



## The Springs at Santa Rita HOA, Inc.

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Dear Springs Homeowners and Residents:

**Please join your neighbors at the 2026 Annual Meeting – January 31, 3:00 PM, Anza Room.**

It's amazing to me how quickly 2025 has passed and become a part of history. It has also amazed me how much a group of dedicated volunteers and motivated residents can get accomplished in that timeframe.

Your Board of Directors, working with residents, volunteers and contracted professionals, has accomplished tremendous success in 2025. A **few** highlights include:

- Accomplished a successful outcome, through enthusiastic community activism, of the TEP/Unisource Santa Cruz Connection issue
- Establishment of a new Public Safety Policy
- Expanding the sidewalk repair and replacement project for public safety
- Beginning the Perry Park Renewal Project
- Grounds Crew maintaining the main wash through The Springs from the Frontage Rd to the GVR facility and from GVR to the Nature Path to mitigate potential flood issues
- Clearing a 30-foot open firebreak behind the homes on Wolf Run and Blue Fox
- Re-qualifying as a certified Fire Wise Community by the National Association of Fire Protection by removing over 250 cubic yards of flammable materials
- Continuing our funding of the HeartSafe Program
- Improving our holiday display
- Continued improvement of The Springs Handbook by the ARC committee
- Opening a process for potentially getting fiber optic infrastructure installed
- Having a budget surplus and adding \$23,600 to our reserves

The Board had three slots to fill this year and three candidates. They will be voted in by acclamation at the annual meeting:

- Lynn Daniels-Anderson, Rick Fillion, and Victor Frankfather will be returning to the Board.
- Following adjournment of the Annual Meeting, the Board will go into Executive Session to elect officers and directors for 2026.

More importantly, The Springs always has opportunities for new volunteers. Every one of the above listed accomplishments is the direct result of residents volunteering. Many hands makes small work and what better way is there to meet new folks and make new friends than to volunteer.

Please join us on **January 31, 3:00PM, Anza Room** to meet our Board members and ask questions or suggest improvements for 2026!

Respectfully,

Bruce Grieshaber, President

**The Springs Homeowners Association**  
**Vice-President Annual Report**  
**January 2026**

Since I joined the board in January 2025 (filling out the remainder of the term of the vacant position), I have learned even more about how effective, efficient, and transparent the Board of Directors of The Springs is. I came on as Vice-President and 2025 has been a learning year for me, however it's been made much easier because of the help of the more seasoned members.

There are some basic financial decisions that your board is responsible for. With the leadership of the board president, we found a very responsive insurance agent that is saving us money on our annual costs for the HOA's needs. I have watched the Treasurer complete the budget, which gives me a good idea of how our dues are used. (It also makes me appreciate the great work the Treasurer and her committees accomplish!)

In my capacity, along with the president, as the personnel committee, we met with our two contract employees for an evaluation and discussion of responsibilities. The employees have a multitude of tasks, and their work is often invisible. I thank them for their steadiness and professionalism.

My goal for the year was to make contact with as many volunteer leaders as possible. We have so many volunteers in The Springs and they are what make this such a special place to live. The Vice-President's position includes chairing Community Events. It's been a satisfying part of the position as the Community Events volunteers are so experienced and make it all happen! Thank you to Judy Bierman and Deb Fillion (Christmas Decorations), Sandi Lee (Name tags and Community-wide Garage Sale), Bill Perry, Cathy Roberts, Jo Beiler (Happy Hour), Kathy Szeto and Tish Mowrer (Potlucks), and Gloria and Dave Dewing and Susan Hunter (Picnics in Perry Park). We will be celebrating our volunteers on March 8 this year.

I continue to be a part of the Architectural Review Committee. Much of that work is intertwined with the work of the board, from reviewing guidelines to communicating with residents. I've responded to many in-person inquiries and have guided residents to the right person for their concerns. I've written articles for The Chat (Thank you, Eileen Owen for your work on The Chat!) and occasional informational emails. I believe there are many different ways we can relay information to residents and I will use every one of them!

I appreciate the opportunity to serve as Vice-President and hope to meet even more residents in 2026.

Submitted by,  
Lynn Daniels-Anderson

## The Springs Homeowners Association ARC Annual Report – 2025

During 2025 the Compliance Agent performed the semi-annual inspections to identify non-compliant violations that needed to be addressed and to determine if homeowner complaints were legitimate. We currently have no notifications that were not resolved in the allotted time.

The Architecture Request Committee completed their reviews of proposed architectural changes and approved or denied them based on their alignment with the HOA conformance criteria. The ARC team has altered their process and tries to approve or deny, with reason, any requests within one week. Please remember that any changes to the architecture, which are defined as the exterior of the house and the lot it sits on, require an ARC request approved by the ARC. Please do not sign a contract or schedule a contractor prior to receiving the ARC approval.

This year the architecture team spent a lot of time on a project to make major revisions to the HOA Handbook and CCR's. The obvious question is, why do we need to revise the governing documents? What is wrong with the ones we have?

25 years ago pick-up trucks had two doors and a small bed. Vans were 5 passenger Greenbriers. Either or both could fit into the garage and close the door. Today pick-ups have four doors, long beds and a hitch. Vans have extended roofs and are significantly wider than they were. Both are too tall to fit into the garage; some barely fit on the driveway. Cars have grown so wide it is hard to get them in the garage side-by-side. Even if the truck, van or cars could fit into the garage, it is already filled with a golf cart, four-by-four, motorcycle, scooter and/or bikes.

25 years ago homeowners liked the desert landscape with stones, a couple of large rocks and some in-ground desert plants. They didn't mind being referred to as "little Bethlehem" because everything was tan. Today many homeowners want color. They are using bright multi-colored yard-art, statues, Indian blankets, ceramic pots, some even have complete patio sets in their front yard.

25 years ago homeowners received CCRs and a Handbook when they closed on the sale of their house and they read them to understand the HOA restrictions and mandates. Today homeowners want to use a search engine to allow them to find and read just the paragraphs they are interested in at the time.

25 years ago the content of many of the CCR's topics were duplicated AZ or County laws that were expected to remain in force for long periods. Today the laws and codes change continuously and the CCRs don't. Keeping them in sync is an impossible task.

25 years ago patio covers were 2x8's connected to a crossbeam held up by wood posts all painted the approved wood color. Today homeowners want pergolas made of PVC and aluminum.

25 years ago every communication with the HOA was done using paper. Today people want everything digital.

The list goes on. Hopefully this explains why we need to revise the governing documents. This is a huge undertaking. I expect to give you an update on how the project is progressing at next year's annual meeting.

Most homeowners don't know the effort it takes to revise our governing documents and think our greatest accomplishment in 2025 was to select and approve 7 new colors for doors and gates. The second big accomplishment was to reduce the amount of dog pee on the walls.

Rick Fillion  
ARC Chair

**The Springs Homeowners Association**  
**2025 Annual Grounds Report**

The Grounds crew has had an extraordinary year with a large number of volunteers. The following residents volunteered their time this year. George Anderson, Lee Blahnik, Dave Koch, Dick Bierman, Mike Mitchell, Gary Moe, Dave Sandvig, Mark Koruga, Larry Layden, Dawn Weber, Rick Dow, Bruce Grieshaber, Dan Rottman, Bill Studer, Denise Wellington, Tom Becker, Mike Seipel, Jim Owen, Bob Fillion, Theresa Rendon, Jeff Wellington, John Kangas, Rick Dow, John Fredrickson, Ron Sills. In 2025, these HOA residents volunteered 1,296 hours on the Grounds crew. Because of the work they do, we have one of the most beautiful HOAs in Green Valley. Members of the Grounds committee are George Anderson, Lee Blahnik, and me.

The Grounds crew is an all-volunteer collection of community members that meets on Tuesday and Friday mornings. They spend a couple of hours each day together pruning, clipping, sweeping, blowing, and chipping vegetation within the Common Areas and Nature Park. The hours the Grounds Crew volunteers help offset landscaping costs for the HOA. There are currently 35 crew members on the Grounds crew.

Last summer was tough on all our trees and cacti, and many have died. We have had to cut down most of the pine trees and remove lots of dead prickly pears in the common areas due to the arid year we have had. We also have a paid landscaping company that keeps the common areas and Perry Park looking great. The Springs' Grounds crew also helps maintain the area between The Springs and the Greens. We are also fortunate to have some volunteers who keep the area around the nature park clean. Dave Sandvig rakes all the areas around the exercise areas. Ron Sills and Bill Studer mow on both sides of the Nature Park path as needed.

We stack dead mesquite branches deemed firewood and take them to the dumpster area so any resident can access them for free. This year, we have started a committee that will manage planting or re-homing vegetation in our HOA. One of the most significant projects of 2025 was the work done in Perry Park. There are 18 trees in Perry Park, and every one of them has been trimmed and shaped in December. We will be spending more time and effort making that park beautiful again. With the help of the new planting committee and Cynthia Drake, we will start looking to replace some of the vegetation that we had to remove this year.

The Grounds crew has been blessed with some delicious treats over the year from Dawn Webber, Becky Meinking, and Russ Misiewicz. I would not be able to do this job without Lee and George because of their vast knowledge of the Springs HOA parks and common areas. I cannot say it enough what an asset we have with our Springs grounds crew. As the Springs HOA Grounds chair, I want to thank each of these volunteers for their hard work. If you see one of the crew members listed above, please let them know how much you appreciate their work.

Respectfully submitted,

Jim Clausen  
Grounds Chair

**The Springs Homeowners Association  
Infrastructure Report – 2025**

Two AED charged and ready. Good until September 2027

Fountain cleaned and fresh coat of paint. \$150

Faded Stop signs replaced. \$500

Streets and sidewalks in good condition. Streets crack fill and reseal again in 2-4 years

Repairs to sidewalks and block wall \$10,000

Entrance & maintenance buildings in good condition. Maintenance building roof was resealed. \$1,300

Sidewalk handrails repainted. \$150

Annual water cost \$3,700 (Perry Park, Fountain and maintenance building)

Annual Electricity cost \$21,200 (Street lights and buildings)

Annual gate cost. \$2,200 (monthly inspections)

Streetlights in working condition. (TEP notified immediately when not working)

Annual Backflow inspections and repairs \$1,800

Regular pest and termite inspections and treatments conducted. \$400

**2026 Projects**

Speed Bumps \$6,100

New Gate System \$1,300

Crack Fill and Seal section of Nature Park Trail asphalt \$2,000

Fiber Optics installed in development FREE

Victor Frankfather  
Infrastructure Chair