

**The Springs HOA
ARC Update
February 4, 2012**

Our contract with Gene McGaughey doing business as McGoy Enterprises started on 2/1/12.

We now have 5 members on the ARC committee which consists of Bernie Serek and Mike Kearns as Co-Chairs along with Jay Kauffman, Jim Owen and Norm Tenbrink.

The Committee met on January 25th to discuss the ARC request Form and the ARC Conversations about Painting & Paint Codes. The Board members have copies of these forms, and we submit these forms to you asking for your approval to post them on the web.

The Committee approved a revision to the ARC Request Form that includes a sentence that states "If a contractor is involved, the homeowner will furnish the contractor a copy of the appropriate HOA restrictions and requirements." Hopefully this will eliminate any confusion on the part of the contractor as to what is required before starting the job. There is also a tear off at the bottom of the form for the homeowner to return when the work is completed.

The Conversations pages give a general overview to the homeowner on problems to be on the lookout for and general maintenance issues involving the roof, stucco, wood, doors, windows, security screens, patio gates & fences. The form includes various questions that the homeowner can ask a painter or contractor before hiring them to paint the house, stain the wood or recoat the roof. It is important that the homeowner knows the qualifications of the painter/contractor before hiring them. We are not going to recommend any painters or contractors, the homeowner can choose their own repair contractor.

The HOA approved Paint Codes & Suppliers are listed. The Committee agreed that we are not going to recommend any particular repair products because if a homeowner has a bad experience with the product they will come back to the HOA with their complaint because we recommended it. The Homeowner can choose their own repair products. We have received some wonderful input from some homeowners concerning their very positive experiences with certain products, and we really appreciate their input, but again what works well for one person may not work well for another person, so again to avoid possible complaints we are not going to recommend any particular products.

The committee will meet with Gene on a scheduled basis when there are issues to discuss to bring to the Board. Gene will submit a monthly report to the Committee and a representative of the Committee will attend the Board meeting to give an update about ARC matters. The Board has a copy of Gene's first report and we will go over it.

Gene also provided a copy of the Certificate of Insurance that was issued by the Insurance Center of Green Valley located on Whitehouse Canyon Road, and this certificate was requested by the Board.

At the last Board meeting, a few Board members and some members of the audience said we didn't have any written bids to analyze and compare with to be sure that the amount being paid to Gene was a proper amount and we appreciate those questions. The Committee was instructed by the Board to solicit information from the other HOAs in Green Valley as to what they are doing with their ARC duties. We contacted GVCC and obtained a list of all of the HOAs. We mailed out 79 letters to the HOAs and three letters to Management companies who apparently are already representing a few of the HOAs. The letter to the Management companies outlines the requirements of our ARC to see if they are interested in making a bid and what would be their cost per household. We hope to receive a good percentage of return on these letters so that we can compile some solid data to present to the Board.

We hope to have a report to submit to the Board by no later than the April Board meeting.

Mike Kearns
ARC Committee, Co-Chair