

**The Springs HOA
Streets, Buildings & Utilities Report
February 12, 2011**

Streets

The streets ad hoc committee will have an on-site meeting with a second paving contractor (Tucson Asphalt) regarding the most cost effective approach to the long-term maintenance of our streets. There should be a recommendation to the Board and Reserve Committee at the next meeting.

Sidewalks

I had previously met with Jose Lopez with respect to the uneven walking surface caused primarily by the shifting of the sidewalk slabs and less frequently by maintenance vehicle traffic. The outcome of our earlier discussions was the recommendation to grind the uneven surfaces to the point of approximation. (think terrazzo) Jose suggested the use of a high-strength, quick-set concrete epoxy. This approach would be less costly. I authorized a one-day test on several of the worst areas on a cost-plus basis so that we can get a reasonable estimate on the overall sidewalk repair cost.

Walking Path

No activity.

Structures

No Activity

Utilities

No activity.

Joe Barton
Chair

**The Springs HOA
Streets, Buildings & Utilities Report
March 12, 2011**

Streets

I had intended to schedule a meeting of the streets ad hoc committee with a second paving contractor to get their expert opinion on street maintenance, but personal issues arose and the pending update of the reserve study lessened the need for that meeting. Following the meeting with the reserve study contractor, the HOA will have a better idea of the timing of the completed report and a path forward. The delay has some benefit as oil prices are presently spiking due to the mid-East unrest and also, the late-April/May population decline means less traffic interference for the contractor.

Sidewalks

Forty-seven areas of our Springs sidewalks having actual/potential tripping hazards were repaired during the past month. Repair methods considered initially were the saw-cut/jackhammer/ removal/replacement (most expensive), and the grinding of uneven surfaces to approximation with adjacent sections (think terrazzo). Jose Lopez suggested that he bring a fellow contractor to look at the areas needing repair. The method selected was an epoxy fill with epoxy cover-coat. There have been several questions directed at the failure to color match the repair to the existing concrete. The color selection was intended to highlight the slight change in elevation of the walking surface...not unlike a yellow stripe at the edge of a stair tread. The total cost was \$2,420. The HOA is indebted to Lee & Sally Huey who spent several mornings marking potential hazards for review.

Walking Path

Sam Coggins has taken charge of the repairs to the post and chain barrier between the walking path and the golf course out of bounds marker. The clamps, hooks and other fittings necessary are on hand and Sam has a crew of volunteers scheduled to complete the task this coming week.

Structures

The entrance gate has been reported on occasion to be in the open position during the 10 PM – 5 AM hours. The HOA has a maintenance contract with Signal Gates and they have done an excellent job over the years. There have been several service calls arising from this malfunction, during which time the technicians could neither determine the cause nor replicate the failure. In a conversation yesterday, Signal Gates will replace the timers and circuit boards that control the gate operation.

Utilities

Five streetlights have been reported to TEP for replacement. Dorn has been advised of the two lights on Florido that need to be replaced.

Joe Barton
Chair

**The Springs HOA
Streets, Buildings & Utilities Report
April 9, 2011**

Streetlights

Yesterday, April 8, the TEP subsidiary tasked with streetlight replacement replaced/repared eight inoperative streetlights. Beyond that, I now have a living, breathing contact in Customer Care who may be the key to more timely response to our requests.

Walking Path

Sam Coggins organized a crew to install new hangers for the chain boundary marker between the golf course and the walking path. Another crew painted the posts and chain.

Entrance/Exit Gate

Signal Gates has replaced the control mechanism for the gates. There have been no further reports of malfunction.

Sidewalks

The sidewalk repairs have been well received by our walking .community. I have had reports of several additional uneven areas that may pose tripping hazards. I will investigate and advise the Board at an upcoming meeting.

Streets

Last month, Howard Bryan and I attended an informative workshop on street maintenance sponsored by GVCCC. I plan to request the five paving contractors who responded to our request for crack seal quotes to re-examine the Springs streets to document those areas that they believe are beyond crack seal/seal coat and require some degree of pavement removal, base repair and repaving. I will request that they amend their original bids to reflect the separate activities of street repair and crack seal. A meeting of the ad hoc street committee will formulate a recommendation for consideration by the Board.

Joe Barton
Chair

**The Springs HOA
Streets, Buildings & Utilities Report
May 14, 2011**

Entrance Gate

Howard Bryan and Lance Johnson met with the Signal Gates technician to diagnose and repair the entry gate wiring scheme.

There are several roof tiles reported missing on the entrance structure, probably due to the recent high winds.

The fascia board trim on the south side of the entrance was apparently skipped during the repainting last year. I failed to note this in my job completion walk around.

Streetlights

Deby Cox reported a streetlight "fading" at 4001 Wolf Run. Will follow up.

Streets

Need to resubmit invitations to bid on a revised scope of work, having the contractor's price crack seal and identify and price those areas of roadway needing asphalt removal, sub base repair and new asphalt. Having five contractors identify the areas needing immediate repair and pricing the work will enable the HOA Street's Committee to make an informed decision.

Sidewalks

No activity

Joe Barton
Chair

**The Springs HOA
Streets, Buildings, & Sidewalks Report
September 10, 2011**

Entrance Structure

We have some minor damage (we lost some roof tile) on the north end of the entrance. I met with Trinity Roofing and agreed to a price of \$75 to do the repair.

Entrance Gate

I have not had communication with Signal Gates but we need to look at the gate structure. There is concern that if we keep having repairs that substantially exceed the monthly fee, they will raise their monthly fee to cover future, anticipated expenses. We need to make certain that our system is operational and reliable.

Signs

In the next month we will be installing a new 4-way stop on the corners of Camino Del Golfista and Camino Del Heroe. For some reason the green paint on a number of the streets signs is peeling off and they look pretty shabby so we will be replacing those signs.

Streets

We will be going out for bids the end of September or the first of October. There are some areas in need of removal and replacement and we also need to do a general crack seal. Tentatively the work will be scheduled for November.

Joe Barton
Streets Chair

**The Springs HOA
Streets, Buildings & Utilities Report
October 8, 2011**

Streets

Participated in the Reserve Committee review meeting. Sufficient funds are earmarked for the upcoming street repairs and maintenance. With the assistance of Howard Bryan, we will have bids to review and a recommendation for the Board at the November meeting.

Entrance Structure

The road clearance at the entrance to the Springs is currently posted at 13' 5". On more than one occasion pick-ups and deliveries to residents have been made more difficult because large trucks had trailer heights at or slightly above the posted clearance. Measurement reveals that the actual clearance is 13' 9". If the HOA posts the actual clearance height, (and truckers being truckers) there is a high degree of probability that sooner or later some damage will occur to the beam supporting the roof. I am asking the Board's concurrence that the clearance height be re-posted as being 13' 7".

Trinity Roofing replaced the missing tile on the north end of the roof peak.

Entry/Exit Gates

The system has been plagued with erratic operation for some months. Signal Gates of Tucson has, for several years, provided monthly inspection, testing and maintenance (including parts and labor) for an annual fee. The firm also has responded to trouble calls regarding gate problems. During the past year they have replaced much of the electronics which are twenty years old. At a meeting earlier this week, they indicated that they needed to troubleshoot the gate system in a failure mode. Due to the need for GVR access, the gate operation is limited to 9:30 PM to 5 AM. If erratic gate operation is observed, call Joe Barton at 625-8482 and Signal Gates will be notified.

Maintenance Building

Grounds volunteer Sam Coggins reported possible termite tunnels leading to the structure. Bugs R Us were notified and responded promptly. The service was covered under the warranty resulting from work performed earlier this year.

Traffic/Street Signage

I have an order prepared for traffic control and replacement of missing and damaged street signs. The cost of the signs is \$502 plus shipping. I will purchase the sign posts in Tucson. I am requesting Board approval for the expenditure of \$600, which is below the forecasted 2011 budget expenditure of \$750.

Streetlights

Streetlight outages have been reported to TEP Customer Service.

US Flag

Request permission to purchase a 4x6 ft. nylon flag for the entrance. Estimated cost \$50.

Joe Barton
Chair

**The Springs HOA
Streets, Buildings and Utilities Report
November 12, 2011**

Streets

No activity.

Gates

As previously reported, Signal Gates has advised that they need to troubleshoot the gate electronics when the system is in a failure mode. The gate is operational during the hours of 9:30 PM and 5 AM. Signal Gates had committed to 24/7 service. I have posted a sign on the keypad post requesting that anyone observing the gate malfunctioning to phone me so that I may call Signal Gates. On 11-11 I gave Signal Gates a "heads up" re the possible middle of the night call. Within an hour of that call, I received a call back saying they will be out Monday for more troubleshooting.

In an unrelated matter, the 2012 HOA budget will include \$2,000 to upgrade the gate system to be compatible with the GV Fire, SouthWest Ambulance and Pima County Sheriff pre-emption system. The receivers will enable emergency services to open the gates as they approach the entrance, saving what might be a p precious few seconds.

Signage

In the coming week there will be a volunteer crew replacing some missing and deteriorating street signs, installing new traffic signs and posting new warning signs on the walking trail.

Streetlights

TEP responded to our request to repair/replace malfunctioning lights. One light on Golfista had been struck by lightning and required a total replacement of the lamp fixture. There is no planned electricity rate increase for 2012.

Joe Barton
Chair

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

The entrance height sign has been replaced and now shows clearance of 13' 7". This should be adequate for any large trucks needing access to our subdivision.

Signal Gates, while continuing their efforts to find the ongoing problem with our gates, has discovered a wire underneath a piece of equipment that was lacking proper insulation. They determined this resulted in intermittent failure. The wire has been replaced and they expect this to take care of the problem.

We have purchased signs for the Nature Trail indicating that the path is no longer maintained and should be used at your own risk. We also have replacement signs for some of the streets as well as stop signs for the corner of Camino Del Heroe and Camino Del Golfista. We would like some volunteers to help install the signs.

Joe Barton
Chair, Streets, Buildings, & Utilities