springs, the Streets Committee Chairman is recommending that repairs on Fuerte be delayed until 2020, after GVR is finished with its solar project. This will ensure that there's no damage to a newly repaired street during GVR's solar installation project.

The Streets Committee is aware that lettering on a number of stop signs and streets signs in The Springs has deteriorated, due to intense, direct sunlight, rendering them nearly illegible. Funds have been allocated in the 2018 HOA operating budget for the purchase of new signs. The street sign/stop sign replacement project will not impact all street signs, just those that have become difficult to read. An order will be placed in the coming weeks and new signs will be installed in late 2018, early 2019, by members of the Streets Committee with possible assistance from the Grounds Crew.

Future editions of the Streets Committee report will feature updates regarding a potential crisis in the global recycling market that could impact curbside collection of recyclables in U.S. communities, large and small. Representatives from the Streets Committee will vigorously monitor developments and proactively share new information with residents through The Springs' website (www.thespringshoa.org) The Chat newsletter and at HOA Board meetings.

Respectfully Submitted

Lee Blahnik

Streets, Buildings and Utilities (SBU) Chair

The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 11/20/2018

The speed of vehicles heading north on the frontage road, continues to present a hazard for drivers exiting The Springs. In early November, The Springs HOA Streets and Buildings Committee Chairman initiated a Service Request through the Green Valley Council website asking Pima County to address this issue by installing a solar powered, flashing "Your Speed" sign approximately 3 tenths of a mile north of the Santa Cruz Valley Regional Hospital entrance. Should the County take action, the flashing sign could replace the static speed limit sign at that location and potentially inspire drivers to reduce their speed as they approach The Springs.

On November 15, 2018, KOLD Channel 13 in Tucson featured a report on Tucson's recycling problem. On July 29, 2018, The Arizona Daily Star published an article entitled "Tucsonans may soon pay more for less recycling service..." These reports were inspired by new restrictions on imports of plastics and paper in China and other Asian countries causing companies like Waste Management and Republic Services to lose money. Although we have yet to learn how this global problem will impact the collection of recyclables in The Springs, our HOA has proactively contacted Republic Services, our trash and recycling hauler, regarding the issue. Be assured that Springs' residents will receive updated information well in advance of any change in how Republic collects recyclables.

To achieve clarification on the future of recycling in The Springs, HOA President, Rebecca Keenan, submitted four questions, to our account representative at Republic Services. The first question involved the status quo, the second addressed the issue of cost, e.g. higher rates; the third question addressed potential enforcement by Republic, and the fourth asked Republic about their plans for education and customer awareness programs. How Republic Services responds to the questions will help determine our course moving forward. As we move forward with the issue of trash collection and recycling; something critically important to the health and welfare of The Springs' community, our HOA is looking for ways to achieve more community involvement and feedback. A good example was the volunteer, once weekly trash collection trial conducted this summer which involved 38 residents, many of which generously responded to a follow-up survey. An opportunity under current consideration is an advisory committee of concerned residents willing to get involved in educating The Springs' community about correct recycling habits and the positive impact on collection costs. Another option could be "hearings;" similar in format to HOA Board meetings but dedicated solely to trash and recycling matters. Like a Board meeting, there would be an open session where residents could ask questions or recommend alternatives. Whatever option is selected, the process would play out between January and March, allowing for the highest resident participation.

Respectfully Submitted
Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 12/11/2018

The majority of the November report focused on recycling and the consequences of the changing global market. The goal is to increase awareness of how these changes will soon impact recycling practices in The Springs and avoid surprises along the way. Toward that end, the committee would like to direct your attention to an excellent article on page 6 of the December CHAT, written by Rick Fillion. If you haven't read Rick's account of the situation, I'd strongly encourage you to go to The Springs' website and click on "Newsletter." Rick addresses the impending crisis in the global recycling market; its impact on local cities and the new measures we could face as a result of contaminated materials placed in our curbside bins. As he concludes his article, Rick reminds us that the Springs HOA Board is forming an ad hoc advisory committee to 1) discuss the garbage and recycling issues in the coming year and 2) how best to educate our HOA members so we aren't "part of the problem." We are seeking Springs' residents willing to volunteer to participate on this important committee which will convene at the conclusion of the holiday season. More information regarding the committee will be presented at the January Board meeting.

Moving on to another subject; shipment of new stop signs and street signs has arrived. The new signs will be installed to replace those which have become badly weathered and unreadable. The replacement project will continue over the next few weeks. Don't be alarmed if you see a street sign that is temporarily missing or if you see a Streets Committee volunteer removing and replacing a stop sign.

Because of changes in the weather and the aging of our 30-year old infrastructure, we've been receiving more reports of cracked sidewalks. The cracks are first inspected by a member of the Streets Committee, and typically marked with white paint for identification and to prevent tripping. Next, a representative of Sunland, our contractor, is called in to inspect the damage and provide a repair estimate. The damage is then noted on a master spreadsheet maintained by a committee member and is eventually scheduled for repair or replacement. This process can take months to complete and is closely tied to The Springs' budgeting process. We ask your patience, as it often takes more time than we'd like to see the work completed.

Respectfully Submitted
Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair