

**The Springs at Santa Rita HOA
Architectural Review Committee Report
January 4, 2011**

New Activities: Approved

1. 938 W Via De La Fonda - New wall & gate west side
2. 992 W Blue Fox Road - Install solar electric
3. 967 W Via De La Fonda - Install rolling shutters on east facing window

There are other new activities in progress. Some of these may have been completed but not reported.

Enforcement Activities:

1. 957 W Blue Fox Road - Yard needs clean-up
2. 3773 S Camino Del Golfista - Remove sidewalk overhang
3. 3808 S Calle Rambles - Sidewalk overhang Yard debris

The enforcement correspondence for the above 3 properties will begin within one week of this report.

Non-Compliance Activities Completed:

Weeds

1. 3848 S Camino Del Cefiro - Sidewalk overhang (tree)
2. 4051 S Wolf Run Road - Remove weeds
3. 3870 S Calle Viva - Remove weeds
4. 3950 S Camino Del Heroe - Remove weeds
5. 3744 S Camino Del Golfista - Remove weeds
6. 711 W Calle De La Pelotita - Remove weeds & sidewalk overhang
7. 3781 S Camino Comica - Remove weeds
8. 1005 W Blue Fox Road - Remove weeds - back yard

Painting

1. 4044 S Via De Cristal - House & garage door needs painting & Wood needs staining
2. 3808 S Camino Comica - Garage door needs painting
3. 3772 S Camino Del Cefiro - Wood needs staining

Non-Compliance Activities in Progress:

149 open issues: 141 house paint, garage door paint, or wood stain issues, 6 of these are past due; 8 Weed, sidewalk overhang, and yard cleanup issues, 7 of these are past due. Some of these may have been completed but not reported.

We continue the policy to reply to every homeowner regardless of how they contact us.

Committee Members: Gene McGaughey – Chair

Michael Larkin

Judith Bouzoun

**The Springs HOA
ARC Report
May 14, 2011**

Judith Bouzoun, Kaye Gray and I met with Carolyn Goldschmidt to review her concerns about our "friendly ARC letters". The discussion resulted in a minor change to letters #1 and #2. It was recommended that we give the homeowner the opportunity to appeal and suggest that they send the appeal letter via certified mail.

Judith also suggested that we include the opportunity to call on an ARC member to discuss the ARC's findings. If you have questions about the ARC's findings you can call the HOA office and an ARC member will call or visit to discuss further.

Sandie Stone
May 14, 2011

**The Springs HOA
ARC Report
August 2011**

During the March and April Walk Around the ARC identified needs on 153 homes. Maintenance attention was needed in one or more of the following categories:

Weather damage to wood - beams and poles
Landscaping - trees, shrubs, vines, cacti, weeds
Exterior – stucco walls, doors, gates, and fences

The Arc established “due dates” for return visits to the homes to determine progress. The most severe weather damage was assigned a 90 day due date to attempt to get the wood sealed and caulked before the monsoon. This SEVERE RATING was assigned to 10 homes and 7 are completed, in progress or have been granted an extension. These homeowners responded immediately and there has been ongoing conversation with the ARC chair.

The next group of homes was assigned “Due Dates” of 6 months which should fall around the first week of October. There are 78 homes in that category and 21 have already completed the work. Again, these homeowners contacted the ARC chair and requested a visit to answer questions. A number of homeowners who haven’t started or completed the work have asked for extension since they won’t return to AZ until November.

The third group of homes had “Due Dates” of 365 days. Interestingly enough, 14 are already completed.

We began the year with 153 homes needing attention. 41 have been completed. Many more may be in progress or completed but they are not due for a revisit.

In general there were many friendly conversations and only a few harsh letters having been received.

Lessons learned:

- Send paint and stain information along with the letter.
- Include the due date that the arc plans to revisit rather than using the term “Due Date”.
- Begin the walk around in November so homeowners have time to get the work done before they leave for the summer.
- Remind homeowners to paint their garage doors the same time they paint their house.

Judith Bouzoun
ARC Chairperson

**Springs HOA Board Meeting
November 12, 2011
ARC Q&A SPECIAL SESSION**

President Kaye Gray opened the Question & Answer session by reviewing the paperwork provided which outlined the approved position description of the Architectural Review Committee (ARC) Chair, as well as reporting on the activity of the committee year-to-date. She also explained the “typical” time commitment one could expect as Chair of this committee as 80-100 hours per year. She explained that the HOA is currently without a Chair due to the resignation of our Chair in August and the apparent unwillingness of anyone else to step up to take over the position.

She explained that our governing documents require that the HOA have an ARC in place and, without a Chair, it appears that the only alternative is to hire an outside management company to perform inspections. Ms. Gray further clarified that the routine approvals of ARC requests and the annual weed walkaround would continue to be conducted in-house; the outsourcing would be strictly to conduct the annual walkaround to survey the visual integrity of the community.

There was a great deal of discussion among the attendees and several residents volunteered to assist the committee. There was a suggestion to have co-chairs of this committee to see if there might be interest in volunteering. Susan Olsen volunteered to co-chair; however, no one as yet volunteered to take the additional co-chair position.

Several audience members suggested that the management company would be a good idea in that they would prefer to pay for the service rather than volunteering to do the work. It was also discussed that hiring a management company would also provide a barrier to avoid some of the verbal abuse volunteers have been subjected to in the past.

Due to time constraints, the discussion ended after 1-1/2 hours. President Gray took a “straw poll” of the audience and the consensus was 3-to-1 in favor of hiring a management company.

**The Springs HOA
ARC Committee Report
December 10, 2011**

The committee members are meeting Monday Dec 12th at 10:00am to discuss:

1. Can we find a volunteer to manage the inspections?
2. Talk with other HOA's who use a management firm – what has been good, what hasn't worked.
3. Put together a list of specifics that the Springs wants a contractor to perform.
4. Set a date in the meantime for another walk around.

Sandie Stone
ARC Board Liaison