

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 1/7/2019**

Recycling information and education will remain at the forefront of important topics for The Springs in 2019. As much as we try to pin down specifics related to what can or can't be recycled, a long-term, definitive list remains a moving target. This is primarily due to the changing nature of the global recycling market and the equipment used by our trash contractor, Republic Services, at their recycling facility in Tucson. In order to assist and educate residents regarding current recycling rules, an ad hoc advisory committee is being established. A sign-up sheet will be available at the annual meeting. Residents who volunteer for the committee will be asked to attend at least 3 meetings where they will brainstorm current recycling practices and make a recommendation to the HOA Board as how to best implement these practices in The Springs; including how to best inform and educate Springs' residents.

To view a copy of a recently distributed handout on correct recycling practices for The Springs, go to The Springs website at <http://thespringshoa.org/> select "Notices," scroll down and click on Regular Recyclable, Special-handling Recyclable, Recycle Contaminates and Unacceptable Waste Guidelines. A new page will open displaying the document. The handout was also included in the envelope sent to all homeowners notifying them about the upcoming annual meeting, scheduled for January 19th. Residents may wish to post the handout next to their trash and recycling bins as a reminder of what can and can't be recycled. Our new recycling motto is: When in doubt, throw it out!

Be on the lookout as volunteer members of the Streets Committee replace street signs in The Springs. Many of our street signs, especially those with a southern exposure have become badly weathered and, in some cases, nearly unreadable. The project should be completed by the end of February. The replacement signs differ slightly from the signs they replace in that the primary name of the street, like Fuerte, will appear in bold, capital letters. The larger, more visible letters should improve street identification, especially for delivery vehicles like UPS, FedEx and the Postal Service, among others. The replacement signs also have a reflective coating, which will facilitate illumination by automobile headlights.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 2/12/2019**

Funds have been allocated in the 2019 operating budget for repair work on the 30-year old entrance canopy. The work has three components. Part one will focus on the uneven clay roof tiles on the southwest section of the canopy. A contractor will be employed to ensure that the tiles are flat and secure and that there's no damage to the substructure, including the tar paper beneath the tiles. Cracked or damaged tiles will be replaced as needed, as will underlayment and tar paper. Part two will involve the replacement of joist hangers on four rafters with specially fabricated, heavy duty hangers. Part three will entail the removal, replacement and painting of weather-damaged fascia boards at the north and south end of the canopy. Bids have been obtained and contractor(s) will be contacted to confirm that costs are up-to-date and the scope of the work is verified. Depending on when work begins, traffic control could be an issue but will be addressed prior to work commencing.

At the request of the HOA Board, a new No Soliciting sign has been installed on a post just inside the main gate, near the bulletin board kiosk. We've had reports that door-to-door solicitation continues to be an issue despite the installation of the new sign. Residents are advised to politely warn any solicitors who appear at their door that soliciting is not allowed in The Springs and refer them to the sign near the main gate. It has been noted that signs along the nature trail banning bicycles and golf carts from the walking path are badly weathered and in need of replacement. The poor condition of the signs could account for recently sighted bicycle traffic on the trail. It may be necessary to increase the number of signs and sign locations to discourage violators. Grounds crew volunteers who operate all-terrain vehicles, including some who ride a bicycle to get to the work site are exempt.

The Ad Hoc Recycling Advisory Committee has been formed and will be prepared to make its report and recommendations at the March Board meeting. Meanwhile, please ensure that your recyclables are EMPTY, CLEAN and DRY and WHEN IN DOUBT, THROW IT OUT. To view a copy of a handout on correct recycling practices for The Springs, go to The Springs website at <http://thespringshoa.org/> select "Notices," scroll down and click on Regular Recyclable, Special-handling Recyclable, Recycle Contaminates and Unacceptable Waste Guidelines. A new page will open displaying the document.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 3/12/2019**

On Thursday, March 7th, representatives from The Springs toured the Republic Services Recycling Facility in Tucson. We were hosted by Doug Jennings, Plant Manager and Brian Goncales, our Account Manager. The plant, located at Ajo Way and Alvernon, is known as an MRF, or Materials Recovery Facility, and it's where just about all of the items placed in curbside recycling bins and barrels end up being sorted. The plant uses single stream recycling which allows residents to place all of their recycling in one container, instead of requiring them to have separate bins for plastics, metals, glass and paper. The facility, which operates 5 days a week, has the capacity to sort over 25 tons of material per hour.

Much was learned during the tour about what residents should and should not place in their recycling bins. Plastic bags are among the worst culprits. They have the potential to negatively impact the plant's processing equipment. Coat hangers and extension cords are equally damaging, forcing maintenance personnel to shut down the conveyor line while repairs are made.

The Springs' Ad Hoc Recycling Committee will be publishing articles in upcoming issues of The CHAT, providing specific information for Springs' residents explaining how they can help the environment by observing the correct do's and don'ts of curbside recycling. Meanwhile, please ensure that the recyclables in your curbside bin are EMPTY, CLEAN and DRY and WHEN IN DOUBT, THROW IT OUT.

Although there have been some delays related to contractor scheduling and weather, work will soon begin on the canopy over the main entrance to The Springs. Uneven clay roof tiles will be reset, a few joist hangers will be replaced, and weather ravaged trim boards on the north and south ends of the roof will be scraped and painted. Motorists are advised to exercise caution entering and exiting The Springs. Although no traffic restrictions are anticipated, there could be brief interruptions in traffic flow. Residents are advised to obey workers directing traffic and allow extra time coming and going, during work hours. The project should take less than a week to complete.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 4/9/2019**

On Monday March 25th, Desert Swarm, from Tucson, professionally removed an Africanized honey bee colony from beneath the ledge of the bell tower, just below the dome. The workers started early and safely removed the combs and bees by 7:30 a.m.. The colony was in an unstable position at 48 feet and required a lift to complete the work.

Representatives from the Arizona Bee Keepers Association visited the site the previous Friday and confirmed that the hive contained Africanized bees. Africanized honey bees, also known as killer bees are descendants of southern African bees imported in 1956 by Brazilian scientists attempting to breed a honey bee better adapted to the South American tropics.

When some of these bees escaped quarantine in 1957, they began breeding with local Brazilian honey bees, quickly multiplying and extending their range throughout South and Central America at a rate greater than 200 miles per year. In the past decade, AHB began invading North America. Africanized bees acquired the name killer bees because they will viciously attack people and animals that unwittingly stray into their territory, often resulting in serious injury or death. Because work on the entrance canopy was imminent, the HOA Board wanted safe working conditions for the workers. Also the swarm attack in an HOA near The Springs, heightened the desire for quick removal.

On Friday, April 5th, Woodward Construction began repair work on the canopy at The Springs' main entrance. Custom, heavy duty joist hangers are being installed to replace a number of original hangers that were separating from the main roof beam. When the joist work is completed, rotted fascia timbers at the north and south ends of the canopy will be removed, replaced with new wood and then painted. On the southwest corner of the canopy, clay tiles will be reset or replaced as needed to ensure the tiles are lying flat and secure.

Upcoming streets' projects for 2019 include repair of the caved section of sidewalk on the east side of the Golfista bridge; the filling of vertical and horizontal cracks on Springs' streets and the removal and replacement of asphalt on Pelotita. More information will be forthcoming as these projects are scheduled.

Special thanks to Larry Urbine, a volunteer member of the Streets Committee, for providing a detailed assessment of all of the streets in The Springs. Larry invested countless hours noting cracks and sunken areas in our aging streets. Larry's data will be used in conjunction with assessments provided by asphalt contractors in preparation for future street projects.

Recycling and the future of recycling remains a "hot" issue nationwide. Special thanks to Ron Sills, a member of The Springs' Ad Hoc Recycling Committee, for the articles he's writing for The CHAT. Ron's first article, "Becoming An Effective Recycler," appeared in the April CHAT. Look for more of Ron's insights on the topic of recycling in upcoming CHATs.

Respectfully Submitted,

Lee Blahnik

Streets, Buildings and Utilities (SBU) Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 10/8/2019**

Following two significant setbacks the Pelotita paving project, originally scheduled for completion the first week of September, was finished on October 3rd. The first delay was the result of discovering a weak aggregate base immediately below the asphalt surface following asphalt removal. The contractor, Sunland Asphalt of Tucson, recommended that the base be stabilized with concrete powder, mixed with water and about 6 inches of existing base aggregate. This recommendation was in keeping with a paving project on the Springs' south side in 2013, where the base material on at least two streets was concrete stabilized. However, because the contractor believed the streets on the Springs' north side had been better engineered when constructed, more than 20 years ago, the cement stabilization process was neither anticipated nor planned for. Because special equipment was required to distribute the concrete powder and because Sunland needed to subcontract the equipment, the project was rescheduled for the week of September 23rd. A second delay ensued when Mother Nature intervened with moderate to heavy rain, starting Monday evening of that week. Sunland rescheduled the project for the first week in October. Every reasonable effort was made to keep Pelotita residents as well as residents north of Cuple, well informed regarding changes in the work schedule. Notices were placed on Cuple message boards, eblasts were sent out through the HOA office, and where possible, email was sent directly to Pelotita winter residents. Door-to-door, face-to-face visits also occurred. When no one appeared home, notices were placed on screen doors. The vast majority of residents directly affected by the project were extremely understanding and supportive.

It's important that members of the volunteer Grounds Department be recognized for their significant contribution to the success of the Pelotita project. On trash collection days, when Pelotita was closed to traffic, Ground's volunteers collected garbage from homes north of Cuple and brought them to Cuple intersections for Republic Services personnel to pick up.

In August, a sunken section of sidewalk (approximately 100 square feet) was replaced on the east side of the bridge spanning the Golfista wash. Before the sidewalk could be replaced, the area was excavated to a depth of about 4 feet to address an erosion problem. A retaining "curb" was then poured to minimize future erosion. A cement sidewalk was poured on top new, compacted base aggregate, providing a safe, durable walking surface for pedestrians.

The final 2019 streets project for the Springs is scheduled for Monday, November 11th thru Friday, November 15th. During that week, Springs' streets will be crack sealed. Crack sealing is the process of filling "working" cracks with a sealant in order to prevent water penetration into the pavement structure. Hot-applied rubberized asphalt sealant is generally used due to its effectiveness.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 11/12/2019**

The Springs has contracted with Sunland Asphalt to crack seal our streets. Crack sealing is performed on Springs' streets every two years. The larger cracks in the pavement will be blown clean and filled with a hot rubber sealer. The rubber sealant prevents water from getting under the asphalt and eroding the gravel foundation, making our streets last longer. The crack filling material cures within 5 minutes of contact with the surface. Access and traffic flow will be disturbed for short periods of time near the sealing operation. If you must have access around the operation ask the crew foreman and he will help you get where you need to go.

It's important to note that although crack seal material cures within 5 minutes of contact with surface, driving through wet or uncured crack seal material will leave tire marks on your driveway that will be extremely difficult to remove. Use caution and avoid driving through wet or uncured crack seal.

The crack sealing is scheduled for Monday, November 11th through Friday, November 15th. Notices have been posted on Springs' message boards, on the Springs' website and an "eblast" with the information has been sent to all Springs' residents who have provided an email address to the HOA office.

Once the crack seal has been applied our streets will be re-striped. Striping, which is scheduled to be performed Saturday, November 16th, is the process whereby painted lines and warnings are applied at intersections and cross-walks.

Residents may have noticed that the street lights in the Springs look different lately. Over the past couple of years, whenever we report a burned-out street light, Tucson Electric Power (TEP) the owner of Springs' street lights, has not just been replacing the burned out lamp, but has systematically been replacing the whole light fixture, converting it from old lighting technology to LEDs (Light Emitting Diodes). LEDs are much less expensive to operate and will save money on our HOA electric bill. TEP plans to replace all Springs' street lights over time. As more and more LED street lights are installed, the overall savings will significantly increase. Although the new LED lamps appear much brighter than the old lamps, they are actually the same wattage. It's just that they appear brighter due to the different temperature of the lamp. You may have noticed this when you replace incandescent bulbs in your home with LEDs. Another reason the LEDs appear brighter is that the old street lamp fixtures had a shade over them which, in some cases, had been sprayed or coated to dim the light. The new LED lamp fixtures are made differently and don't require a shade for protection. For those concerned about light pollution it is important to note that TEP has confirmed that the new LED lamps are "Dark Skies Compliant," in keeping with local regulations. Above all, the new lamps provide a safe and secure environment for those who walk their pets in the evening or collect their mail after dark.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities Committee
Report 12/10/2019**

From time to time, the Streets Committee receives comments from concerned residents regarding the condition of paint on our street-light poles and utility boxes, also known as utility pedestals. There's no doubt that the paint on Springs' light poles has deteriorated over the years. On most of the light poles the paint has received sun damage and is extremely faded. On others, the paint is streaked and inconsistent in appearance. There are several other poles which are black, indicating they have not been painted. There's some historical evidence that a volunteer crew consisting of Springs' residents painted our light poles and even most of the utility pedestals between 10 and 15 years ago. It appears that the color of paint used approximated the ARC prescribed "hedgehog" color, currently used on the exterior of Springs' homes.

It should be noted that The Springs' HOA does not own the street lights installed in our community. The lights and poles are owned and serviced by Tucson Electric Power (TEP). The Springs' HOA pays a monthly fee for the electricity used to power our street lights; with the exception of street lights on GVR or VAS property. Those entities pay for the electricity to operate their street lights and it is their responsibility to report burned out lights on their property.

In August, 2019, the Streets Chairman contacted Tucson Electric Power and requested permission to paint Springs' street light poles; just the poles not any attached fixtures. Based on our request, a TEP engineer visited the Springs to inspect the condition of the paint on the light poles. At the time of inspection, we were advised that TEP does not paint its light poles as a practice. But since our poles were already painted once, TEP would consider giving us permission to repaint them. We received approval in early September. According to email from TEP, dated September 16th, "The Springs HOA will obtain quotes from two or three reputable painting contractors and submit that information back to TEP for approval. We will include the provision that the poles are only designed to hold the weight of the fixtures and should not be used for support. Also, that painting only include the poles and not the brackets or fixtures. And that any newly installed ID tags will be protected from paint." According to the same engineer who conducted the inspection, after all the poles were painted, TEP would dispatch a work crew to convert all light pole fixtures from the old style to new LED fixtures, providing consistency in the appearance of street lights throughout the Springs.

The question that will be put to the Board, as part of today's agenda seeks to determine what the next steps should be, relative to painting or not painting Springs' light poles. As our infrastructure continues to age, attention should and must be paid to how our community appears not only to current residents, but to visitors, realtors and potential buyers.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities (SBU) Chair