

**The Springs HOA  
Infrastructure Report  
01/14/2025**

Walked every sidewalk in the development to log damage to each sidewalk panel. Condition ratings 1, 2 and 3. One being first priority. 353 panels have some level of damage like cracks, uneven or broken pieces.

2025 project to begin repairing sidewalks.

Investigated motor vehicle accident. A car with driver and two passengers hit the entrance gate. Small indentation to gate post along with paint transfer from the vehicle. Bruce and I cleaned up the debris left by the vehicle and Bruce cleaned and repainted post.

Radar speed limit sign collected 5 weeks of incoming vehicle data. Total of 6,839 vehicles were counted. One vehicle clocked at 34 mph as the highest mph. Approximately 30 vehicles were clocked over 25 mph. The average speed was between 17-19 mph.

Contacted Pima County regarding sewer smell on Golden Lynx. They will flush the lines first, and if needed, follow up with odor control.

Notified TEP of streetlight that never shut off.

Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.

Victor Frankfather  
Infrastructure Chair

**The Springs at Santa Rita Homeowners Assoc.**  
**Infrastructure Report**  
**02/11/2025**

- Cleaned fountain pump clogged with debris.
- Kept in contact with COX representative regarding replacing cable on Wolf Run. Sidewalk was cut to access cable and will be repaired. Cable was replaced without cutting into the street asphalt.
- AEDs had Fast Response Kit in zipper pouch which included scissors, rubber gloves, CPR face mask.
- Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.

Victor Frankfather  
Infrastructure Chair

**The Springs HOA**  
**Infrastructure Report**  
**03/18/2025**

- Painted black over the red, orange and blue markings on Wolf Run left by COX cables repair job.
- Streetlight on Florida repaired.
- Painted trip hazard warnings on Heroe and Fuerte sidewalks.
- Acquired estimates to repair 12 sections of sidewalk on Fuerte and Heroe.
- Spoke with Global Water representative regarding new backflow procedure.
- Discussed wall on Fuerte with board members and owners regarding dogs urinating on the wall leaving undesirable staining.
- Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.

Victor Frankfather  
Infrastructure Chair

**The Springs HOA  
Infrastructure Report  
05/13/2025**

- 5 sections of sidewalk repaired on La Fonda.
- Met with resident to discuss sidewalk damage located in front of their house.
- Selected contractor to repair loose blocks on walking trail at Fuerte entrance. Scheduled sometime within the next few weeks.
- Maintenance shed roof stucco repaired and roof resealed.
- Posted HOA contact information on inside entrance office.
- Attended meeting with grounds crew to discuss overlapping responsibilities and future projects.
- Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.

Victor Frankfather  
Infrastructure Chair

**The Springs HOA  
Infrastructure Report  
09/09/2025**

Loose blocks on walking trail at Fuerte entrance repaired.

Entrance fountain maintenance consisting of cleaning leaves from pump suction and skimming of leaves, bugs and other debris in the fountain. Annual draining and cleaning of the fountain will take place in the fall. Thank you, Sharon, for keeping up with the chemicals.

Ensured our streets were cleaned up after the GVR parking lots were resurfaced.

Sprayed weed killer as needed along our streets and sidewalks.

Spread ant killer powder as needed along our streets and sidewalks.

Streetlights that were not working was called into TEP for repair.

Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.

Painted bulletin board pipe frames.

Researched replacing Perry Park picnic tables with concrete tables and benches.

Scheduled the annual Backflow testing for or irrigation systems.

Assisted Grounds in hunting down water leak in Perry Park.

Prepared budget for next year.

Submitted by,

Victor Frankfather  
Infrastructure Chair

**The Springs HOA  
Infrastructure Report  
10/14/2025**

October 2025

Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.

Began painting sidewalk handrail fencing located over the washes

Annual Backflow testing for our irrigation systems were conducted and repairs were made as required.

Victor Frankfather  
Infrastructure Chair

**The Springs HOA  
Infrastructure Report  
11/11/2025**

- Monthly inspection of AED at each location was conducted with no issues. AED's all charged and ready.
- Finished painting sidewalk handrail fencing located over the road drainage ditches.
- Estimates to purchase following signs: (1) 5 new stop signs to replace faded ones, (2) No bike / No carts sign and The Springs at Santa Rita HOA Walking Trail sign to be posted as you enter the walking trail from the Anza trail Bridge. \$508.98
- Estimate from Tucson Asphalt to install speed bumps entering and exiting the entrance. Also, on W Via Rio Fuerte between S Camino Del Heroe and S Calle Rambles. \$6,107.81
- Estimate to grind 10 edges of uneven sidewalks. \$1640.00
- Attended meeting of the Perry Park Renovation Sub-Committee
- Contacted Global Water regarding INCORRECT "High Usage Notification" for Perry Park. They are looking into to a possible software problem.

Victor Frankfather  
Infrastructure Chair

The Springs Homeowners Association  
Infrastructure Report  
December 9, 2025

Both AED's charged and ready to go.

Drained, cleaned, power washed, and painted the fountain.

Twelve sidewalk trip hazards were repaired.

Bruce and I toured the fiber optics operations which included a neighborhood that was under construction and one that had been completed.

Assisted with setting up Christmas decorations at the entrance.

Victor Frankfather  
Infrastructure Chair