



# NEWSLETTER

THE SPRINGS AT SANTA RITA HOA, INC. - 951 WEST VIA RIO FUERTE - GREEN VALLEY, AZ 85614  
PHONE: 520-648-1699 WEBSITE: [HTTP://WWW.THESPRINGSHOA.ORG](http://www.thespringshoa.org)

APRIL 2011

## ARC Says Thanks

On March 25<sup>th</sup> and April 8<sup>th</sup>, the Architectural Review Committee (ARC) made a walk-around of The Springs and found few major issues needing immediate attention. Some homeowners talked to the committee members and were receptive to their comments. The next walk-around will be in October. Please feel free to come out and talk to the members.

### **Some items to keep in mind:**

- Paint white utility boxes to match house color
- Paint wires running from the roof down the side of the home to match the house color
- Paint or maintain lighted address boxes so they do not rust and cause stains on the house front
- Paint or maintain ornamental decorations so they do not rust and cause "run" stains on the house
- Caulk between the beam over the garage and the wall to prevent water damage
- Fill and repaint cracks in the stucco to prevent water from getting behind the stucco
- Many side-by-side houses have larger cracks between them which should be fixed

The past winter caused palm trees, cacti and other plants a great deal of damage. Once the extent of damage can be assessed, the trees/shrubs need to be trimmed or removed. Also, remember to be alert for weeds on the property and pull or treat as necessary.

### **SUMMER POTLUCKS**

**DATES: 5/21, 6/18, 7/16**

**JOIN US AT 5:00PM ANZA ROOM - SRS**

### We've received an ARC letter!

"I recently received an ARC letter informing me that the beam over my garage was in need of caulk and stain/paint. I had stained the beam in May of last year and was initially taken aback...**until I looked closely.** I could see where there were areas of separation on the top and sides of the beam over the garage where it connected to the stucco. A perfect place for water to enter during the monsoon rains and cause wet rot. There were 1/4" splits in the "solid beam," not a glue laminated beam. I understand **that all the outside beams as well as posts are major supporting structures of the house, not cosmetic, and deserve continuous attention.**

I went to ACE Hardware for caulk and found one named "Cedar Tan" which matches the "Cedar Bark" (Frazee) stain beautifully. I caulked the garage beam, then moved on to the other beams (including the split ends) and large splits on the wooden posts, followed by a generous application of stain. I appreciate the heads-up from the ARC committee. I plan on paying closer attention to splitting wood and the inevitable separation of wood from stucco. I hadn't done that in the past, though I've been diligent in staining the wood every year."

- Miki Hiraga

### **Need Help? Want to Help?**

Many of us probably remember when neighbors (kids or adults, singly or in groups) would help the seniors in their community by raking leaves, painting porch railings and running errands.

Is there a need for something like that here in our community? We already know a few people who could use a helping hand with chores or other things they can no longer do for themselves, but perhaps can't afford to pay someone else to do: bush trimming, pulling weeds or an occasional ride to the doctor or grocery store.

We'd like to hear what you think about this idea of helping our neighbors and if you have suggestions to make this work. Please contact Deby Cox at 399-9893 or [debycox@cox.net](mailto:debycox@cox.net).

## **Mobile Meals of Tucson** **Now Delivers in Green Valley**

Eligibility for Mobile Meals is based on the following: being homebound because of disability or frailty, living alone or with an equally frail person, ineligibility for Meals on Wheels because of age (under 60 yrs.) or because you require a special diet.

Meals include one hot and one cold meal and are delivered by volunteers five days a week, Monday through Friday at noon. La Posada prepares the meals and will provide dietetic or special meals. Clients pay for meals on a sliding scale. Contributions and grants subsidize meal costs.

If you or someone you know may need this service or wish to volunteer to deliver the meals, please call 520-622-1600 or e-mail [info@mobilemealsoftucson.org](mailto:info@mobilemealsoftucson.org).

### **FROM THE PRESIDENT'S DESK . . . .**

**The construction of Tucson Electric Power's (TEP) new substation:** The Springs residents who live adjacent to TEP's easement that borders along the back of their properties have been dismayed by the work going on in that right-of way, including the loss of trees, blowing dust and equipment noise. The TEP representatives continue to work with The Springs to lessen the construction impact and to address our concerns. The road construction will be completed by mid-May and work on the substation is expected to be finished by mid-July. TEP is replacing any plantings that were removed on The Springs property and will repair any other damages that may have occurred. The Substation itself will have a high wall surrounding it and trees will be planted to screen it. When the project is completed, The Springs Grounds Committee will make suggestions about what else may need to be done to lessen the effect of this facility. **Please note:** The Springs has been advised that there should be no effect or problem with EMF radiation because of the wall screening the facility and the distance to any residential property. If you have questions or concerns, TEP will have a representative at a scheduled meeting every two weeks starting April 25. (A TEP representative will **not** be at monthly Board meetings.) An e-mail will be sent as a reminder. Please contact the office at 648-1699 for information.

### **The Frontage Road:**

The HOA is waiting for the new Frontage Road to officially be turned over to ADOT for several things to happen. ADOT has issued The Springs a permit to gravel along the north wall which will help clean up and make the entrance more attractive. The Grounds Committee is also responsible for replacement plants and additional landscaping at the entrance. We will

get the OK when ADOT takes over. It is also the same story about the Frontage Road clean-up crew Springs' volunteers plan to organize. Many drivers have expressed concerns that the bridge abutment to the south impairs visibility when exiting The Springs. Pima County has been advised of the concern, but so far not action has been taken.

**The Reserve Fund:** The Reserve Associates firm that originally helped set up the Reserve Fund program conducted a review and update of information. The report concluded our data was current. The fund is currently funded at 58%, about average for HOAs. The Reserve Committee will be reviewing the report and will make any needed recommendations to the Board of Directors.

### **The Architectural Review Committee:**

An ad hoc committee reviewed how the ARC communicates with owners its concerns about potential problems with properties. The Board and The Springs attorney have approved the recommended changes that will hopefully make the ARC less severe and more approachable. The new ARC has just completed its spring property review and will welcome questions or discussion with owners about any issue raised. Under the CC&Rs, the ARC is specifically charged with not only the review and approval of new construction on properties, but overseeing the condition of existing properties. Please refer to the CC&Rs and The Springs policy handbook.

### **Donations to the Green Valley Food Bank:**

The Springs monthly potluck donations have totaled \$1797.00 through April, in addition to many items of food and paper products.

*Kaye Gray*

### **Be a Good Neighbor**

Now that our winter neighbors have departed for their summer homes---be a good neighbor by keeping an eye on their homes here! For example: water leaks, light bulbs out or anything unusual. If you note something, send a short e-mail to our HOA so they can inform the proper individuals.

**Thanks for your cooperation!**