

## **The Springs at Santa Rita Homeowners Association:**

### **Architectural Review Committee –**

Monthly activity report for December 2021 delivered 01/11/2022

The Compliance Agent completed their monthly walk around checking on outstanding issues and noting any obvious violations on 12/18 and 12/27/2021.

**New and completed ARC requests during July:** There were three (3) new requests during August. There are currently twenty-one (21) projects in progress.

**Parking violations:** Eight (3) cars parked on sidewalks. Non-parking notices were issued.

**Yard and Weed Violations:** There is only one (1) remaining yard/weed issue remains and a third notice has been issued. The self-help clause may be instituted – in this case doing so may set a bad precedence with this homeowner.

#### **Painting, Staining & other Maintenance issues:**

Four (4) violations have been completed in the month of December thus far. One (1) violation is past due and sixty-six (66) remain open.

#### **Chairman's Comments:**

The 31<sup>st</sup> of December was our compliance agent Peter Casey's last day. He will be missed. At this writing the Personnel Committee has completed their interview for a replacement. Once they are selected and hired we will begin training and put them to work.

There will be an ARC meeting tomorrow with past, and if hired by then new, compliance agents to discuss a possible tightening of the rules for compliance to our community documents and other matters.

A reminder to all: If you see something that is not in compliance with community standards, document it and contact the compliance agent through the HOA office with an email or leaving a note in the mailbox just outside the office door as you leave the Springs at Santa Rita.

This is your HOA and it takes proactivity on all our parts to keep it looking marvelous.

**Please, keep up the good work and be a good neighbor.**

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

**The Springs at Santa Rita Homeowners Association:**

**Architectural Review Committee**

Monthly activity report for January 2021 delivered 02/08/2022

The Compliance Agent delivered their report February 3, 2022.

**New and completed ARC requests during July:** There were three (3) new requests during January. There are currently twenty-one (25) projects in progress.

**Parking violations:** One (1) parking violation dealt with boat trailered overnight(s) on Avenida de Solmos.

**Yard and Weed Violations:** none.

**Painting, Staining & other Maintenance issues:**

Four (3) violations have been completed in the month of December thus far. One (1) violation is past due and fifty-nine (59) remain open.

**Chairman's Comments:**

A reminder to all: If you see something that is not in compliance with community standards, document it and contact the compliance agent through the HOA office with an email or leaving a note in the mailbox just outside the office door as you leave the Springs at Santa Rita. Remember if the violation may not be readily observable / detectable by the compliance agent, such as dog continued barking at all hours, there needs to be two complainants.

This is your HOA and it takes proactivity on all our parts to keep it looking marvelous.

**Please, keep up the good work and be a good neighbor.**

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

**The Springs at Santa Rita Homeowners Association:**

**Architectural Review Committee –**

Monthly activity report for February 2022 delivered 03/08/2022

The Compliance Agent delivered their report March 3, 2022.

**New and completed ARC requests during February:** There were three (3) new requests during February. There are currently twenty-eight (28) projects in progress. Two homes were painted before notice issued

**Parking violations:** None

**Yard and Weed Violations:** None.

**Painting, Staining & other Maintenance issues:**

One (1) violation has been completed in the month of February. One (1) violation is past due and sixty-one (61) remain open. Two (2) new violations will be cited with the March semiannual inspection (walk-around).

**Chairman's Comments:**

A reminder to all: If you see something that is not in compliance with community standards, document it and contact the compliance agent through the HOA office with an email or leaving a note in the mailbox just outside the office door as you leave the Springs at Santa Rita. Remember if the violation may not be readily observable / detectable by the compliance agent, such as dog continued barking at all hours, there needs to be two complainants. (There has been one of these situations remedied by good neighborliness.

**Please, keep up the good work and be a good neighbor.**

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

## **The Springs at Santa Rita Homeowners Association:**

### **Architectural Review Committee –**

Monthly activity report for March 2022 delivered 04/12/2022

The Compliance Agent delivered their report April 6, 2022.

**New and completed ARC requests during February:** There were five (5) new requests during March. There are currently Thirty-one (31) projects in progress.

**Parking violations:** Several individuals were spoken to due to improper parking.

**Yard and Weed Violations:** There were three (3) new yard issues with two (2) being remedied leaving one (1) outstanding.

#### **Painting, Staining & other Maintenance issues:**

There were forty-six (46) open violations going into this annual inspection and three (3) remedied this past month. Three (3) issues are past the 365 initial notification deadline and have been send second notices.

One hundred-eighty-five (185) violations were recorded during the semi-annual inspection. Many were minor and just needed a little touch up. The compliance agent has fielded a number of questions (approx. 10 thus far) about what the homeowner needs to do to bring their property into compliance. Each notice included the CA's phone number and they is willing to meet with each homeowner if they request. One painting issue was smaller than a two (2) square foot area that was skipped during the painting process and needed minor remediation.

The CA acts in a way similar to an agent for the homeowner to help ensure that those performing work on your property are in compliance with HOA standards. The CA provides a one year notice informing the owner that care is needed on your property. They will then send a second six (6) month notice before issuing the third notice with a fine due in 30 days attached. Note: wood tends to need staining or painting at a minimum of every two (2) years while, the body of the house, depending on the quality of the paint and method and skill of the individual that applies the paint will normally require recoating between five (5) and ten (10) years.

**Other issues handled during this last month: Resolved,** Barking dog, Wind chimes, Neighbor complaint about another's yard condition, missing mailbox keys, complaint against the inspector in a purchase process,  
**Remaining open and in progress:** Freestanding yard sign, informing painting vendors and contractors about our paint standards

**Chairman's Comments: Please, keep up the good work and continue to be a good neighbor. Thank you.**

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

## **The Springs at Santa Rita Homeowners Association:**

### **Architectural Review Committee –**

Monthly activity report to be delivered April 2022 delivered 05/10/2022

The Compliance Agent (CA) delivered their report to the Chairman May 5, 2022.

**New and completed ARC requests during April:** There were four (4) new requests. There are currently thirty-five (35) projects in progress.

**Parking violations:** None reported.

**Yard and Weed Violations:** No new issues reported.

#### **Painting, Staining & other Maintenance issues:**

Three (3) issues Past due and send second notice. Thirty-five (35) issues remediated with thirty-eight (38) still outstanding. Seventeen (17) are due in 2023. There was one (1) new issue; an orange beam. CA met with twenty-eight (28) homeowners individually to discuss their violation notices. There were four (4) clerical errors, one homeowner did not respond to repeated effort to contact them and twenty-eight (28) concurred with the notices once examined and explained.

**Other issues handled during this last month: Resolved:** Freestanding yard sign, cited a homeowner for failing to repair broken house number light after several notices had been sent by the Light Bulb Committee.

**Remaining open and in progress:** The Committee and Compliance Agent are working on a system to notify homeowners of conditions that are likely to result in violations before the next semi-annual inspection or yards that may fall short of a citation at the time of monthly walk arounds but will need work before the next walk around. Possible solutions include door hangers and post card. The prevailing opinion is that post cards are the best option. The issue is still under discussion.

The Compliance Agent will be working remotely during the months of June and July, hoping to return the first weeks in August. Members on the Committee will assist with inspections as needed during that time, reporting back to the CA.

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

## **The Springs at Santa Rita Homeowners Association:**

### **Architectural Review Committee –**

Summer (June-September) 2022 activity report

The Compliance Agent delivered her report to the Chairman September 20, 2022.

#### **Architectural Request:**

37 projects are in progress including 4 new projects + 1 pending approval.

2 projects have been reported as complete.

8 requests have exceeded the required completion date and may need to be resubmitted.

**Parking violations:** None reported.

**Due to major monsoons and a significant hailstorm, along with some hesitancy of many homeowners to return this summer due to COVID an upsurge in violations has been experienced. To be more neighborly a new notification system for violations is being tested. Also, under consideration is a tightening of time allowed to remedy violations. A few members continue to let their yards go without proper care until the last minute before a fine is levied thus allowing their weeds to go to seed and infest neighbor's yards. It is hoped these individuals will be more considerate in the future.**

**Yard and Weed Violations:** of 443 yards inspected there are 19 significant violations and 60 cards/emails sent out indicating the yard is borderline and may receive a citation with the next month's walk around.

#### **Painting, Staining & other Maintenance issues:**

20 issues are over 365 days overdue and 2<sup>nd</sup> notices have been sent

27 outstanding violations still outstanding from past inspections with 93 new violations noted this inspection.

140 violations were rectified during this time.

**Other issues handled during this last month:** Resolved: Freestanding yard sign, strobe light shining in other properties, decorative cross moved to more appropriate location.

Purchase of a subscription to MSFT 365 that facilitates integration of files on the Compliance Agent's computer and between the Compliance Agent and Office Manager. There can be up to five users on this subscription.

There was a minor re-organization of our data base to make it more efficient and effective.

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

**The Springs at Santa Rita Homeowners Association**  
**Architectural Review Committee Report to the Board of Directors**

November 15, 2022

The Compliance Agent delivered her report to the Chairman November 3, 2022.

**Architectural Requests:**

42 projects are in progress this includes 5 new projects. 1 request was returned to the homeowner for failure to comply with Pima county regulations. No projects have been reported as complete during this past month. 8 requests have exceeded the required time allowed for completion and will need to be resubmitted.

**Parking violations:** None reported.

**Yard and Weed Violations:** 5 of 6 violations that had been past due have been remediated. 4 new violations were recorded with the monthly walk around.

**Painting, Staining & other Maintenance issues:**

17 additional issues are now over 365 days past due and 2<sup>nd</sup> notices have been sent bringing the total to 20.

277 violations are due to be corrected in 2023: 182 by the end of March with the remained by September

**Work on updating our compliance violation procedures:** The Board President, our attorney; the Architectural Review Committee and its chairman have been working to provide guidelines to help bring properties that are out of compliance to our governing documents into compliance in a more expeditious manner that complies with all laws, regulations, and our governing documents. A provisional draft explaining our proposed guidelines is currently waiting the attorney's approval and is attached to this document.

**Other issues handled during this last month:** Bird feeder, extra-long RV parking overnight blocking neighbor's frontage, neighbors extra bright pole lamp, RV running utility cable across side walk

During the dates from November 13<sup>th</sup> and December 1<sup>st</sup> Dr. Bob Muldoon and Ted Boyett will handle compliance questions and concerns in the compliance agent's absence.

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD

**The Springs at Santa Rita Homeowners Association:**  
**Architectural Review Committee Report to the Board of Directors**

December 13, 2022

The Compliance Agent delivered her report to the ARC Chairman on December 7, 2022.

**Architectural Requests:**

39 of 45 open projects in 2022 have been completed, 26 were submitted during the year, others were forwarded from 2021. 6 remain open at this time.

**Parking violations:** None reported.

**Yard and Weed Violations:** all but one outstanding issue has been addressed.

**Painting, Staining & other Maintenance issues:**

All but 20 issues that were over 365 days past have been corrected. The 20 outstanding issues have received a second notice.

An additional 277 violations are due to be corrected in 2023: 182 by the end of March with the remained by September

**Work on updating our compliance violation procedures:** Shorter times for correcting violations will commence with the next semi-annual inspection.

**Other issues handled during this last month:** Bird feeders, potentially non-operating vehicle parked in drive way, vehicles parking for extended periods overnight in the street, pets urinating and defecating on neighbors property.

**Complete and detailed report of violations:** Please contact the Complaisance Agent or Office Manager to gain access to these records. Submit a request to the HOA office.

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee

The Springs at Santa Rita, HOA, BOD