

**President Annual Report to The Springs HOA
For Presentation at the Annual Meeting on January 22, 2022**

It has been a busy year for me. This was my first year on the board as President filling the unexpired 1 year term of the previous President who also had filled an unexpired term. Hopefully, we can get back on track with 2 year terms going forward.

Here are some, but not all, of the things I worked on since the last annual meeting:

- Studied the requirements of the President and rules of order, signed bank documents
- Answered many questions, concerns, and complaints of residents
- Volunteered on the Grounds crew
- Made meeting decisions with regards to Covid pandemic and resident safety
- Worked on Master Association issues
- Attended President training sessions via Zoom as presented by Green Valley Council
- Attended attorney presentations via Zoom regarding HOA's
- Helped deliver new Green Valley phone books to our residents
- Worked on a sensitive personal issue with a real estate company regarding parking on our curbs
- With the Office Manager's help, set up a separate email account for my position
- Am learning Google Gmail and Documents, making mistakes but getting better
- Worked with the Green Valley Council in an attempt to procure financial reimbursement from GVR for their use of our roads
- Presided over a special Board meeting regarding an appeal of an ARC decision
- Worked on complaints regarding a resident who conducted themselves in an illegal manner on our property. Also worked with our attorney regarding this matter.
- Worked with our attorneys to establish a policy in our handbook regarding home security cameras
- Did research regarding sexual offenders who move into our community
- Interviewed other HOA presidents regarding their experiences with HOA management companies
- Interviewed two HOA management companies regarding their services
- Worked with the Board to establish a new maximum salary for the Compliance Agent
- With the Vice President, I interviewed Compliance Agent applicants for 2022
- With the Vice President, I performed a performance evaluation of the Office Manager
- Worked with the Finance Committee, Board members, and our attorney regarding an amendment to our CC&Rs to possibly implement a Capital Reserve fee for new home buyers.

People desire to live in The Springs. That is because our community is strong financially and structurally. Even more important is that we treat each other with care and respect. Yes, we disagree on matters, but we almost always disagree respectfully.

As for myself, it is my goal to continue to listen, learn, and improve our services to all of you. I've made some mistakes. I will try to learn from them and improve.

I am optimistic about our future. Why? Because we have people that care for each other. We are moving onward and upward. It's going to be a fun ride. Come, go with us!

It is an honor and privilege to be of service to the residents of The Springs at Santa Rita.

My best to all,

Brent Gordy
President

Vice-President Annual Report to The Springs HOA
January 2022

This was my first year serving as Vice-President of the HOA. It has been a busy, interesting, and unusual year.

Some of the activities engaged in as Vice-President during the year include:

- Reviewed and studied position requirements; HOA rules
- Attended monthly Board meetings, including special Board meetings
- Actively recruited and spoke with candidates for available Board positions for 2022
- Met and spoke with community members; Calls and visits to community organizations including: Green Valley Fire Dept., Dispatch Health, Sheriff's Auxiliary Volunteers, PCOEM (Pima County Office of Emergency Management), and Valley Assistance Services.
- Actively recruited, called and/or met with potential community volunteers for a variety of committees
- Attendance to Green Valley Council President Roundtable Meeting
- Wrote occasional article and/or announcement for the community newsletter The Chat
- Assisted Board President interviewing compliance agent applicants for 2022
- Along with Board President, completed a performance review of the Office Manager

Elvira Bayless,
Vice President

The Springs at Santa Rita Homeowners Association 2021 Annual Secretary's Report

This was my first year to serve on the Board and I have truly enjoyed learning. My activities are listed below.

- During the year 2021 I submitted several articles to the CHAT.
 - The Arizona Department of Transportation (ADOT) Adopt a Highway program, or Frontage Road Cleanup
 - Monthly synopsis of Board of Director meetings
- Ordered signs reminding all to observe CDC guidelines for health and safety.
- Consulted with VP and President on concerns of home owners.
- Participated in an Executive session
- Researched information and studied CC&Rs before making decisions when issues/concerns of homeowners were raised.

I thank The Springs residents for this opportunity to serve you. It has been a pleasure and I look forward to a productive 2022.

Respectfully submitted,

Cathy Roberts

**The Springs at Santa Rita Homeowners Association:
Architectural Review Committee**

Annual Report for 2021 delivered at the Annual Meeting on Saturday 22 January 2022 at 3PM

This year saw compliance to community documents very high with violations remediated very quickly in most instances. The result is a marvelous looking HOA.

Thirty-seven (37) approved improvements were completed.
There were 31 parking violations cited.

Weed and yard violation were way down until just after the monsoons and corrections made within the month.

There were 36 paint, stain, and maintenance issues to start the year with a high of 88 during the year and a low of 18. The year ended with 67 with only 1 violation not being corrected within the time allotted by community documents.

One homeowner proceeded and completed a project that had been denied. They have been given one year to correct the violation.

The year began with a new Compliance Agent, Peter Casey and ended with his resignation. He, as has the previous two Compliance Agents, performed excellently, with much praise from the community.

There was some grumbling about the length of time a homeowner has to correct deficiencies. This will be addressed by the ARC in 2022.

The Board ruled that security camera installation does not need ARC approval. However, the homeowner must be respectful of other individuals' rights to privacy and the homeowner need to comply with Title 13 Chapter 10 of the Arizona Revised Statutes concerning security cameras and privacy issues.

All homeowners are requested to review the HOA community documents annually and when in doubt contact the Compliance Agent. Before beginning any projects outside the home, file a request with the HOA.

A word to the wise: It has been reported that, due to individuals not respecting golfers and the rules at Torres Blancas Golf Course, the owners are having trespassing citations issued.

The Springs at Santa Rita is a true value with beautiful homes, landscaping, and most importantly friendly neighbors.

Thank you.

Respectfully submitted Ted Boyett, Chairman,
Architectural Review Committee

GROUNDS ANNUAL REPORT FOR 2021

The following Springs Residents make up our Ground Crew. These members volunteer year after year. Tom Becker, Dick Bierman, Vic Bignall, Lee Blahnik, Denny Dahl, Bob Fillion, John Frederickson, Brent Gordy, John Kangas, Don Kelly, Dave Koch, Mark Koruga, Mike Mitchell, Gary Moe, Bob Muldoon, Cathy Roberts, Mike Seipel (Greens), Ron Sills, Keith Smith, Bill Studer, Sharon Toborg, Dawn Weber, Dewain Winters, and Jim Owen. These Springs residents put in a combined 1900 Tuesday and Friday hours for 2021.

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 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 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 Felix a local landscaping company, monitor and help maintain our 22 parks and 7 common areas (which include the Nature Park, Nardos, Viva, and Blue Fox) according to the adopted HOA Parks Master Plan. Felix 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 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 Grounds 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 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. 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 Annual Infrastructure Report for 2021

The infrastructure in The Springs consists of our buildings, fences, office equipment, sidewalks, and roads. Most of our annual dues are spent on the upkeep of these items with the streets carrying the bulk of that cost.

As our community ages this cost will increase. Our Capital Reserve Committee along with our Finance Committee has done a remarkable job of tracking and anticipating these costs. The idea is to always anticipate these expenditures and have a strong capital reserve to cover those costs.

We are entering a phase that we will be repairing, replacing, and resurfacing some of these. We will be spending down some of the capital reserve amounts to cover those costs. As always with these spend-down times we will have a length of time in which to build back the reserve amounts for future repairs and replacements.

In 2021 we saw the first of 4 resurfacing projects in the area of The Springs that was built up first dating back to 1995. We are using a patented product called “green asphalt” for these projects. This should give us another (approximately) 20 years of use with very low maintenance costs.

We also had some repairs and painting done on our tower. We will in the next 5 years have to look at repairing and stuccoing the tower along with painting.

This year we had a total of 12 streetlights replaced with the newer LED lighting. TEP (who owns the lights) will continue to replace the older fixtures as they burn out with these LED fixtures. These fixtures are a cost savings on our electrical bill as well to TEP on longer lasting lighting fixtures.

Speaking of lights, we have been trying to keep up with the flagpole light for many years using a halogen type light fixture. Thanks to Lee Blahnik these were replaced twice last year. We have since replaced it with an LED fixture of course in hopes of not only saving money on our power usage but more importantly an overall savings in constantly buying new bulbs.

The fountain was drained, cleaned, and repainted this year along with replacing a float valve. Thanks to the Grounds crew for their efforts.

We have replaced a few of our street signs in 2021 and will replace more in 2022. The south facing signs take a beating from the intense sun.

As always in our community there are the many volunteers that enable us to keep our Springs the best community to live in: Lee Blahnik who has supported the Infrastructure Committee even after his term on the board. Don Kelly with his years of experience in city engineering; and Dick Bierman’s career of county and state work in bridge inspection all contribute their time and talents. Along with Larry Urbine, and Bill Perry who have continued to support the efforts of inspecting our sidewalks and curbing.

We will continue to keep our HOA a desirable place to live and winter with all this support from our many volunteers.

Respectively submitted,
Mark Koruga, Chairman of Infrastructure