

December 2022 Infrastructure report

Happy New Year everyone! This month's infrastructure report is short. We have nothing to report as far as tasks accomplished.

I have sent in the paperwork for our paving project for this year. Surprisingly it is slightly less than the original bid. Since they have the right to change the proposal as their costs increase I wouldn't hold my breath, but it shows that the costs just a few months ago with higher fuel prices has trended downwards!

I have yet to reach out to some fencing contractors to give us some estimates for replacement, repair or removal of the fencing that fell from our south wall during the summer storm that impacted so many of us in July. I will attempt to address that this month.

Respectively submitted, Mark Koruga

**The Springs at Santa Rita HOA
Infrastructure Report
February 14, 2023**

Welcome to the New Year. Things are slowly returning to normal.

The past month or so have seen some colder than normal temps. I'm not sure if that contributed to some higher water bills? Some of our irrigation systems have had some significant leaks. We had now two stuck (frozen valves?) that allowed water to keep flowing when the system should have been off. Along with some irrigation lines that came apart. I'm including this in my report because I have had to resolve those issues.

It was brought to my attention that two of our street signs are misspelled, yikes! My bad. I am going to put in an order for a couple of "No Parking" signs and I can order replacements for the misspelled signs. We also have a sign by our entrance that is cracked and peeling; we can either remove it or replace it.

A bid was submitted to remove the fallen privacy fencing that fell off of the wall behind Blue Fox. The contractor noted that the way it was installed is not the proper way and probably led to its demise during our storm in July. Since the bid was for removal at a cost of about \$1800 we decided to remove it ourselves. About a third of the panels have been spoken for and if anyone else thinks they can use them in any way we have them stored in our yard where the dumpster is located. We will scrap the rest at a later time.

I made a call to the contractor that repaired and painted the east side of our tower. Paint is peeling off again. I have not heard back from him as of yet so I will follow up.

Respectively submitted,
Mark Koruga

The Springs Homeowners Association
Infrastructure report
March 14, 2023

Slow month for infrastructure events. I have been gone most of the month. We were able to rid ourselves of the panels we removed from the storm damaged south wall at no cost to the Hoa.

I had a conversation with a concrete contractor that might be used in the future for some of our sidewalk repairs.

We have some metal fencing we will need return on the brick wall at the Rio fuerte entrance. We removed it so we could access the area to rock it.

Respectively submitted, Mark Koruga

The Springs at Santa Rita Homeowners Association

Infrastructure Report

May 9, 2023

Another fast moving month with not much to report.

Our front gate had a problem with the outgoing gate stuck in the "closed" position. I was made aware of the problem but was in Washington State at the time. Bruce jumped on it so quickly that by the time I called Signal Gate they already had Bruce as their contact and they gave him a temporary solution to the problem.

They did send out a technician to look at the problem and could not find an issue. One thought was a power surge?

Bruce added a sign in the office that says if a problem occurs with the gates a quick fix is to turn the power off at the breaker box, this will put the gates in the open position and a service tech can be called to resolve that issue.

The breaker box is located on the outside of the office building in the southeast corner near the incoming gate code box. Have not yet, but will make sure the breaker is labeled for the gate.

Respectively,

Mark Koruga

Infrastructure Chair

2023 Summer Infrastructure Report

Bee's again in Perry Park utility box. Hopefully we took care of the issue by sealing the utility box?

Shed got some much needed maintenance. Stucco was repaired on the parapets then the shed was repainted. The beam over the older part of the shed was repaired but the future holds a total replacement (5 years)

We had an issue with the flagpole light and traced it down to a bad sensor on the fixture. We replaced the rope for the flag along with some new clips and Jeannie put up a new flag in August.

The fountain pump became a problem. We replaced a breaker and the GFI plug in. We then decided that the underground conduit was in real bad shape. We dug up and replaced it all with waterproof conduit and a new cement fixture for the light under the tower. Thanks to Lee Blahnik and Dan Ridder.

I am in the process of securing bids for repair of the stucco and dome on the bell tower. We had a drone take some pics and video of the top of the tower to get a closer look at the repairs needed.

Our last paving project is underway at this time. Completion of paving is complete and manhole, water valve adjustments should be complete by mid September. Very big project for us. A few complaints but overall not bad.

We had some issues with the outgoing gate not opening when the gates are normally closed (9:30 pm to 5:30 am) Signal gate was out twice but the system is up and running again.

Respectively submitted,

Mark Koruga

**The Springs at Santa Rita Homeowners Association
Board Meeting – October 10, 2023
Infrastructure Report**

The roads project for this year is almost complete. Painting of stop lines and some cleanup of leftover asphalt on curbs and sidewalks still needs to take place.

I secured a couple of bids for tower repair and painting along with bids for gatehouse and frontage wall.

I allowed Welcon to use our dumpster yard to stage their equipment and store material while doing the Springs manhole and water valve adjustments to our newly paved areas. Their original plan was to use the Wolf Run common ground for staging. Since that worked out so well for the contractor, he asked if while doing another project across the freeway from us they could use our yard for the same purpose. In lieu of a monetary contribution we agreed on them bringing in some gravel and leveling out the yard.

Respectively submitted,

Mark Koruga

**The Springs at Santa Rita HOA
Infrastructure Report
November 14, 2023**

There are two streetlights out in The Springs. I have marked them and will call TEP this week.

The paving project is complete minus the paint for the stop lines. I have talked with Keith at Tucson Asphalt. I mentioned that we received the final bill from them but will send in payment after the painting is finished so I would assume it will take place very soon.

Respectfully submitted,

Mark Koruga
Chair

**The Springs at Santa Rita HOA
November 2023 Infrastructure Report**

Painting of the "stop lines" was completed. Roger is going to send out the remaining balance due for our paving project.

Grounds crew has cleaned up the inside portion of the frontage road wall. This will aid in giving the painters access to repair and paint the wall. That project will include the gatehouse and tower. Target time for that should be March/ April 2024.

George Anderson completed the project of installing new blinds in the office!

Respectively submitted,

Mark Koruga
Infrastructure Chair