

**The Springs at Santa Rita Homeowners Association  
Architectural Review Committee Report to the Board of Directors  
January 10, 2023**

The Compliance Agent delivered her report to the ARC Chairman on January 5, 2023.

**Architectural Requests:**

We start the year with 2 carryover requests from 2022. Of the 45 project slated for completion in 2022 all but two were completed. 31 of those requests were initiated in 2022.

**Parking violations:** None reported.

**Yard and Weed Violations:** All but one outstanding issue has been remediated.

**Painting, Staining & other Maintenance issues:**

277 violations are due to be corrected in 2023: 182 by the end of March with the remainder by September

**Complete and detailed report of violations:** Please contact the Compliance Agent or Office Manager to gain access to these records. Submit a request to the HOA office.

Respectfully submitted,

Ted Boyett, Chairman,  
Architectural Review Committee

**The Springs at Santa Rita Homeowners Association:  
Architectural Review Committee  
February 14, 2023**

The Compliance Agent delivered her report to the ARC Chairman on February 11, 2023.

**Architectural Requests:** 6 new and 2 requests carried over from last year.

**Parking violations:** None reported.

**Yard and Weed Violations:** one outstanding. This will be discussed during the 2/14/2023 BOD meeting. To set the fee to be charged by the HOA for the Grounds Crew to perform self-help at \$20 per man hour or fraction thereof, in addition to the \$100.00 fine for failure to comply.

**Painting, Staining & other Maintenance issues:** 277 violations are due in 2023 of which 126 have been remediated.

**Exterior Paint and Stain Polices Document:** The intent of the language and format has been made clearer. There are no substantial changes from the 10/03/2020. The Directors will be asked to approved and direct that all documents concerning these issues be subordinate to this document. See attached.

**New Committee member:** Request the Board to appoint Lynn Daniels-Anderson to the ARC.

Respectfully submitted,

Ted Boyett  
Chairman, Architectural Review Committee

**The Springs at Santa Rita Homeowners Association:  
Architectural Review Committee Report to the Board of Directors  
March 14, 2023**

The Compliance Agent delivered her report to the ARC Chairman on March 9, 2023.

**Special Notice about Address Light Bulbs:** "If your address light shines during the day because your sensor is not functioning, the bulb will be replaced with a Dusk to Dawn bulb when it burns out." - Patsy Sills, Light Bulb Committee Chairperson.

**Architectural Requests:** 3 new approved with 2 requests carried over from last year. One request went to the committee and is being denied.

**Parking violations:** None reported. Extended on-street parking seems to be a concern on certain streets.

**The semi-annual Yard, Painting, Staining & other Maintenance inspections have begun!** If your property is found in violation, you will receive a notice shortly with a required compliance date before a fine will be levied and other allowed measures taken to bring the violation into compliance. All violations will fall under the new notification and fine policy discussed at last month's meeting.

**Yard and Weed Violations:** The outstanding issue has been resolved by the Grounds Crew on March 3, 2023, utilizing the self-help provision in the CC&R's. The Homeowner will be charged a fine of \$100 for the violation and plus \$50 (2 man hrs. at \$25/man hr.) for the self help from the HOA for a total of \$150.

**Painting, Staining & other Maintenance issues:** There are 14 past due violations that have received a fine notice for the violations. Another 277 remediation were due this year. 182 of those are due this month (March 2023); the remaining 95 are due by September 2023. These violations are to be resolved under the previous compliance deadline guidelines.

**Outside light issues:** Please be considerate of your neighbors and follow the outside light guidelines. Lights are to be shielded (cannot be bare bulbs) and of wattage (lumens) that does not interfere with the "Dark Skies" regulations. Unless a special occasion; please, turn off outside lights at a reasonable hour each night.

Respectfully submitted,  
Ted Boyett, Chairman, Architectural Review Committee

**The Springs at Santa Rita Homeowners Association**  
**Architectural Review Committee Report to the Board of Directors**  
**April 11, 2023**

The Compliance Agent delivered her report to the ARC Chairman on April 9, 2023.

**Architectural Requests:** 4 new requests approved. One request returned to requestor for additional information.

**Parking violations:** None reported.

**Yard and Weed Violations:** There were 60 “virtual” weed warning cards sent to homeowners along with 11 by USPS.

**Painting, Staining & other Maintenance issues:**

There are 6 violations past both compliance deadlines under the old standards (365 + 180).

There were 20 late notices sent out under the old standard as there first missed remediation date deadline. They now have 180 day to remedy the violations.

There remain 41 violations due before the end of September after which all violations will be under the new rules.

There were 52 previous violations completed during this last go-a-round.

There were 91 new violations (180 to remediate). This is approximately 50% fewer violations than the last two inspections.

**End Notes:**

Noise violations (barking dogs) still a problem – suggestion: add the Pima County Sherriff’s office contact information on our website next to our rules about noise abatement with a note about county rules.

The Compliance Agent can use the same egress on private property as would USPS, delivery personnel, meter readers, or anyone delivering legal notices without risk of trespassing.

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee  
The Springs at Santa Rita, HOA, BOD

**The Springs at Santa Rita Homeowners Association:  
Architectural Review Committee Report to the Board of Directors  
May 9, 2023**

The Compliance Agent delivered her report to the ARC Chairman on May 6, 2023.

**Architectural Requests:** 2 of 3 new requests were approved. One request was returned to requestor for additional information.

**Parking violations:** None reported.

**Yard and Weed Violations:** no new violations reported. 71 homeowners had been given violation notices during the semiannual inspection last month.

**Painting, Staining & other Maintenance issues:**

There are 16 violations past compliance deadlines under the old standards (365 + 180) 4 were remedied this month.

There are 91 violations this past cycle with 25 remedied, leaving 100 still to be corrected. There remain 41 violations due before the end of September after which all violations will be under the new rules.

Two requested extensions have been granted due to medical hardships. The compliance agent is looking into a stain vs paint hue issue.

**End Notes:**

Canoa and Torres Blancas Golf Course has given our Compliance Agent authorization to pass on their properties to inspect our homes. They request notification to assure it is for the purpose of inspection.

We may need to explore concerns that the 180 day compliance requirement for homes found in violation of community standards make remediation difficult due to the inspection date being close to when many homeowners leave for the summer. The solution may be to change the date(s) of inspection(s).

Respectfully submitted,

Ted Boyett, Chairman, Architectural Review Committee  
The Springs at Santa Rita, HOA, BOD

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

**October 11, 2023**

### **Architectural Review Committee**

#### **Architectural Requests**

There have been 3 new requests. 2 were approved, one of which was submitted after the project was completed. Changes to the architecture without approval is a concern. The Architecture Request Committee members and I are going to meet next Wednesday to brainstorm ideas to improve ARC's effectiveness. Changes to Architecture without approval will be part of the discussion.

#### **Maintenance Violations**

Accompanying Allison on the most recent inspection was eye-opening. There were only 22 new maintenance notices. This is a huge drop from the hundreds we have had in the past. We were both impressed with the work the homeowners have performed to achieve this reduction.

The recipients of "final" notices have been discussed in the past and nothing has changed to report.

Many of the notices due in coming months are in process with some having given Allison advanced status reports.

#### **Yard Violations**

The yard violations have resulted in a second mailing with pictures to several homeowners and a third mailing may be necessary.

I have heard from some homeowners that finding subcontractors to perform maintenance or complete projects is getting very difficult and, when you do find one, you must act quickly. We will need to monitor this and prepare for homeowners not being able to make corrections by the required deadline or homeowners to wait for architectural change request approval.

We have an issue with a home in custody of the county. Allison and I will need to do some research to resolve this.

Allison contacted Valley Assistance Services regarding their noncompliance. Miguel was working there yesterday and today told me it was a lot of work to finish. I think we may need to talk to VAS about continuously maintaining their property.

As I said earlier, the members of the ARC will be meeting to brainstorm ways to make the ARC more effective. To help this become a reality I am making a motion to have the board approve Bob Muldoon, an experienced ARC member, to be the fourth member of the ARC.

That concludes my report.

Rick Fillion  
ARC Chair

**The Springs at Santa Rita Homeowners Association**  
**November 14, 2023**  
**Architectural Review Committee**

**October 2023**

The compliance agent reports that the previous 22 New Maintenance Notices are down to 17. The returning homeowners are really doing a great job cleaning up. Yards are looking even better. She is continually impressed with how good the neighborhood looks. The common areas look amazing! She just did a third weed mailing and the results were sent via email. There were about 9 names in all and only 2 didn't have email addresses.

This concludes my report.

Rick Fillion,  
ARC Chair

**The Springs at Santa Rita HOA**  
**Architectural Review Committee**  
**December 12, 2023**

November was very quiet. We received 4 new requests; 1 for window replacement, 1 for adding a security door, 1 to add a solar light behind a cactus and 1 to add small overhang over a front window.

We had 3 notices of maintenance completions.

Most of the attention was on the Final Notices that are still not resolved.

Respectfully submitted,

Rick Fillion  
ARC Chair