

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