

**THE SPRINGS HOA AD HOC COMMITTEE
ON COMMON AREA LANDSCAPING**

Date: 4 March 2012

To: Springs HOA Board of Directors
CC: Springs HOA Grounds Committee

From: Committee Members: Bette Briggs, Phil Gray, Juanita Kauffman,
Mike Kearns, Mike Larkin, Lisa Pope, Lou Schulist, Bernie Serek (Chair),
Norm TenBrink

Committee Activities: In addition to committee discussions, Ad Hoc members

Met with concerned homeowners
Met with the Grounds Committee Chair
Walked areas of concern
Held an open meeting for owner comments
Conducted a door-to-door survey

Survey: Attached items include survey form, results by home address, summary of comments. All materials including survey responses have been retained.

Summary of Results: **440 homes approached**

242 or 55% of owners responded

Not all respondents answered all questions

228 or 96% rated the appearance of our common areas as very good/good. 10 rated them as fair or poor.

231 or 100% feel there is adequate plant life.

230 of the responses to “Should healthy trees be trimmed or removed to preserve views”

165 or 72% approved of trimming or removing healthy trees to maintain views.

51 or 22% of the 165 would approve only the trimming of healthy trees to maintain views

65 or 28% disapprove of trimming/removing healthy trees to maintain views

Committee Recommendations:

1. The committee supports the master plan being developed by the Grounds Committee for the common areas.
2. Healthy trees in common areas should be thinned to open up the canopies. The committee suggests that individual homeowners with a specific concern address that concern to the Grounds Committee using the request form available on the web site or at the office.
3. Place tree screenings between Viva/Nardos and the Frontage Road as a priority.

4. The committee recommends that the master plan for the Nature Park establish 3 activity phases.

Phase One: Establish and maintain a buffer zone of approximately 30' from the back wall of homes on Wolf Run Road. This recommendation is consistent with guidelines recommended by the Arizona Interagency Coordinating Group for pre-fire activity. Establishing this buffer zone requires removing extensive tree/brush growth immediately south of the wash and reducing the density of cacti in one area of the zone. Otherwise homeowners may plant low growing cacti and/or ocotillo behind their homes subject to the Approval of the Grounds Committee.. In addition plant growth overhanging back walls that constitute a "fire ladder" should be removed.

Annual maintenance costs should be included by the Grounds Committee in future budget requests.

The Ad Hoc Committee recommends that this phase be completed by September of 2012.

Phase Two: The Ad Hoc Committee recommends that the common area between the buffer zone and the western edge of the walking path be maintained more as a park area rather than as a natural growth area. To accomplish this the committee recommends that

1. There be at least 10' between the crowns of trees.
2. Trees be trimmed up at ground level and limbs be thinned to open the canopies. (The committee does not recommend that any trees be topped.)
3. Dead wood be eliminated. To compensate for loss of protective ground cover for birds and other small, desirable wild life, the committee recommends that a few low-growing native bushes be planted.

The committee recommends that Phase Two be completed by the end of December 2013 or sooner if funds become available.

Phase Three: This includes the rest of the Nature Park. The Ad Hoc Committee supports the Grounds Committee Master Plan for this area. The walking path needs a long-range solution to existing problems and a determination needs to be made regarding the extent to which Mesquite growth should be controlled.

Summary of Comments – Ad Hoc Landscape Survey

All comments received during the January/February 2012 Ad Hoc Landscape Survey were sorted into five categories:

- View Preservation
- Nature Park
- Common Area
- Miscellaneous
- Kudos

The following represents a summary of each category. All the actual comments were imported from the data spreadsheet and attached to this summary.

View Preservation

A total of 85 comments were received addressing view preservation in The Springs. Approximately 79% (67 comments) of the comments were in favor of taking some type of action, primarily trimming trees, to preserve views. Safety concerns were raised to keep the trees trimmed to insure an adequate sight line at the Frontage Road and other traffic areas.

Nature Park

There were 59 comments about the Nature Park. In order to insure that homeowners may enjoy the use of this area, 61% (36 comments) favored controlling the growth of mesquite trees, density of plant life, and clearing the area of dead brush while 20% (12 comments) favored the area to be natural (undefined). The remaining 19% (11 comments) did not address the vegetation issue. The potential hazard of brush fire, especially for homes bordering the park, was a concern cited in 6 comments.

Common Areas

The survey totals showed that 96% (228) of the Homeowners, who participated, rated the overall appearance of our parks as very good or good. Numerous comments were received regarding the park closest to the homeowner, therefore the responses are very individualized and difficult to trend. However, homeowners located adjacent to Park 1,3,5, 6, and 8 requested additional attention be paid to these areas by the Grounds Committee.

Miscellaneous

Several Homeowners expressed comments which were not specifically related to the survey categories but are included in the Ad Hoc Landscape Committees report. Some miscellaneous comments that were made more than once: have benches and picnic tables throughout the community (8), review of the restriction of bikes on the nature trail (5), review current landscaping contract (5), sound barrier along the Frontage road (4), questions of ownership of area 19 (4), limit or control use pest poisons (2), pet feces cleanup (2).

Kudos

Numerous Homeowners who participated in the survey complimented the Grounds Committee, Hot Desert, and community volunteers for their work in keeping the Springs a beautiful community to call home!

VIEW PRESERVATION

- does not really matter to me but ok if people who want view pay for the trimming
- trim but don't remove
- Trimmed but not removed
- trees in common areas should be trimmed/removed or maintained so as to set example for private lot owners to maintain their trees
- Don't plant pines. Trim but don't top trees.
- In many cases trees can be trimmed up from the bottom to enhance views or thinned to do the same.
- not guaranteed a view. Important to keep trees, add to looks & serenity of area
- trimming being done now is good NO add. Trimming & no topping keep grass.
- trim trees for views but do not take them out
- trim trees for views but do not take them out
- trim trees for views but do not take them out
- Should control height of trees & protect view
- trees trimmed to give view but not taken down
- If tree grew after they came take it out.
- Trim trees for sight lines at the frontage road and the bridge
- If trees/shrubs block mountain views, they should be trimmed back to preserve view
- trees trimmed to preserve view
- trimming or removal can get too sticky between neighbors. In commons area everything has been trimmed properly
- Trees should be trimmed and grounds should be removed where needed
- if the trees obstruct my view they should be trimmed.
- If home bought with view should be maintained.
- less trees or shrubs is more. We do not need too many trees or shrubs which block views and they need constant upkeep
- trees should be trimmed on a regular basis. The height of trees should not exceed the height of the roof
- trim if they are pruned properly to have the proper shape of a tree
- trees take a long time to mature. We do not want the trees cut or trimmed in the common areas
- light trimming to shape/thin trees maybe but no topping or removing trees. New trees should be placed so future owners don't have a problem but all parks should have trees
- as long as it doesn't interfere with the quality of the tree.

- tree hts should not exceed ht of roof as in the bylaws that all trees should be trimmed to prevent view being blocked
- trimmed but not removed
- Maybe remove trees blocking views
- trees grown above roof lines should be trimmed to preserve views
- trimmed or removed to preserve the walls and keep the ground level
- AZ state law does not recognize a "view". It is a no view state. Removal of any common land vegetation for a view is illegal under state law. The Springs is not exempt from state law.
- trimmed but not removed
- handle trimming on a case by case basis
- AZ state law does not recognize a "view". It is a no view state. Removal of any common land vegetation for a view is illegal under state law. The Springs is not exempt from state law.
- Tree in front blocks my view of the mountains which attracted me to this house (back side of my unit)
- trees need to be trimmed to avoid obstructing views
- trim trees not remove
- Top and trim mesquite to preserve view
- Private property trees should be trimmed to preserve view
- trimmed but not removed
- AZ state law does not recognize a "view". It is a no view state. Removal of any common land vegetation for a view is illegal under state law. The Springs is not exempt from state law.
- trim/cut trees if blocking many views perhaps
- trim for view no cut down
- Him trim or cut for view Her no
- trees are important
- trim for views not cut
- Trimmed but not removed
- If not removed, trim down so not so tall
- getting too tall trim on top
- Trim but not removed
- trimmed but not removed
- trimmed but not removed to maintain appearance of park
- trim or remove should be discussed with affected homes before removal
- preserve views
- Manage trees to keep views
- Trees-trimmed to not hang out over sidewalks. Texas rangers a refuge for rabbits, that's good, Trees/shrubs provide shade, mitigate heat, protection for birds. Please allow that to continue
- We believe ind. Property owners are operating under this principle. Common areas clearly should comply. View should be protected & understood this was a Springs philosophy when we bought.
- limit shrubs & trees space can be beautiful Neighbors must show respect for each others property.

- no to preserve views but perhaps exception on an individual basis
- trees removed to preserve view definitely need more shrubs & less trees
- Use professional trimmer (arborist) to open up views
- only if a fire hazard
- Trimmed not removed.
- Trimmed not removed. Will volunteer if needed. Call
- Org owners who purch. Homes and promised view should have trees trimmed or removed for view (comica & Cefiro) No trees in the pkwy when home pur in 98
- AZ state law does not recognize a "view". It is a no view state. Removal of any common land vegetation for a view is illegal under state law. The Springs is not exempt from state law.
- trimmed
- just remove trees in park area
- cut & trim for safety such as traffic visibility
- maybe individual cases where trimming a tree helps a view. Nature park compromise, trim behind house but leave trees along the trail
- only trim for the health of the tree not for view.
- trim by professional but don't remove
- trimmed but not removed
- Trim but not removed
- Leave trim to grounds committee.
- trimmed not removed trees & any vegetation needs to be preserved at all cost
- trimming not removed doesn't believe in "views" because always have to keep cutting trees. Likes Greenness provided by trees.
- Trim to view esp if encouraged when purchased.
- trimmed for view
- Do not trim or remove healthy trees
- Tree trimming
- trim trees by the wash
- All efforts should be made to preserve the values of properties....

NATURE PARK

- Nature park remain as is except for fire hazard needs
- keep nature park natural
- add more cactus (See Note) trim within 50 ft of E side houses on Wolf run If tree removed replace with low growing desert native plants
- nature park clean to 50 ft of the wall the weeds and fire hazard vegetation
- Clean walking path.
- Nature park control mesquite (trimmed or removed as necessary. Glassland punctuated by Palo Verde & Acaia
- Want the path maintained as a paved walkway to allow handicap access. Will maintain property values.
- Nature park leave natural

- remove jumping cholla around the walking path area
- Nature area is pretty well maintained
- I don't want a wasteland behind Wolf Run homes
- the parks look great, however there are too many large trees on walking trail & should be removed or trimmed to open up better views of the mountains
- nature park area need some trimming & some of the mesquite trees need to be removed.
- Nature park turning into a mesquite bosque. Need to limb up trees along path, eliminate invasive broom, take out new mesquite growth, tear out asphalt and compact as they've done on the Anza Trail
- Nature park should be managed and/or trimmed
- Support natural nature park trees may need pruning to remove dead branches Live trees should never be cut
- Homeowners on Wolf Run paid a premium price for great view of mts, golf course, mesquite is running rampant would like more native cacti & flowers Clear firebreak near wall
- Agree with Richard Olsen's plant to trim & remove a view trees W of walking path Not in favor of removing trees in masse
- The views are what many of us purchased our homes for
- Att. Photo of Hm 10 years ago bought for the view. Wants trees trimmed to maintain view
- Park 1 ignored for 4 yrs by st. law all parks should be maintained. Wildfire risk
- purchased prop. For view trees & shrubs block 2/3 of view. Would like pruning and removal of trees. Shrubs maintaining the overall character of the nature tr providing sweeping views
- remove trees behind my property for 110-150 ft restoring the view to what it was 5-10 yrs ago. Replace with native shrubs & cacti
- Some tree removal & pruning would benefit us who live here & would do no harm to the trail WR concerned Citizens has sent letter which we support
- trimmed to preserve view
- remove tall mesquite blocking homeowners views & young saplings. Common areas important for all not to exclude a select few. They all need to be maintained. Affect all prop. Values
- trimmed ok. Removed no
- trimmed but not removed
- trimmed
- Like to see more native cacti in nature area. Keep shortest safe fire break free of grass & shrubs. Do not trim or remove healthy trees
- walking trail gets a lot of business good to see so many people walking probably gets more use than anything else here dollar for dollar
- Don't think there are any fire hazards. Walking path is cleared just find. Should not be any more landscaping done there
- Nature trail view should be protected, reduce amt of natural brush Ugly & hides animals/pests potential fire hazard. Maintain controlled natural settings.
- Trimming low hanging branches in nature park&removing some shrub brush desirable.

- people who bought hse on Wolf Run should also have a view in back of homes, trim trees/shrubs they paid for view
- we enjoy the nature trail & are aware it must be kept up.
- walking path needs a lot of trimming and tree removal along Wolf run backyards
- Nature park should remain in natural state. Trees were there when they bought their homes I'm sure they were aware the trees would grow
- nature park very important keep weeds/grass down. Remove dead material but do not need to clear out entire area
- Nature trail-views should be maintained, if can be done by trimming trees.
- Nature park compromise, trim behind house but leave trees along the trail
- Nature area - enjoy the area very much
- Nature park money should not be spent to improve ind. View.
- Nature park is wonderful, keep natural as possible
- Love nature area
- Nature park in good shape.
- walking path needs to be preserved as a habitat for birds & wildlife
- Nature park remove non native grass Not really a park at it is now Can there be a picnic area?
- Loves the nature trail
- Let nature trail be natural
- Walking trail must be trimmed to reestablish. View
- trimming tress & clear brush in Nature park
- nature park work remove dead growth, major pruning
- removal of dead growth in Nature Park
- better pathway maintenance
- Prop along Wolf Run should be trimmed for varmits&safety
- ...trees within 50 ft of the east side of house along east side of houses should be pruned...
- The wildlife habitat in the nature trail area should be improved by planting more native plants.
- Add solar lighting in nature park for night walking

COMMON AREAS

PARK	COMMENT
0	Perry Park trees need work or removal
0	Gravel parks could use more plants
0	Get rid of grass - wasteful add low cacti in arks
0	like grass other parks barren esp entryway
0	more shade trees& evergreens along frontage
0	see drawing please kill mesquites

- 0 more trees in larger park areas
- 0 more plants (her) him no
- 0 should have kept sod to much cost for gravel

- 1 more cacti, fewer big trees
- 1 more cacti & wild flowers & low growing shrubs
- 1 Trees impinge on views
- 1 some trees & shrubs should be removed others trimmed
- 1 more plants to GL park & others with empty space

- 2 Legends seem to keep their common area trees nicely trimmed
- 2 need more plant diversity.
- 2 Please leave park between Wolf Run and Golf Linds wild
- 2 Mesq.tree along Ground Squirrel is trimmed but leaves fall into yard&pool & into filter. It would be nice if some resolution could be reached
- 2 remove/limit prickly pear (rodent issue)
- 2 Not so barren
- 2 tree trimming

- 3 need ground cover, rocks, plants now dirt only
- 3 prefers desert plants & rocks

- 4 Work on drainage problem in park 4

- 5 would like more foliage to block the highway
- 5 Maintenance done on the common area on back bank
- 5 more plants behind house big Evergreens
- 5 trim dead branches from trees
- 5 trim dead branches rear wash
- 5 should cleanup brush over fence
- 5 take weeds out of area next to the wash

- 6 Remove cacti that blocks my street view
- 6 E of E frontage rd oleander need trimming, trees over hanging property need to be trimmed to minimize seasonal droppings on backyard
- 6 More large trees to block road view
- 6 Plant pine or something that does not shed
- 6 plant less messy trees
- 6 removing trees surrounding beauty is destroyed. In some places these trees/shrubs create a natural wall or hide something unsightly
- 6 need large trees/fence as noise barrier Trees/shrubs are sparse & not attractively placed
- 6 look at tree behind back wall would like it taken out because it drops leaves in my back yard and is wrecking brick wall in common area
- 6 Remove large prickly pear behind my house it attracts pack rats HOA is poisoning bt seems to no avail Gophers in area also
- 6 common area should be kept racked up and more attention to the back wall plants that are weather tolerant to help appearance

- 6 Take mesquite out of park 7
- 6 Drip system needs attention
- 6 Stop hacking oleanders Check drip system
- 6 trim shrubs & Trees along wall & fr. Road
- 6 replace pine tree lost 4 yrs ago/sound barrier
- 6 some green bushes or dwarf trees
- 6 low water/Maybe bird of paradise for color
- 6 clean up rear back wall
- 6 park 7 needs cholla
- 6 irrigation system checked frequently & turned on Front. Rd

- 7 Keep Perry Park Trimmed
- 7 Landscaping looks good. Some additional plants of some kind for more interest.
- 7 Add some more desert plants to sparse areas
- 7 more desert plants

- 8 there are 2 mesquite trees blocking our view of the mountains
- 8 whatever works naturally should be used in the common areas
- 8 A tree is healthy when it is trimmed.
- 8 PK 8 hole behind home can this be fixed?
- 8 replace any cactus or bushes that were removed
- 8 tree in common park 8 needs trimming
- 8 Pk 8 tree at top of berm needs to be trimmed or removed to help with view
- 8 Stop erosion with plants, stones. Stump is growing again can it be removed.
- 8 need more trees in the area, need to come thru once a yr pk 8
- 8 Stones wash with monsoon will they be replaced
- 8 Always room for improvement, nice if more plants

- 9 some cactus could be replaced
- 9 would like to see more trees

- 11 cactus & trees are overgrown. They are not being trimmed on a regular basis. Views are being lost because trimming is not being done on a reg. schedule
- 11 I would like to see more growth on trees or plants n or ne outside my back window so I don't have to look at my neighbor's house or tree
- 11 eliminate rodents

- 13 if too big, replace with smaller varieties Encourage more use
- 13 more attn to plants selected & planted
- 13 park 18 looks a little skimpy
- 13 keep up weekly don't let go too long
- 13 more plants in park would be nice not essential
- 13 eventually replace large mesquite trees with smaller "dwarf" trees that do not require so much clean up and trimming
- 13 trim trees in park 13
- 13 trim trees
- 14 lack of care & water park 14

- 15 more large trees for the birds
- 15 No trees in park 15
- 15 use desert plants only
- 15 no more cactus remove dead cactus
- 15 get rid of trees like Golden Lynx
- 15 more plants in larger areas
- 15 miss the grass but understand reason for gravel
- 15 park is a little sparse in plants

- 17 low shrubs like leathery cassia
- 17 add more plants in big parks
- 17 top mesquite only if they block view
- 17 Low water xeriscape
- 17 remove egyptian fig trees & reduce cacti lots of maint.

- 19 Need landscaping along new walkway. Area is neglected. We are weeding the area.
Attracts snakes, rodents etc used as a dog run (mess)
- 19 No maintenance is being done

- 20 #20 perimeter enhancement (rock) around mounds like Wolf Run
- 20 mesquite tree is too high
- 20 why are there pine trees which obstruct views for which premium was paid
- 20 emu(valentine variety)bloom jan-mar & more low water plants&cacti
- 20 maybe too many trees need more plants
- 20 tree blocks view trim to improve view
- 20 trim to improve views
- 20 less rock, more native grass trees along fr rd for noise control

- 21 could use more low plantings / desert plants

- 24 keep Perry Park trimmed

- 3/4/8 Would like to see more attn to Park 8
- 3/4/8 Better spraying of weeds.
- 3/4/8 Outside gate house needs attention.
- 3/4/8 #4 need more plants.
- 3/4/8 keep maintained & add new plants
- 3/4/8 several yr ago cut bird of paradise&tree should have been allowed to exist
- 3/4/8 would like more plants if possible
- 3/4/8 some trees blk view/need equal dist. Of plants in parks
- 3/4/8 cholla to close to sidewalk

- 3/4 trim by professional but don't remove #3 like the natural state. Agree with master plan- may need plantings to go along the new fence (TEP)
- 3/4 # 3 has not been maintained not to the level of other areas, still seeing TEP traffic.
Need more plants in 3. Are there plans to plant more trees etc along the perimeter.

3/4 would like more plants in park 3 more greenery. All pretty good
3/4 Almost too much vegetation in some parks.
3/4 Park 3 water drainage
3/4 keep working on the front entrance
3/4 #3 needs maintenance
3/4 when kept clean Prickly pear cleared away

17/18 More low plants

19/20 #20 needs trimming, thinning & Shaping of bushes and trees. Remove mesquite
and Keep most of the pine trees

19/20 lop off dead limbs& those invading other bushes & trees

19/20 pk 18 good looking #20 Needs work

20/21 would like Perry Park trees trimmed to enhance our mountain view that we paid
handsomely for

20/21 save water

20/21 get rid of grass in Perry Park

20/21 some parks groomed more freq. Why?

20/21 more plants & decorative rock some pks not well stocked

MISCELLANEOUS

- would like a picnic table at the end of Calle Viva near the maintenance building
- bench end of Calle Viva
- Would like bench at mail boxes
- add some benches and tables in parks
- Add picnic tables to nature park and other parks
- Picnic tables in pks
- Need Picnic tables in pks
- benches in parks to sit and rest
- Need higher wall on N like S side has
- noise from trucks is unbearable Need Sound barrier other areas have a wall
- need large trees/fence as noise barrier Noise has increased
- Want a brick wall with slanted noise buffer about 10 ft high on highway side
- Should we look at expense Volunteer vs professional
- review HD cntr 2 parks per 8 hr shift trees not trimmed at needed
- New landscaping company needed
- Hot Desert will drive veh. In park and not rake rocks when they leave.
- Do we need to rebid contract and weed spraying to see what is available every year
- Was told the area no longer common area and side land was mine Will it be deeded to me to add to my plot

- Unaware that 19 was common area thought it was golf course, Would like to see some attention to this area
- Is #19 HOA or personal area-can it be added to deed of homeowner
- Homeowner unaware #19 is common area
- Parks was both walking & bicycle when built. Divide path with a strip to allow bikes
- Add a marked bicycle lane to connect with Anza Trail
- Why can't we bike on nature trail? Used to be able to do this & for people who have trouble walking this would be nice.
- Allow bikes on trl.
- Would like side bike trail
- No poison put out by volunteers
- Reduce use of poisons and eliminate in parks, applied by professionals only
- People should pick up their dog droppings
- Pet feces in several parks is a problem, install feces collection stations
- there is some trash in the wash area that needs cleanup
- ADD Speed bump on main entrance road
- Water feature in Entry the interior is white & does not look natural.
- HOA should be compensated for loss of trees on common ground (value of tree)
- Remove jungle gym equip from Pelotita & Cefiro No one uses it Probably a maintenance entity we don't need Donate it to a school playfield
- Noticed non-residents using the park
- Put Park # in parks
- A thought--houses are built with garages & cars should be in garages
- Would like a private land tree policy Had views when moved in & now blocked.
- Feeding of animals, bird seed attract rodents & wild animals & snakes.
- written request to grounds committee should be answered promptly, promise to homeowners should be kept
- Hand rail in park
- good to have dog signs
- keep sidewalks clear and open
- limit signs
- Dorn should flat top their trees
- Lower Homeowner dues
- Need access across new TEP installed concrete drain for emergency evacuation
- New gate in Fence
- put painted rock boundary between common & private property.

KUDOS

- Our Grounds committee does a terrific job
- Appreciate committee efforts
- Very nice. Pride of ownership. Thanks
- Everything looks wonderful.
- Very easily satisfied. I am very happy with the way the grounds are taken care of.
- I am happy with the common areas
- Landscaping group doing a good job
- Overall, common grounds look great
- Overall grounds look good.
- the grounds committee is doing a wonderful job
- Everything looks real good
- Common grounds look great.
- common grounds are in good shape
- Very nice Good job on maintenance
- maintain status quo
- Hot Desert doing great job
- I am well pleased with the work done on the landscaping behind my home
- grounds cmte does an excellent job and their master plan is excellent
- all common areas are fine
- Christmas decorations people did a wonderful job
- Grounds people do a good job. Things have improved.
- Good job changing from green belt to a desert landscape
- I think all looks great
- Commons area look great & are being very well maintained by the grounds people
- common grounds look very good
- Grounds committee has done a great job maintaining all parks
- Good luck to committee for making informed decisions
- All of the parks look real good
- none needed
- ok as is
- just keep everything looking beautiful as it is
- keep up the good work
- well maintained at this time
- appreciate the interest in our area
- adequate plants in walking park
- like the openness of plantings & native plants
- they do a good job
- very well maintained
- Grounds committee very good job on park 15
- maintain according to master plan