

The President of The Springs at Santa Rita HOA
Annual Report
January 25, 2020

The old joke about the corpse at a wake is also true about the president's role at the annual meeting - 'You need me to be here, but I am not expected to say much.' Now that is a bit cynical, but also true. My role is to help other Board members show what they have accomplished this past year, so I am going to do that. And buy cake. Which I did. And sign lots of papers, which I also did. And the CHAT newsletter went through a change in editor so I helped with publishing until the new one got back from vacation. It looks much better now.

I did also participate in a President's Round Table group through Green Valley Council. It was a chance to listen and compare what other HOAs in the area do and also meet the new president of the Green Valley Council. I still can't pronounce her name, but she is a good listener and a strong advocate for Green Valley.

I spent some time last spring learning about management companies, in part, because lots of other HOAs in Green Valley use them. Along with Lee Blahnik, I interviewed one larger company and one smaller one. The services were complete or a la carte to fit particular needs of an HOA and it's good to know what is out there.

Each of our Board members is a volunteer. Most of you know that it is a working Board and we do not use a management company. Each of the directors has specific duties. The reports they will present detail work each of them has done with their committee. These folks work hard and it shows in three ways: 1) financially - the HOA is in good shape; 2) appearance of the community - they take pride in The Springs at Santa Rita; 3) and lastly, they didn't come here to die. I met someone a couple years ago who, when introduced, quipped - "I came here to die." Well, that really isn't our purpose here. We all came to live and share. And for now, The Springs can thrive with a working board. But I feel more prepared should there be a need to make a change and get more help.

39 Springs homes were sold this year - we view each of those new homeowners as potential new volunteer recruits. If any of you are here - start big or small - but do get involved and share your talents. It's not easy for everyone to step forward and there are some talents that we need more than others, but hopefully there will be a way to connect with you.

Thank you for being good listeners.

Rebecca Keenan,
President of The Springs

THE SPRINGS AT SANTA RITA, H.O.A.
V.P. ANNUAL REPORT
JANUARY 25, 2020

This past year has been a busy one for me. It is my hope and desire to contribute in many ways to our community. I welcome your comments and assistance in the year ahead. It is an honor and privilege to be of service to our community and work with a board and community members I so deeply respect and appreciate. My monthly reports to the board are on our website for more specifics. Following, then, is a summary of what I have focused on this last year. I did not do these things by myself. Many people on the board and others assisted me in these functions. A big thanks to all of you and to my wife, Jan, who was of great help also.

- Presided over the January, 2019 annual meeting in the absence of the President due to an illness
- Attended new owner orientation
- Assisted in the posting of new emergency exit signs
- Attended HOA attorney seminars in Tucson
- Worked with the Heartsafe project
- Worked with the grounds crew
- Planned and conducted the annual volunteer recognition event
- Attended Potlucks, Happy Hours (Meet and Greets), and Picnics in the Park and sought out new leaders for Happy Hours and Picnics in the Park
- Posted notices of new board member openings in the various HOA media sites. Sought out new board members for the new year in consultation with other board members and community members. Conducted interviews with same. Arranged for posting of biographical data in HOA media and mailing of such in the notice of this meeting
- Toured Republic Services facility in Tucson with other board/community members
- Negotiated new 3-year contract with Republic Services
- Wrote volunteer article for CHAT
- Made a "Springs HOA Board Meeting Notice" board
- Assisted with Holiday decorations setup and take down and sought out new leader for that group
- Assisted with mailing of annual meeting notice
- Researched details on a community wide call system and presented same to board and community members

Respectfully submitted,
Brent Gordy

The Springs at Santa Rita Home Owners Association: Architectural Review Committee 2019 Annual Report

Homeowners continue to take pride in maintaining and improving their property. Our residents have established a proud and compassionate H.O.A.; keeping our properties neat, tidy, and livable. We seek ways to volunteer for the betterment of our community and help our neighbors in need while encouraging others to do likewise. The Compliance Agent has been complicit in the positive attributes of our community through her diligence and proactive efforts. This has made the responsibilities of the Architectural Review Committees (ARC) most enjoyable to maintain.

The major lesson learned or reinforced this past year is that people like to do what is right if they know what is right. That is; if we spend time educating and communicating, through multiple means our community standards, most, if not all will, if able, attempt to comply. This process also includes active listening to all and admitting when we might have performed better.

Examples of our efforts to communicate this past year included but were not limited by:

- Many one-on-one discussions with home owners,
- Use of the bulletin boards,
- Presenting at the New Owners Informational session (2/14/2019),
- “The Chat” articles related to the ARC:
 - Jan: Working together (colors for doors, door screens, & fences – Springs color standard volunteers)
 - Feb: Correction to the identity & contact information of the Paint Stick Volunteers
 - March: “Solicitation” in the Springs (not permitted) & Reprint of Howard Bryans March 2016 article on “Views” (not guaranteed)
 - April: Compliance agent announces semi-annual inspection
 - Oct: Address light maintenance – an important change
 - Dec: New Criteria for address light fixtures and address plaques, Key notes from November ARC meeting, Golf Car Liberation (4/18/17 first published), clarification of HOA rental policy, & How fast are you going (speeding in The Springs).
- Items moved, seconded, voted, and approved by the Board of Directors (BOD) related to the ARC:
 - Jan: accepted the recommendation of the ARC not to grant easement to PIMA county for a proposed bike path through The springs property
 - Update the HOA Homeowners hand book to include rental property violations Sec 5.2.E Enhance Enforcement
 - Approved Luis Rodriquez and Gene Maurer as permanent member and alternative members to the ARC
- Selected items from ARC reports to the BOD:
 - Jan: Initiated a volunteer program to assist homeowners selecting approved colors for homes, gates, doors, etc
 - Feb: formed quasi committee to evaluate proposed bike path, attended our attorney’s Lunch & Learn @ Laws
 - March: Discussion of Solicitation vs canvassing, and discussed potential spread of disease in The Springs
 - April: 50% drop in violations, and replacement lightbulb for address lights now have sensor for dusk/dawn
 - May: Stressed need for current contact information for all homeowners and renters
 - June: Encouraged homeowners to be neighborly and discuss with neighbors first if something bothers them
 - August: Need current contact information for all home owners, and HOA & state prohibition to feeding wild life
 - September: ARC member Hal Beiler passed away and will be missed, Light bulb committee receive Kudo’s for continuing job well done, Homeowners reminded to follow the CC&R’s and community documents
 - Oct: Hoorah to the Heart-Safe committee and Sandie Stone for their work on helping us to be a safer community
 - Nov: Discussed a few incidents of homeowner/resident inappropriate behavior
 - Dec: please see the December Chat for more information on issues covered at this meeting.

The ARC was under budget again this year and compliance to community standards by homeowners were up. Recommend everyone keep updated to our web page <thespringshoa.org> frequently and read The Chat regularly.

Respectfully submitted,
Ted Boyett, Chairman, ARC

GROUNDS ANNUAL REPORT FOR 2019

The following Springs Residents make up our Ground Crew. These members volunteer year after year. Hal Beiler, Melody Beiler, Dick Bierman, Vic Bignall, Lee Blahnik, Ron Bryant, Dennis Deschner, Denny Dahl, Bob Fillion, John Frederickson, Brent Gordy, Charlie Jones, John Kangas, Don Kelly, Dave Koch, Mark Koruga, Gary Moe, Jay Messerschmidt, Bob Muldoon, Jim Owen, Cathy Roberts, Luis Rodriguez, Ron Sills, Mike Seipel (a Greens resident), Keith Smith, Larry Smith, Bill Studer, Dawn Weber, Dewain Winters and Jack Zenz. These Springs' residents put in a combined 1500 Tuesday and Friday hours for 2019.

Those hours don't take into account the numerous hours Mark puts in to keep things going. Ron Sills who does the mowing in the Nature Park. He must walk 4 or 5 miles every time he mows. Bob Muldoon who put in many hours with the ground crew also puts in a lot of hours keeping the Nature Park tidy. Sharon Toborg who spends a lot of time keeping the fountain going. Jan Koltun takes care of the exercise area on Cefiro. Vic Bignall maintains the Golfista common area along the Golf Course and the entrance off Pelotita which leads to the Greens. Gary Moe also helps me with the Chain Saws. Much of this is done during our hot summer hours.

Our Grounds Crew, along with a couple of local landscaping companies, Weed Busters and Points West, monitor and help maintain our 22 parks and common areas (which include the Nature Park, Nardos, Viva, and Blue Fox). Points West also hauls away a lot of our trimmings and weed control which saves us from having to chip up everything. We would also like someone to volunteer to be responsible for new planting in our parks.

We added a new addition to our equipment shed in 2017. Mark Koruga and Vic Bignall finished the wiring. Mark, John Kangas, Marty Swanson, Denny Dahl, Bob Muldoon, John Fredrickson and Hal Bieler hung the sheet rock and did the taping. Denny Dahl put up the new hangers so we could get our equipment off the floor.

We have automated all of our irrigation systems and naturally increased our water consumption. We are currently monitoring all of the systems to reduce leaks, eliminate watering of plants and trees that are well established and no longer need water. We also ask residents as you walk around The Springs to be aware of anything that doesn't look right. Standing water, water shooting up in the air, stressed plants, dead critters. Please don't hesitate to contact Mark Koruga, Jim Owen or any of the other Grounds Volunteers so that we can address the situation.

Our Ground Crew takes great pride in maintaining the Parks and common areas in The Springs and we really appreciate all of the great comments thanking us for what we are doing and how great everything looks. We don't take any of these comments lightly. Thank you all.

I want to thank our amazing Grounds volunteers for all the hard work they do every Tuesday and Friday. Also the Grounds Crew relocated the benches around the nature park. All the beautiful mosaic work on the benches is done by Judy Bierman, eventually she will do all the benches. And thank you all for being so observant on your walks around The Springs. Don't hesitate to contact us if something doesn't look right. Nothing is insignificant when it comes to atmosphere or environment of The Springs.

Jim Owen, Grounds Chair

**The Springs at Santa Rita Home Owners Association
Streets, Buildings and Utilities
2019 Annual Report**

Three significant street projects were completed in 2019. In August, a sunken section of sidewalk (approximately 100 square feet) was replaced on the east side of the concrete bridge that spans the wash passing beneath Golfista, a primary north/south street. 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.

In October, Pelotita was entirely re-paved with new asphalt. Pelotita is located at the north most end of our development, running full length between Nardos and Golfista. The paving project involved two, unforeseen delays. The first delay was the result of the contractor unexpectedly finding a sub-standard gravel base just below the surface as the old asphalt was excavated. Repairing the base required special equipment and a sub-contractor. A second delay ensued when, for several days, Mother Nature delivered moderate to heavy rain bringing construction to a halt. Street construction also interrupted garbage collection on all streets north of Cuple. A dedicated volunteer group, consisting of grounds crew and street committee members stepped up to collect garbage at affected homes and deliver it to a central location for Republic Services trucks to collect.

The third and final 2019 Springs’ street project concluded in November when all Springs streets were 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. Crack sealing is performed on our streets every two years.

Lastly, it’s likely that you’ve walked past or rested upon one of the concrete benches positioned throughout the Springs; many on the nature trail. The benches were all generously donated by residents; some as a memorial for a loved one or just as a place of respite for weary walkers. Custom tile decorations on the vast majority of benches are courtesy of Judy Bierman, a Springs’ resident who has spent countless hours, beautifully and lovingly, decorating each bench. A process has been set in place by Rebecca Keenan, HOA president, to ensure that the cost of tiles and other materials used by Judy is covered. Judy recently recommended that we could use more benches at various locations, including our nature trail. Cast concrete benches sell at area garden centers for around \$100. For more information or to donate a bench, please call (520.648.1699) or email (hoa@thespringshoa.org) the Springs’ HOA office.

Respectfully Submitted,

Lee Blahnik
Streets, Buildings and Utilities Chair