

## **President's Annual Report for the HOA Annual Meeting January 23, 2021**

Well, like many others, I would have to say that this has been a year like no other. I am truly thankful that it wasn't any worse than it was. In my report, there are few highlights from my position, because the Board members all did their jobs admirably. I had to wrangle a few issues, but mostly life in the HOA went on quietly as expected, which is a good thing, but it wasn't as much fun.

Sour grapes first: My one disappointment was that after two years of trying to get GVR to help with the cost of road maintenance near their facilities because of the high rate of GVR traffic, the GVR Board flatly refused to help. I did not feel it was good partnering. That said, some of 'our people' stepped up with a satisfactory plan B, which will be discussed later in the meeting.

'Our people' include: Brent Gordy, as Vice-President, who kept us in doughnuts and factoids throughout the year; Roger Olson as Treasurer, who counted everything twice or maybe three times; Mark Koruga with Infrastructure, who tirelessly worked on issues which are our highest HOA expenditures; Jim Owen from Grounds, who has a good recipe for running the money-saving Grounds Crew and also making mimosas; Ted Boyett, with ARC, is our patient peacemaker, and Cindy Deckinger as our attentive secretary. This is a working board and we owe these folks our gratitude for their work ethic and their good humor as they sorted through the issues that came up throughout the year. I am so proud of them and how they represent our community. Nearby HOAs have recently moved to management companies, which isn't the end of the world, but it is more expensive and less personal. Our volunteers greatly define our community and give it tremendous stability.

Our two contracted individuals take care of countless issues and their salaries only represent about 4% of our budget. They are Stephanie Walters, our fearless Compliance Agent, and Jeannie McGaughey, our Office Manager who runs the show and doesn't let me forget things.

Because it has been a socially quieter year, we have worked to not let things fall through the cracks. That has been a challenge, but I think we have done ok by using the CHAT well, using the Zoom app for our remote meetings, using our message boards that don't fall apart anymore, and talking with folks when we are safely distanced. At a recent meeting with Jeannie, we discussed ways to have good office coverage during the summer and what improvements are needed to keep our communications system working well. Our Compliance Agent has done an excellent job working with ARC issues throughout the year.

So, I have talked about our volunteer Board and our contractors. How about you, the residents of The Springs? We have valued your interest in and communication with the Board throughout the year. Please keep it up. Your eyes and ears are valuable assets and help keep our community a great, safe place to live. Committee volunteers don't grow on trees, so if asked to help in some way, would you please consider carefully. I feel sure you will find that the folks you will work with are kind and dedicated. Our most recent volunteer, in addition to the new Board members, is Sally Bryan who will be editing the CHAT. My thanks to all who have stepped up this past year - you are the best!

I am retiring from the Board January 23, 2021 and I leave it in good hands, but I will miss the people who have helped me so much. It was a fine experience and I will still see you around. Bless you all, and stay safe.

Rebecca Keenan  
President of The Springs HOA

**THE SPRINGS AT SANTA RITA, H.O.A.**  
**V.P. ANNUAL REPORT, JANUARY 23, 2021**

This past year has been a busy one for me as a board member. It is an honor and privilege to be of service to our community. My monthly reports for 2020 to the board are on our website for more specifics. Following, then, is a brief summary of what I have focused on.

- Community events: Some of these I keep tab on are the potlucks, happy hours, picnics in the park, new homeowner orientation, Christmas decorations, and the CHAT. Once the Covid pandemic arrived early in 2020 these were no longer conducted and won't be again until we are given an "all is safe" notice from the proper national, state, and local health authorities.
- Volunteer recognition party: This one was held on March 7<sup>th</sup>. I organized it and supervised with the help of others. Because of Covid this event also will not be held again until "all is safe".
- Directed/interviewed candidates in my role as director of the nomination committee for the election of 4 open board member positions to be effective at the conclusion of this annual meeting.
- Assisted the President in interviewing candidates for the compliance agent position.
- Studied our CC&R's and bylaws and attended 2 HOA case law reviews by our attorneys.
- Reviewed our emergency exit procedures
- Worked with the grounds committee and didn't destroy anything or cause anyone to be injured.
- Participated in the "Heartsafe" program. Attended a 4 hr. CPR training course.
- Dealt with several homeowner complaint issues, outside sales people, and phone scams.
- Worked on and made adjustments to the Call-Em-All system.
- Found new Springs representatives for the Master Association.
- Assisted with a portion of the annual meeting notice mailing (OK, my wife Jan did most of it!)
- Assisted with set up and tear down of entrance Christmas decorations.
- I want to remind everyone to not let their guard down regarding the Covid pandemic. We must all adhere to the proper health guidelines. The virus doesn't care. Also, if you can call another resident on occasion, especially a single one, it will help to reduce their feeling of isolation.

Lastly, I want to mention how grateful I am to Rebecca Keenan for her several years of service to us as President of our H.O.A. Rebecca has served professionally, tirelessly, efficiently, and with great concern and respect for our owners. I call on all our residents to thank Rebecca for her service!

Respectfully submitted,  
Brent Gordy

# **The Springs at Santa Rita Home Owners Association**

## **Architectural Review Committee**

2020 Annual Report delivered: Saturday, January 23, 2021

This was our compliance agent's, Stephanie Walters, last year. She served admirably. During her tenure compliance to CC&R's increased along with neighbors helping neighbors. While she will be missed, the personnel committee interviewed and the BOD hired a very qualified and competent replacement, Peter O. Casey. Stephanie and Peter will spend the month of January training to ensure a smooth transition.

Two of our ARC committee members moved from The Springs this last year. One had served as an alternate until the first left and subsequently they moved. This leaves one open seat on the committee. The committee is chaired by Board member, Ted Boyett, serving along with Juanita Kauffman, Dr. Bob Muldoon, and Nancy Kelly. The committee is seeking one or two qualified homeowners or residents to fill the vacancies of member and alternate.

### **Compliance issues:**

The ARC was under budget again this year and compliance to community standards by homeowners were up. There were 30 house paint, stain and maintenance violations to start the year.

The year ended with 36 residences out of compliance. During the year there were an additional 106 letter sent to inform homeowners their properties were out of compliance, meaning 100 owners were responsive in bringing their buildings and land into compliance during the year.

Complaints about parking issues were way down with the only major issue of RV street long term parking being handled with mutual understanding between the BOD and the individual. Instances of excessive noise, pet violations, speeding, and running of stop signs have been up. All residents need to do their part to make The Springs safe and friendly.

The year began with 0 yard and weed issues. There were 54 that fell out of compliance during the year and notices were sent to correct the issues. All but 3 were remediated by the homeowner within a month to a month and one half. We ended the year with 0 homes and yards being out of compliance.

### **Major ARC Determinations and general comments:**

The committee determined, and our attorney concurred, that FCC regulations allow for some oversight of TV/radio wave dish location on properties and atop homes.

They also ruled that Dunn Edwards's velvet paints are now permitted. While some of the formulas in our Paint and Stain Policies have changed the actual color has not. The change was necessitated by the manufacture changing ingredients. It is advisable to take the paint policy document with you when buying paints or provide it to painters that are hired to perform work on your property.

It is recommended that homeowners refresh their memories by reviewing our community documents ([www.thespringshoa.org](http://www.thespringshoa.org)) paying specific attention to the tips for maintaining the integrity of their investment and how to make the most of services in the community.

Businesses within The Springs should not impact or interfere with fellow residents' ability to enjoy their property. Probably best if not seen, heard or smelled.

The paint palette standard stick, used to confirm the appropriate paint colors, have been moved to the office. They may be signed out by contacting the Office Manager.

The chairman attended a number of meeting/training presented by our attorneys, several Green Valley Council ARC Chairman's meeting, a legion of meeting connected with GVRec, meetings with the Heart Safe initiative and is a responder for the same, and a safety briefing sponsored by GVC.

GVRec is a part of our community and impacts our HOA and our members. It is important that we keep it working in our best interest. There is an election for GVRec board members, February 19 – March 26. Get to know the candidates, what they stand for, and then **VOTE**.

Respectfully submitted,  
Ted Boyett, Chairman, ARC

**THE SPRINGS AT SANTA RITA HOMEOWNERS ASSOC.  
GROUNDS ANNUAL REPORT FOR 2020**

The following Springs' residents make up our Grounds Crew. These members volunteer year after year: Steve Barton, Tom Becker, Dick Bierman, Vic Bignall, Lee Blahnik, Ron Bryant, Denny Dahl, Dennis Deschner, Bob Fillion, John Frederickson, Brent Gordy, John Kangas, Don Kelly, Dave Koch, Mark Koruga, Jay Messerschmidt, Mike Mitchell, Gary Moe, Bob Muldoon, Carl Olsen, Jim Owen, Cathy Roberts, Mike Seipel (Greens), Ron Sills, Keith Smith, Bill Studer, Sharon Toburg, Dawn Weber, Dewain Winters and Jack Zenz. These Springs' residents put in a combined 1500 Tuesday and Friday hours for 2020.

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; Bob Muldoon who puts in many hours with the Ground Crew keeping the Nature Park tidy; and Sharon Toborg who spends a lot of time keeping the fountain going and lately in the Rio Fuerte Wash trimming cholla's and cactus keeping our Grounds Crew busy. 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 (to be replaced by Felix Landscape and Maintenance for 2021) monitor and help maintain our 22 parks and common areas (which include the Nature Park, Nardos, Viva, and Blue Fox) according to the adopted HOA Parks Master Plan. Points West also hauls away a lot of our trimmings and weed control which saves us from having to chip up everything.

Some of our Parks are overgrown with cacti. We have removed and trimmed up some cactus on Florido. We will continue to remove cacti from some of our other Parks to make them more manageable. We have considered replanting some of the areas with barrel cactus and other low growing plants. If anyone is interested in helping us with the planting or have some suggestions, please contact any of our Grounds Crew. Thank You.

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 ground volunteers for all the hard work they do every Tuesday and Friday and our crew welcomes all new volunteers with open arms. So don't hesitate to come out and join us and see what we are all about. 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. And, again, please 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.

Respectfully Submitted,

James Owen  
Grounds Chair

# **The Springs at Santa Rita HOA**

## **2020 Annual Streets, Buildings and Infrastructure Report**

Along with the many challenges that have come our way in 2020, we did have some needed repairs here done in The Springs.

In July Sunland contracted with us to have some much needed repairs done to some of our sidewalks throughout The Springs. We accomplished approximately 70% of what we noted of needed repairs. Larry Urbine, Don Kelly, Lee Blahnik and myself scoured our sidewalks in search of sidewalks that were lifted, cracked or separating that could cause a trip factor to people walking. I feel confident that we have addressed the sidewalks that posed the most risk. We will repair more sidewalks and some curbing next year. We spent \$14,572.03 this year and have budgeted for the same amount next year with hopes we won't use that much.

Sunland also contracted with us in October for some asphalt removal and replacement that was scheduled on Camino Del Heroe, Fonda and Cristal. These repairs were to address some cracking and asphalt that was falling apart. The cost for that project was \$13,938.33

We noticed after the sun started setting sooner this fall that many of our street lights were out. TEP came out in November and replaced 9 of our street lights with the newer LED lights that we have installed before. We also replaced the light that shines on our fountain and tower with a new brighter and more efficient LED light.

We spent quite a lot of time this year into looking at our future needs to keep our streets in the premium condition that they are in. As our community ages there will be significant costs associated with maintaining our streets. Thankfully between the Capital Reserve committee and our Finance committee they have established the processes that will accomplish that task with very little impact to our dues going forward. The original timeline for major repairs to our streets was in the 20 to 25 year range. We have already had to do some of those and are now in range to continue those types of repairs.

In 2021 we will see the streets surrounding the GVR center laid with a "green asphalt" overlay. This product is not "green" but rather the process in which it is made and the reduced impact with less removal of old asphalt (many truck loads) and the reuse of recycled tires to strengthen the asphalt along with less future maintenance makes it "green" We hope to have this extend the life of our streets well into the next decade. There has been some talk in having the GVR contribute to the street repairs that surround the GVR center. At this point that has not happened but we hold out hope for it.

Mark Koruga  
Streets, Buildings, & Infrastructure Chair