

# The Springs Homeowners Association

## Streets, Buildings and Utilities - January 2020

We have a couple of ongoing street issues to report this month.

We have a homeowner that needed a contractor to dig up the street in front of his house to repair a sewer connection to the main line on S Via De Cristal. The repair has been completed and the street repaired to our satisfaction.

Farmers water located a "lost" valve in the street on Nardos. The hole cut in the street is still in need of asphalt repair. Farmers is aware and will complete soon.

A suggestion to replace missing blue nighttime reflectors for fire hydrant location in our streets. Farmers Water has directed us to a supplier for these reflectors and we will look into purchasing and replacing these reflectors in the future.

As you are aware the streets are the most expensive item in our annual budget. Lee Blahnik along with Rick Fillion have done an exceptional job in prioritizing needed repairs, maintenance and future replacement. This is an ongoing process that we are looking at in hopes of minimizing our expenses and hoping to spread out costs to our dues structure.

Over the next couple of months we will also be looking at the repair/replacement of some of our sidewalks. This is an annual process. This years budget for sidewalk repairs is \$15,000. The repairs will occur over the summer when there is less impact on usage. We have an extensive list and will prioritize the needed repairs over the next couple of months. If you are aware of a sidewalk issue that needs our attention please feel free to contact me.

Respectfully, Mark Koruga

## March 2020 Streets and Buildings Board report

With anticipation of summer sidewalk and curb repair Lee Blahnik, Don Kelly and I made another sweep thru the north part of The Springs double checking the sidewalks and curbs. We noted just a few more areas of concern and along with (maybe?) a better rating system to the more critical repairs needed. Thanks to Lee on updating our spread sheet and continuing support for our street project along with Don Kelly and Rick Fillion.

We will make another pass thru the south part of The Springs soon and then hopefully be prepared to call Sunland in April/ May to formalize the repairs to be made in the summer.

Larry Urbine has spent a lot of time accessing our sidewalks and curbs and we are grateful for that support.

The repair patch on Nardos caused by Farmers Water digging up a missing water valve has been repaired.

Larry Smith, Lee Blahnik and myself did a repair on our flag pole. One of the clips that hold the flag broke and sent it into the ocotillo next to the pole. We also installed a larger pulley at the top to keep the rope from overriding the pulley when it is raised and lowered. We have discussed trimming the ocotillo so as not to have the flag catch in it on the way up or down.

We have noted some damage on our wash walls during our annual clean up in the wash. It is on the agenda for discussion this month.

Mark Koruga

## April Streets and Buildings Board Report

Quiet month on the streets of the Springs (literally) we completed our walk to access our sidewalks. Thanks to Don Kelly and Lee Blahnick.

Duane Huff from Sundland met with us last week to walk the entire Springs and we made a list for repairs to our sidewalks this summer.

We felt that we should be able to repair all sidewalks that are listed as critical (trip factors or crumbling) from our entire list we should also be able to repair 90 plus percent of all needed repairs (some are just cracked and don't present a trip factor) these repairs will impact some of our residence. Hopefully most will be vacant at the time? I will contact those that will be effected when Duane comes back with a repair schedule in the next week or two.

We also had some conversations about future street replacing. Since I am new to this I will have to catch up on terminology but can count on Lee and Rick Fillion when I am at a loss. Duane was interested in a type of chip seal process that is about 1/3 the price of a grind and pave process. Might not be good for all of our future needs but certainly worth looking into.

Respectfully submitted, Mark Koruga

## May 2020 Streets and Buildings Report

Things are pretty quiet here in The Springs this month. GVR is slowly opening back up. The walkers have enjoyed the light traffic I'm sure.

Duane from Sunland has not yet given me a schedule for sidewalk repair, he said he is waiting for the cement contractor to come up with the repair schedule. I hope to hear back from him soon.

The birds made their annual return to our entrance in search of a nesting spot again. Lee Blahnic and I spent only one day washing down the start of their nests trying to discourage their attempts. Either we got to them at the perfect time or they remembered the almost daily drenching Lee gave them last year!

Respectively submitted

Mark Koruga

Greetings from the cool NW. Grateful to get a little relief from the heat!

I received an email back from Duane at Sunland Asphalt. His first estimate came in a little high for the repairs we asked him to do. Some of the higher costs come from the need in two places to have not only the sidewalk repaired but also some curbing and a cut and repair of the asphalt on the street surface. After some discussion I really believe that we do need to stay within the budgeted amount at this time. We will continue to face these types of repairs annually. I had a couple of suggestions to Duane on getting the estimate down to the budgeted amount and he will be getting back to me after his review.

We had a water disruption problem on Nardos on June 26th. Farmers water was in the discovery process to find a leak somewhere between Cuple and Erranle. They thought the water would be off all weekend but I believe it was restored by Sunday. I will try to get a report from them on my return. My suspect was the area where they found the "lost valve" near the intersection of Nardos and Erranle? Another follow up I would like to do is ask the question how they report water outages and if they attempt to contact customers?

I will keep you updated on the sidewalk repairs Wish I could bottle this cloudy and 65 weather for my trip home.

Respectively submitted,  
Mark Koruga  
Streets and Buildings chairman

Hello everyone,

As some have experienced and all should know our weather this August set a new heat record for the Tucson area. I hope all of your plantings made it well, the common areas are quite stressed due to the lack of rain, Today and yesterday we did get some much needed rain Hallelujah!

Farmers Water had two broken valves under our street on Blue Fox. They made the repairs approx. two weeks ago and just yesterday their contractor repaired the holes with new asphalt. I was able to talk with the contractor and was satisfied with the repairs they made.

Sunland sent us a schedule for our sidewalk repairs and it is scheduled to happen between Sept. 8th thru the 11th. I will be contacting any home owners that will be impacted by the repairs.

We also have some street asphalt repair to be done and Duane Huff from Sunland will be contacting me soon to schedule those. The repairs are minor and most likely won't impact our residents besides driving around some cones or barricades.

In talking with Duane we are still in need of scheduling our asphalt sealcoating. We talked about sometime in October. That will impact all of our residents. I believe when we get the schedule from Sunland, they will provide the info in advance for street closures. The process usually involves 4 or 5 phases of seal coating.

September 2<sup>nd</sup> Lee and I will meet with Kevin Seigfried from Tucson Asphalt. We are going to secure some bids for work we have scheduled for 2021. This is the company that uses "Green Asphalt" Our intentions are of course to look at saving our HOA money and still have a quality product. More discussion during the board meeting.

Take care, see you all on Zoom

Mark Koruga

## September 2020 Streets and Buildings Report

September saw the completion of our sidewalk repairs around The Springs, many thanks to the patience of a few of our residents that were impacted. We should have approximately the same amount of repairs next year and hopefully we should be caught up!

We also set the dates in October for some asphalt repairs that were approved last year for completion in 2020. There should not be significant impact since the repairs will take just two days. We are also scheduled for street seal coating but I haven't received the dates for that yet. Duane from Sunland will be out here next week to go over that event.

Below is an excerpt from Tucson Asphalt regarding our Green Asphalt project for next year.

Hope all are well,

Mark Koruga

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September 29, 2020 REVISED Proposal #20-0844  
The Springs AT Santa Rita HOA 951 W Via Rio Fuerte Green Valley, AZ 85614

To: Mark Koruga Phone: 425-478-2050 Email: [mtkoruga@gmail.com](mailto:mtkoruga@gmail.com)

Reference: W Via Rio Fuerte & S Camino Del Heroe Starting at I19 frontage road east on Via Rio Fuerte to Camino Del Golfista and South on Camino Del Heroe south to Golden Lynx Rd. Green Asphalt™ (67,675 SF).

Sweep, clean and tack coat the existing pavement as needed to prepare for Green. Furnish, deliver and install our patent pending "Green Asphalt Rubber Poly" overlay, at an average compacted thickness of one inch thick. Feather or taper mill areas to match existing concrete, sidewalks as needed.

Adjustments - Adjust manholes, & water valves to final grade all to be incased with concrete collars. Survey monuments we use an adjustment box.

Striping – Restripe per existing layout Includes ADOT Right of Way Permit.

Price per SF: \$1.78 Total: \$120,461.50

\*\*Above pricing includes sales tax on materials Clarifications:

1. Each phase will take approximately 3 days to complete, Plus adjustments.
2. 4-year warranty. See standard terms attached.
3. Intellectual Property. See standard terms attached.
4. The "Green Rubberized Polymerized Asphalt Overlay" can be coarse in appearance but blends in overtime and under traffic.

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

### **Building & Street Report**

**November 2020**

Hope all are doing well. fall is upon us and that darn covid thing is still running strong. I can't imagine us having a face to face for awhile!?

We did complete some asphalt repair this month. Sunland cut, removed and put new asphalt in sections on Camino Del Heroe, Golden Lynx, and the intersection of Fonda and Cristal. They also skim coated a section right by our shed on Fonda and Calle Viva. The attempt there was to eliminate some standing water issues (when and if we get any rain) It is not a permanent fix for that area but hopefully will last us several years. The original bid was for \$11,660.36. Because they had to remove more asphalt than anticipated they added an additional \$2,277.97 to complete the project. We had set aside \$15,000 for the repairs.

I got a note from Jeannie about some street light outages so those have been scheduled by TEP and should be completed in November.

Be well, Stay safe,

Mark Koruga

Buildings & Streets Chair

(I never thought the comment "I wouldn't touch them with a six foot pole" would become a national policy, but here we are!)

# The Springs at Santa Rita HOA

## November 2020 Streets and Buildings Report

Quiet start to this month but a few things did happen around The Springs.

As the sun is setting earlier each day and people are still out and about, it was brought to our attention that some street lights were out. I made a scan of the area at night and marked some poles. Lee and I went out the next day to write down pole numbers or street addresses to help TEP locate the street lights in need of repair. TEP accomplished the repairs last week; there were a total of 9 lights out. They are of course the new LED lights and we have noticed that they shine down more than spread out the light. I think the first few ones seemed to spread the light out more, maybe better suited for the “dark skies”?

It was noticed also that the light shining on our fountain and tower at night was also out. Lee Blahnik ordered and installed a new LED light and it seems to be working great! More light, less electricity; how nice.

We have had an issue with static on the phone line in our office. Century Link sent out a repair person to see if he could locate the problem. He said they could find no issue with our phone line and we have since replaced the phone and might possibly try a filter on the line to clear up the static. It is much better with the new phone but still randomly shows up?

Respectfully,

Mark Koruga