

**President Annual Report to The Springs HOA
For presentation at the annual meeting on January 27, 2024**

As always it has been a busy year.

Rather than regurgitate what a typical work year looks like for me please go to our website for my month-by-month report. Go to:
thespringshoa.org

Reports

President 2023

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So.....here are some things which were different and out of the ordinary in my functions for 2023:

-Spent a great deal of time evaluating our insurance policies. Finally, presented to the Board my plan to update them and increase their coverage which the Board approved.

-With the ARC implemented “self-help” for an ongoing yard issue.

-Filed an illegal dumping report with Pima County

-Attended GVR annual meeting

-Accepted the immediate resignation of the ARC Committee Chair

-Accepted the resignation of our Master Association representative

-Accepted the resignation of our Infrastructure Chair as of 1/27/2024

-Attended the GVC “Conflict Forum”

After 6 years on the board, 3 as V.P. and 3 as President it is now time for me to step down. It has been an honor and privilege to be of service to the residents of The Springs at Santa Rita. Rest assured; we are in good hands with all our present Board members.

Our community continues to thrive and advance forward. Always feel free to contact my successor with any questions or concerns by sending your request to hoa@thespringshoa.org

My last “fun fact” to you: The Statue of Liberty was once a lighthouse.

My very best to all of you in 2024!

Brent Gordy
President

The Springs at Santa Rita Homeowners' Association

Vice President Annual Report for 2023

- Completed the Republic Trash/Recycle with a lower rate than previous contract.
- Researched and found a new Liability Umbrella Policy for the Compliance Officer at a cost of under \$500/year. Previous quotes had been in excess of \$1,500.
- Worked with the President to review and shop for more efficient and effective Property/Casualty/Liability insurance for the HOA. Resulted in “leveling up” coverages for lower per coverage rates than we had been paying.
- Reinstated the Annual Volunteer Appreciation Party. 48 volunteers and their “plus 1’s” attended.
- Attended various GVC President Roundtable sessions as a “fill in” for the President.
- Sought, interviewed three candidates, and recommended interim ARC chairperson.
- Recruited new Block Captain chair and Master Association representative.
- Based on initial research done by Mark Koruga, George Anderson and I completed the Fire Wise Community application which was accepted by the National Fire Protection Association.
- Three residents stepped up to fill 2024 open Board seats.
- Started initiative to review Board member job descriptions for residents to be better informed on the duties and responsibilities of Board members and hopefully become future volunteers.

Respectfully submitted,
Bruce Grieshaber
Vice President

**The Springs at Santa Rita Homeowners Association
Architectural Review Committee
2023 ANNUAL REPORT**

Established fee charged by the HOA for the Grounds Crew to perform self-help at \$25 per man hour or fraction thereof, in addition to the \$100.00 fine for failure to comply.

Appointed Lynn Daniels-Anderson and Bob Muldoon to the ARC.

Utilized Grounds Crew for self-help provision in the CC&R's. The homeowner was charged a fine of \$100 for the violation and plus \$50 (2-man hours at \$25/man hr.) for the self help from the HOA for a total of \$150.

Informed homeowners concerning adherence to lights are to be shielded (cannot be bare bulbs) and of wattage (lumens) that does not interfere with the "Dark Skies" regulations.

The Architecture Request Committee and Compliance Agent brainstormed ideas to improve ARC's effectiveness due to changes to the architecture being performed without approval.

Achieved a substantial reduction in the number of outstanding maintenance notices as compared to 2022 and 2021 measured in hundreds to being measured in tens.

Began working with Valley Assistance Services regarding non-compliance of houses in custody of the county.

Respectfully submitted,

Rick Fillion
ARC Chair

THE SPRINGS AT SANTA RITA HOMEOWNERS' ASSOCIATION
2023 ANNUAL GROUNDS REPORT

The following Springs Residents make up our Ground Crew. These members volunteer year after year, a few are new this year. Tom Becker, Dick Bierman, Vic Bignall, Lee Blahnik, Denny Dahl, Bob Fillion, Rick Fillion, John Frederickson, Brent Gordy, John Kangas, Don Kelly, Bob Simpkins, Rick Dow, Bruce Grieshaber, Dave Koch, Mark Koruga, Mike Mitchell, Dan Ridder, Gary Moe, Bob Muldoon, Dwain Winters, Mike Seipel (Greens), Ron Sills, Keith Smith, Bill Studer, Sharon Toburg, Dawn Weber, Dave Sandvig, George Anderson, Jim Clausen and Jim Owen. These Springs residents put in a combined 2100 Tuesday and Friday hours for 2023.

These hours don't take into account the numerous hours Mark, Lee and Jim put in to keep things going. Ron Sills does the mowing in the Nature Park. Sharon Toborg spends hours keeping the fountain going and keeping her eye on the Rio Fuerte wash. Dave Sandvig does a great job keeping the exercise areas in the Nature Park raked and weed free. Much of this is done during our hot summer hours.

Our Ground 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. Felix also hauls away a lot of our trimmings and weed control which saves us from having to chip up everything. We will continue to remove cacti from some of our 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 members.

We have automated all of our irrigation systems and which has 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 contact Mark Koruga, Jim Owen or any grounds volunteers so that we can address the situation.

Our Ground Crew takes great pride in maintaining the Parks and common areas in The Springs and we appreciate all of the great comments thanking us for what we are doing and how good everything looks.

I want to thank our amazing ground volunteers for all the hard work they do every Tuesday and Friday and our crew welcomes new volunteers. Don't hesitate to come out and join us and see what we are all about. All the beautiful mosaic work on the benches is done by Judy Bierman. And again please don't hesitate to contact us if something doesn't look right.

Respectfully Submitted,

James Owen
Grounds Chair

The Springs at Santa Rita HOA 2023 Infrastructure Report

Serving on the Board for our community has been an honor. Our HOA has always been blessed with a lot of caring and competent individuals that willingly have given their time and talent to maintain a high standard for the place in which we live.

The cost of maintaining our community is shared by the 442 homes within our HOA. As we age, a variety of repairs and maintenance to our infrastructure is costly. We can be proud and grateful for the efforts and insight that our Capital Reserve and Finance Committees have given to control and predict future needs to that endeavor.

We also have a number of volunteers that give their time and efforts to reduce some of these costs by doing small repairs or helping point out areas in need of attention.

This past year we completed one of the more expensive projects we have done by paving a good portion of the streets we are responsible for. Spending just under \$380,000, our streets are in very good shape. Major street work like that should not need to happen for, hopefully, about twenty years. We will have some sealcoating projects, painting, and sidewalk repairs along with the Nature Park path to contend with; however, these are planned for and our Capital Reserve should have a number of years to build back to the levels needed to again prepare for those future expenses.

A few other items accomplished in 2023 we had were some lighting issues surrounding our gatehouse and tower, some issues with the pump for our fountain, and, of course, our street lights go out from time to time and need to be called in to TEP.

Respectfully submitted,

Mark Koruga
Chairman of Infrastructure