

January 2022 Infrastructure Report

Just one project completed this month. The front gate was removed by Signal gates and repaired. When the bill arrives we need to forward it to Tucson asphalt for remittance.

Both companies I contacted for information to repair wash walls have yet to make suggestions or bids. I will follow up with them.

Now that our gate is repaired I will call for some bids on painting the gates and surrounding metal fencing around our entrance. I did stop by Sunrise point and was able to talk with the painters that are repairing and fixing their tower. I was told they did some work on our entrance recently when Woodard construction repaired some wood and bracing on our entrance building. I will contact them for a bid on the metal work and have another contractor available to repair our tower and building in the future. Sunrise point also had extensive stucco repair done to their entrance as we were told the same when Arizona painting did our work a couple of months ago.

Tucson asphalt has received both of our signed proposals for crack repair in the nature park and phase two of our Green asphalt projects. There will be some adjustments to the asphalt due to the time since the last bid. Kevin will contact me at a later date. Most likely the new asphalt will be laid summer or early fall again. The crack seal will happen within the next two months and we will have to close off the nature trail for that work. I asked them to give me a weeks' notice so we can post signs and send out emails to alert residents.

I am hoping to evaluate our street signs this month so we can get an order in for new signs. If anyone notices other signs in the Springs that need replacement let me know or any new signage.

Respectively submitted, Mark Koruga

The Springs at Santa Rita HOA

February 2022 Infrastructure Report

Greetings everyone. Looks like we have a few things on our plate for this month, but alas nothing accomplished at this time.

The crack seal should be done on March 2nd to our nature trail. I was hoping for cooler weather but looks like this week will be quite warm. The cracks are more profound with lower temps. The ground is still quite cool and it should work out fine.

I have two painting companies giving bids on painting the entrance gate and surrounding metal fencing at the entrance. Would think this will be accomplished in March.

We are a little behind on surveying the street signs that need replacement due to sun fading. I, along with the Bierman's, hope to get this done in March and put in our order.

The fountain had a little issue with the pump and Lee Blahnick was able to get it up and running again.

Bill Perry who walks many miles here in the Springs. During his walks he notes any trip factors in our sidewalks. He has reported to me that all looks good. I do have at least two areas that I think should be done this year. I will be contacting Tucson Asphalt for bids. One would require a patchwork of asphalt after the repair.

Respectively submitted,

Mark Koruga

The Springs at Santa Rita Homeowners Assoc.

Infrastructure Report

March 2022

Greeting board members and residents.

This month we had 5 streetlights that malfunctioned. Three that are staying on and two that were burnt out. TEP has it on their list and should have them repaired by the end of this month. Arizona Painting Co. is in the process of repainting all of the metal fencing around our entrance and the front gates. They are scheduled to complete it by Wednesday April 6th.

Tucson Asphalt is in the process of scheduling their Green Asphalt projects for this summer. Hopefully we will be on their list sooner than October like last year's project. A note about our next project that encompasses all of Golfista, Cefiro, Los Solomos and parts of Cuple. The first proposal for work that we received earlier last year needed to be updated due to the time in which it was first proposed. It went up about 3%, within reason considering all the increases we are seeing for so many things right now.

The list of signs that need replacing due to sun fading has been completed by Dick and Judy Bierman. I have not ordered them yet because I will need to down size the order a bit to fit our budget for this year. We will get the rest ordered early next year on 2023's budget.

Although not an Infrastructure item, I would like to give a shout out to Dick Bierman, Gary Moe, and Dave Koch for their hunting and trapping skills. They both set out traps to capture rats that have nested in our cactus and Dick has moved a few snakes for us also and relocated them. The Grounds crew continues to work at reducing the size of some of our older cacti along with our landscapers.

Respectively submitted,

Mark Koruga

April 2022 Infrastructure Report

Greetings fellow board members. Summer is approaching and many have left for cooler climates. Wishing you all the best for the summer and look forward to your return in the fall.

April saw the completion of the gate and iron fencing surrounding the entrance area. Arizona painting completed the project in early April.

New street signs were ordered and to date we have installed about 25% of them. We hope to have them done in the next couple of weeks. Our order went slightly over the budgeted amount (about \$300) we will borrow from another fund to take care of that. With this latest order we should be in good shape for many years to come with the exception of a few stop signs in the future.

Tucson asphalt contacted me about scheduling our next Green Asphalt project and it looks like early July for that to commence.

We will also have some sidewalks repaired on Wolf Run. I don't know the time frame on that yet but I let the homeowners know that will be affected. We had budgeted 15k for sidewalk repair this year and this project will be approx. 9k. We will continue to pluck away at areas that could use repairs. Most are simple cracking issues and our priority is any trip factors first.

Many of you might know that our water district (Farmers water) is being acquired by Global Water resources a Phoenix based publicly traded company. The acquisition is scheduled to be completed early in 2023. Brent and I are reaching out to both companies to question them on the impact of that sale on our residents. I hope to share some findings at our zoom meeting.

Respectively submitted, Mark Koruga

Summer 2022 Infrastructure Report

As always things keep moving along when many of our residents are away for the summer months. We had a significant storm with hail and high winds come thru on July 16th. Our gatehouse roof and the east side of the tower were damaged by the high winds and hail.

We invested about \$2400.00 in new street signs. We were able with the help of Bob Muldoon, Lee Blahnic, Bruce and myself replace the older sun faded signs and hopefully we have many years before we need to take on that task again. There are a few stop signs that should be replaced in the next few years.

Our fountain pump was replaced last week. Just about right on the 3 year timeframe that we have replaced it previously. Lee and I did that and also replaced the GFI plug that the fountain uses.

Phase 2 of asphalt replacement was also completed this past week. Phase 3 and 4 we are going to try to accomplish next year if the finance gives us the nod. When completed we will have asphalted all of our original streets dating back to the mid 1990's with either an overlay (green asphalt) or complete removal and replacement that was done on several of our streets on the south end of our property along with Calle Pellotito on the north end. This should put our streets in good condition for the next 20 years with some regular maintenance.

With the summers storm damage we are having some repair work done on the tower and also tile work done on the gatehouse roof. We are hoping most of the tower repair and some of the tile work will be paid for thru our insurance. The roof was in need of tile removal and a new water barrier installed anyway so good timing? Thanks to Sharon Toberg for her work with our insurance company. They have stepped up in helping us after the storm. Grounds suffered also that Jim can report on.

Respectively submitted, Mark Koruga

The Springs at Santa Rita HOA

Infrastructure Report September 2022

Phase two of the Green asphalt was completed in September. The utility contractor that does the adjustments to the sewer and water covers in the street was called out a couple of times to clean up and make some more adjustments. Interesting fact about the street utility adjustments. Almost 25% of the cost of the new asphalt is from these utility adjustments.

Butierrez Painting started work on the east side of the tower and due to weather and equipment issues they delayed another week. Project should be completed here in October.

Crest roofing completed the job of removing the tiles off of the gatehouse roof and making necessary repairs along with a new waterproof barrier then laying the tiles back down. The project came in at the original estimate. That tells us that the repairs and tile replacement were minimal. Should be in good shape for the next 40-50 years.

A new LED light was installed at the flag pole. We used a slightly different light this time. The claim of the first one being waterproof didn't work out well, although the hail storm might have affected that?

TEP has been called to replace four street lights that have burnt out.

Should be quiet infrastructure wise after completion of the painting on the east side of the tower until the asphalt project for next summer ramps up.

Respectively submitted,

Mark Koruga

October 2022 Infrastructure Report

October saw a lot of storm damage repair done around the Springs. We still have a few things to accomplish however the Springs is looking good again.

The gatehouse roof tiles that were blown off during the storm were replaced along with all the tiles removed and a new vapor barrier installed along with some sheathing underlayment. The roof should be in great shape for another 30 to 40 years.

The east side of the tower was repainted along with some stucco repair. The roof of the tower was inspected and some paint peeling along with a few cracks was observed. It is my thought that the entire structure along with the gatehouse will be in need of major stucco repair and paint within about a three year period. Since insurance covered a lot of the repair costs we will focus on the next go around in the next few years for that structure.

We drained and cleaned the fountain (an annual event) I used some muriatic solution to attempt to clean some of the mineral build up on the rocks in the fountain. A little better looking I think but maybe an annual attempt there is needed.

I have attempted to contract out a company in Tucson to run a street sweeper on our streets due to the build of sand and rocks washed down our streets during the monsoon season. They have been slow in responding and at this point I think our grounds crew and Felix landscaping will just pick away at that.

Another storm damage related item was just brought to my attention last week. Our sound barrier wall on the south side of the Springs has metal panels attached to the top of the walls. In walking the wall this past week I counted about 24 eight foot panels down from the storm. I didn't count how many panels in total we have but I would say at least 25% of those panels are down. Pictures were taken and forwarded to Sharon for submission to our insurance company. I think we might need to have a discussion as to the need to repair those panels or remove them. I will submit that under new business.

I will also have some info on the Firewise program we are looking into.

Respectively submitted, Mark Koruga

THESPRINGS AT SANTA RITA HOMEOWNERS ASSOCIATION

INFRASTRUCTURE REPORT

DECEMBER 13, 2022

Hope all are well as we venture into this holiday season. Sorry for the report in the form of an email. I am remote for sure here in Bucerias, MX.

Infrastructure items were very small this last month; however, Jeannie and Sharon might disagree due to the fact that we lost our internet at the office and Jeannie had to scramble to find an alternative solution. I will allow Jeannie to respond to that. Because I have been gone the good part of the month of November, I don't have any infrastructure to report that has been completed. I did spend a lot of energy on some ground's issues and will report further under new business.

Respectively,

Mark Koruga

Infrastructure Chair