

2016-2017 MARYANNE CORDER NEIGHBORHOOD GRANT PROGRAM APPLICATION

\$10,000 maximum amount per applicant

Application deadline: Monday, April 4, 2016, 5:00 p.m.

APPLICANT INFORMATION

Name of association: Runaway Point Home Owners Association

Number of households: 50 condos Zip code area: 85283

Project site major crossroads: Lake Shore Drive and Northshore Dr.

Project is located on:

Private common area

Name of contact person: Linda Artac

(Grant coordinator who can answer questions and receives all correspondence related to the project)

Phone: 480-201-7772 E-mail address: linda_artac@yahoo.com

Address: 1209 E. Northshore Dr. Unit #239
 Number/Street

 Tempe, Arizona 85283
 City State Zip

Name of authorizing official: Heywood Realty

(Person with legal authority to accept and disburse funds for the organization)

Phone: _480-820-1519_ E-mail address: steve@heywoodrealty.com

Address: 42 S. Hamilton Place Suite 101
 Number/Street

 Gilbert, AZ 85233
 City State Zip

STAFF CONTACT(S)

Name of city staff person(s) contacted: Steve Abrahamson

SIGNATURE

By signing below, I certify this proposal meets all minimum requirements. I also understand that funding for proposals is not guaranteed.

Authorizing Official's Signature:  Date: 3-25-16

PROJECT NARRATIVE

In the space provided below, please describe specifically how the City of Tempe’s funds will be used:

Runaway Point is committed to reducing water use on our property as well as upgrading the overall appearance and aesthetics of the property in the areas that are most visible to the Lakes community – Lake Shore Dr. and Northshore Dr. The City of Tempe funds will allow us to remove turf area, take out old sprinkler heads that are currently watering this turf area, add nice concrete curbing, granite & drip irrigation along with water tolerant plants on Lake Shore Dr, along the 1201 E. Northshore building, around the corner entrance on Lake Shore and in front of the 1205 E. Northshore Dr building

We will use these funds to reduce turf areas and refurbish the landscaping in these areas using low water use plants and drip irrigation.

We have combined the bid to include both what we called Phase I and Phase II. The reason that we had the landscape plan done in these two phases was because we did not know the cost of doing this project prior to having the plan done and bid by two landscape companies. When we did get the bids, both were just under \$20,000 for both phases. We would like to be able to do the Phase I and Phase II at the same time. Should we be fortunate enough to receive the Maryann Corder Neighborhood grant that we have applied for, we will be able to do this project completely.

PROJECT BUDGET

Expenses	Amount
Curbing, wall removal, stepping stones, boulders	\$ 1370.00
Granite	\$ 2920.00
Kill grass – remove grass & haul to dump	\$ 4150.00
Cap & move sprinklers. Add drip system	\$ 4200.00
Add stepping stones, boulders	\$ 230.00
Plantings (per plan)	\$ 1979.00
Labor	\$ 3700.00
TOTAL EXPENSES:	\$ 18,319.00

City Funds Requested: \$9,160.00
 (amount should equal one of the included bids)

Dollars per household: \$183.20
 (funds requested divided by # of households)

Match from Association: \$9,160.00
 (Must be at least ½ of total project cost for HOA’s/apts.)

Total project cost: \$18,319.00
 (amount should equal one of the included bids)

1. Please describe how this project meets each of the guidelines listed:

A. Improves health and safety of residents:

I am not sure that the landscape renewal project improves the health or safety of our residents but it does impact the overall health of a community. When landscaping isn't up to par, the neighborhood looks unkempt. Perhaps just having a nicer appearance overall in one of our most visible areas makes residents feel good about the property that they have invested in.

B. Benefits a significant number of residents and/or the City at large:

In Runaway Point we have 50 condos. There are at least 100 residents living in our condos, plus close to 2000 other residences in the Lakes. Everyone who enters the Lakes will see this landscape upgrade.

C. Addresses a known neighborhood deficiency:

Beautiful landscaping is something that is extremely important to the overall health of a community. The deficiency that is present is that we have too much grass in general. This takes a lot to maintain and looks terrible most of the summer. Lowering water costs has become necessary. Just taking out turf area isn't the answer. Any landscaping must be tastefully done.

D. Complements other neighborhood projects (private or City):

The Lakes overall prides itself on its dedication to maintaining value for property owners. Runaway Point is one of the most visible condos in the Lakes and upgrading our aesthetic look and lowering water usage complements the whole area.

E. Provides an environmental benefit, such as water and/or energy conservation:

This project is a definite benefit to the environment. When Runaway Point was originally landscaped in the 1970's no one was thinking about water tolerant plants or landscaping for the environment that we live in. It's time for this change.

F. Enhances the aesthetics of the neighborhood:

Doing this will not only save on water consumption, it will upgrade the look of the property by removing watering heads from in front of the stucco walls and allow us to keep this area clean. Adding water tolerant plants is the right thing to do in the desert. Plus the area we intend to upgrade is the most visible area not only of Runaway Point, but a focal point on Lake Shore Dr. & Northshore Dr.

G. Accessible to all members of the community:

The area we will be upgrading on Lake Shore Dr. and Northshore Dr. is accessible to all members of the Lakes community. This is a huge walking community and many people pass by daily.

2. Describe how members of the community have been directly involved in the development of the project. At our annual meeting in November, the board shared with those who attended, about this project. In addition, in our January newsletter to all of our owners we included information about the City of Tempe grant and asked owners to share any comments or concerns about moving forward with this project. We heard no objections.

3. Grant funds can only be used for the capital improvement project, not maintenance. Please describe specifically how the association intends to maintain the project if funded.

Runaway Point has a landscape maintenance budget that will be used to continue upkeep. We always have maintained our landscaped property to look great.

4. If your association has previously received grant funds, please share how they have impacted your neighborhood. Runaway Point has been very fortunate to receive grant funds from the City of Tempe so that we could add additional lighting to make our property more safe and secure. Originally when Runaway Point was built, there was very little lighting added to the walkways or buildings and with parking far from a number of condos, a resident has to walk in dark areas. With the additional lighting we are all safer and the walking paths are more illuminated. Also we were able to remove the old globe lights and add permanent LED lights. We have saved money on electricity, made our property look better and made this a much safer place. We are very grateful for this.

5. Outside of grant projects, please describe any other activities your association has participated in (i.e. GAIN, Adopt-A-Park, food drives, etc.) within the past year.

Runaway Point participates with The Lakes in community projects. Some of these projects are, the Xmas Angel gift tree we put in our lobby. Our residents select a card with gift information for a Tempe student and buy them a gift for the holiday. We coordinate this with the local elementary and high schools. We also fill and distribute knap sacks to Child Crisis Center every spring.

6. What is your proposed timeline for the grant project?

We would like to begin this project in the early fall when the weather is right to remove turf and complete the project before the end of the year.

Thank you very much for the opportunity to submit this grant application.



NEWS FROM RUNAWAY POINT

Greetings Homeowners!

We just started our year 2016. Our Board volunteers are:

Linda Artac: President

Paul Wenz: Vice President

Diane Murray: Secretary

Tony LoGiudice: Treasurer

Laura Nordstorm: Board member

TEMPE GRANT PROCESS:

We are working on our application for the Tempe matching grant. The project as discussed at the annual meeting, will be to remove about 1/3 of the lawn along Lake Shore & Northshore Drs. replacing it with granite and drought tolerant plants. The bottom line is water conservation. Thank you all for your input at the meeting. You are welcome to propose and comment on project ideas until mid-February. Please contact Linda Artac. linda_artac@yahoo.com

REMINDER:

1. **PLUMBING:** The HOA is responsible for the repair and maintenance of all common piping shared between multiple units; the unit owner is responsible for all other plumbing issues and related costs. If you experience a plumbing leak and are not sure of the cause, please call Steve Cheff at Heywood Realty 480.820.1519. Heywood will contact Armor Plumbing to assess the cause of the leak. **The HOA will pay for the initial assess-**

ment, but only if you follow this procedure and the leak is not obviously internal to the unit. Once the plumbing issue has been assessed, the HOA will initiate and pay for all repairs related to common property plumbing; all other costs will remain the responsibility of the unit owner. Internal plumbing issues remain the responsibility of the unit owner. Owner can hire plumbing contractor of his/her choice. Should the leak prove to be the responsibility of a different unit, then Heywood Realty will work with the other unit owner to effect immediate repairs. **Failure to follow this process may result in the HOA refusing to accept responsibility for any repairs and/or related costs.** The HOA is not responsible for damage caused to interior drywall, cabinets or appliances; please ensure you have adequate homeowners insurance. If you want to speak with our HOA insurance broker, call Terrie Kolker of Hayden and Hayden Insurance at 480.529.1540.

2. SATELLITE DISH INSTALLATION:

We have a **VERY STRICT** policy regarding where and how these must be installed.

A. Beige Cable must be used and **MUST BE PUT INTO CONDUIT.** **No Cable can be draped over the roof or side of the building.**

B. If you live in an upstairs unit, satellite dish **CANNOT** be attached to the roof or stucco. Use your air conditioner.

C. If you live in a downstairs unit, the dish **CANNOT** be attached to the building or the wrought iron. You will need to put it on some kind of non-attached stand.

If you are in violation of any part of this policy, you will receive a letter with instructions to fix any problems by a certain date. If you ignore this, the HOA will have the satellite dish removed at the owner's expense.

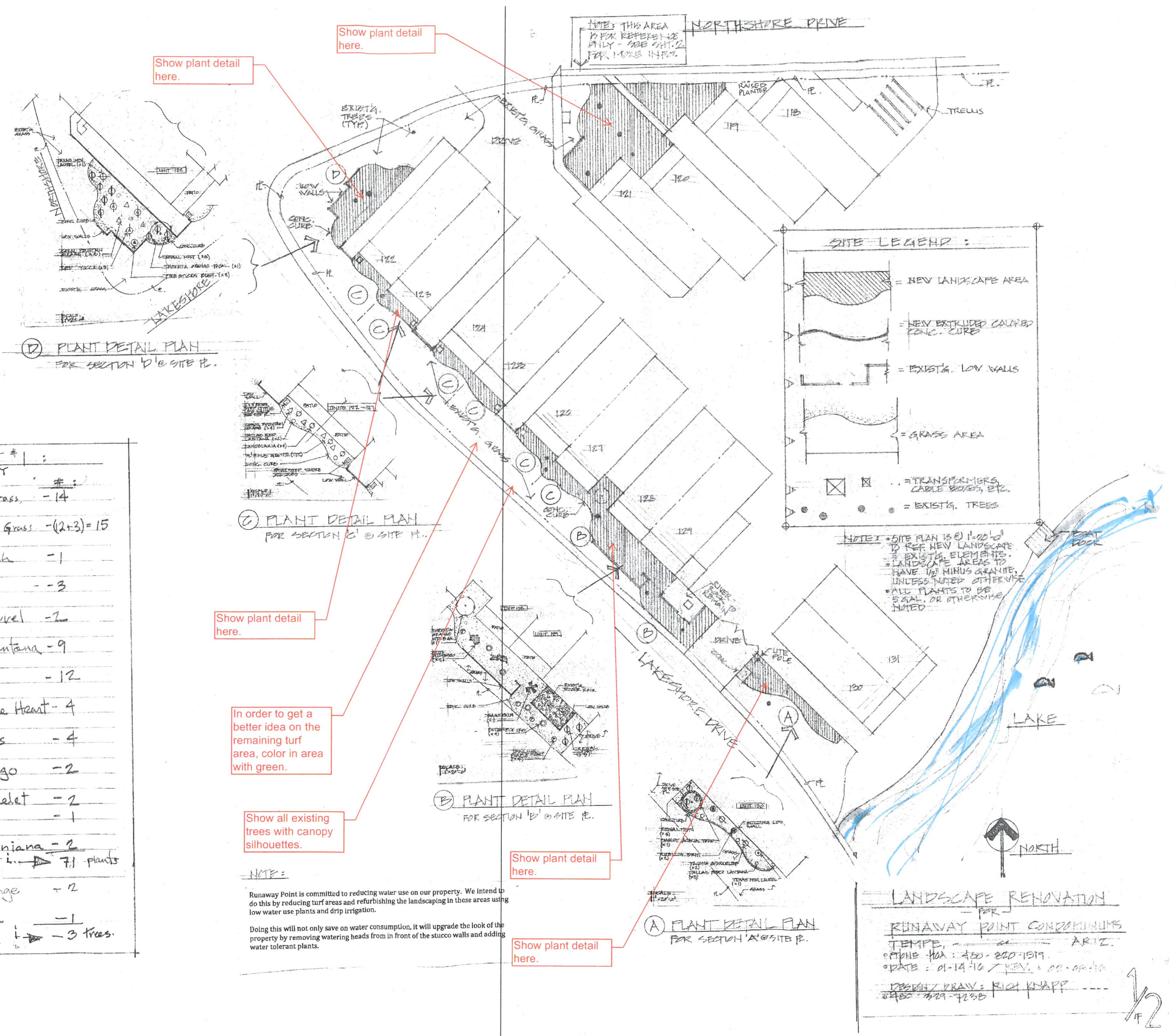
OTHER HOA NEWS:

1. We are continuing repair and/or replacement of the flat roofs. This is year two.
2. Our **recycle** receptacle near unit #229 seems to be working well.
3. **REMINDER: NO Furniture or Appliances are to be left in front of or in the trash receptacles.** Call the city and pay to have them picked up. Owners **will** be fined if these things are not properly disposed of. Please let your tenants know about this strict policy.
4. Reminder: Unless pre-approved by the board, our policy on dogs is **one per household - weighing no more than 30 lbs.**

REMINDER: Contact Patty Price at Heywood with changes/updates to your mailing address, phone or email. pattya@heywoodrealty.com If you want a copy of the 2016 budget, Patty can send it to you.

General Comments:

-It would be better to show the plant details on the actual site plan instead of breaking it down by section (a,b,c,d,e). Might need to rotate the site and zoom-in further to make this work. Doing so would reduce your site plan down to one sheet.
 -Given that this area is predominantly turf, make sure that there's a good balance between the new landscaping and the remaining turf.



Show plant detail here.

Show plant detail here.

NOTE: THIS AREA IS FOR REFERENCE ONLY - SEE SHEET FOR MORE INFO.

ⓓ PLANT DETAIL PLAN FOR SECTION 'D' @ SITE P.

ⓔ PLANT DETAIL PLAN FOR SECTION 'E' @ SITE P.

Show plant detail here.

In order to get a better idea on the remaining turf area, color in area with green.

Show all existing trees with canopy silhouettes.

NOTE:

Runaway Point is committed to reducing water use on our property. We intend to do this by reducing turf areas and refurbishing the landscaping in these areas using low water use plants and drip irrigation.

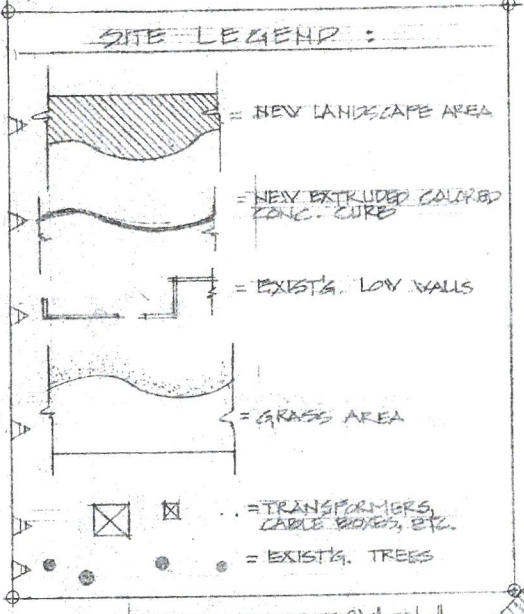
Doing this will not only save on water consumption, it will upgrade the look of the property by removing watering heads from in front of the stucco walls and adding water tolerant plants.

Show plant detail here.

Show plant detail here.

ⓑ PLANT DETAIL PLAN FOR SECTION 'B' @ SITE P.

ⓐ PLANT DETAIL PLAN FOR SECTION 'A' @ SITE P.

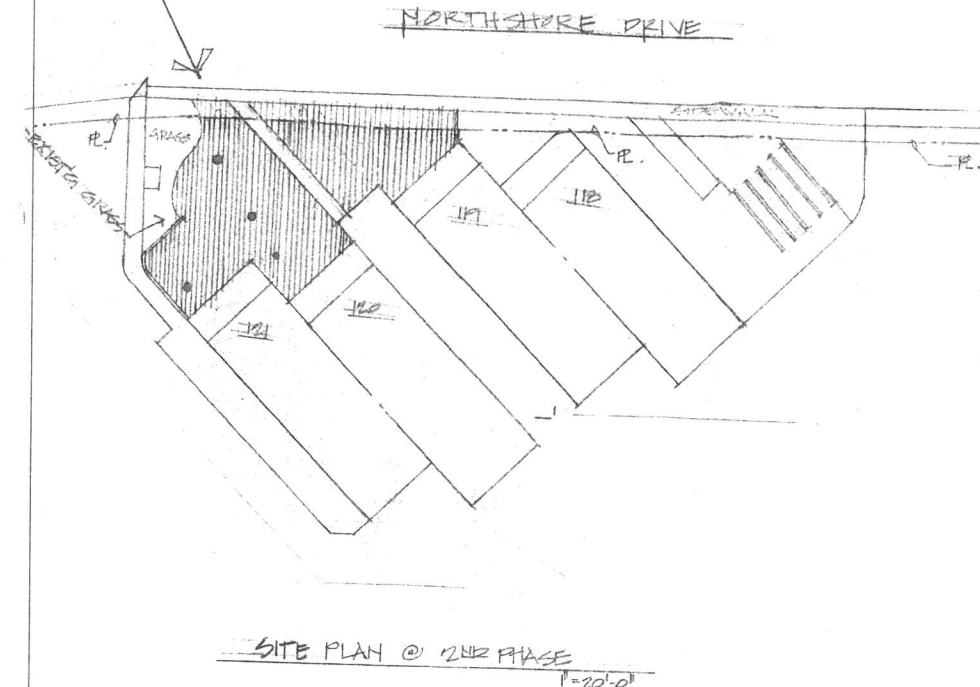
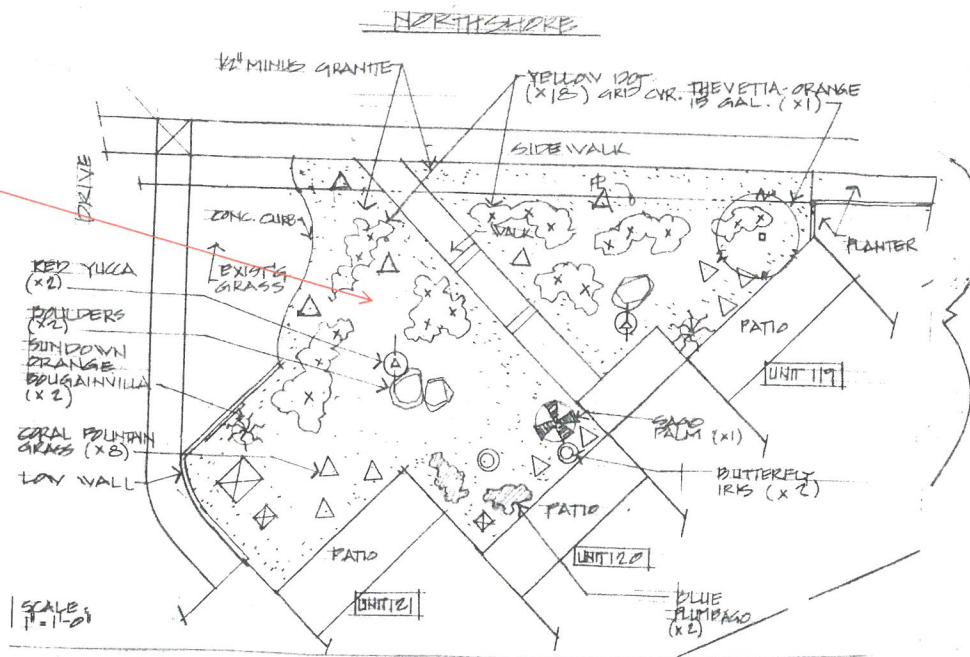


NOTE: - SITE PLAN IS 1/8" = 1'-0" TO REF NEW LANDSCAPE & EXISTING ELEMENTS. - LANDSCAPE AREAS TO HAVE 1/2" MINUS GRANITE, UNLESS NOTED OTHERWISE. - ALL PLANTS TO BE 5 GAL. OR OTHERWISE NOTED.

Symbols:	names:	#:
⊕	Regal Mist Grass	- 14
Δ	Coral Fountain Grass	-(2+3)= 15
ⓐ	Firesticks Bush	- 1
ⓑ	Red yucca	- 3
ⓐ, ⓑ	Texas Mtn. Laurel	- 2
○	Dallas Red Cantana	- 9
⊕	Candelaria	- 12
ⓑ	Trailing Purple Heart	- 4
ⓐ	Butterfly Iris	- 4
ⓐⓑ	Blue Plumbago	- 2
ⓐ	Tacoma Sparklelet	- 2
ⓐ	Sago Palm	- 1
ⓐ	Ruellia Brittoniana	- 2
∴		71 plants
	Thavetia - Orange 15 GAL	- 2
	Sweet Acacia 15 GAL	- 1
∴		- 3 trees

LANDSCAPE RENOVATION
 FOR
 RUNAWAY POINT CONDOMINIUMS
 TEMPE, ARIZ.
 01-14-10
 DATE: 01-14-10 / REV: 02-09-10
 DRAWN BY: RICH KNAPP

Show plant detail on sheet one on the actual site plan.



PLANT LIST / SHEET #2 ONLY

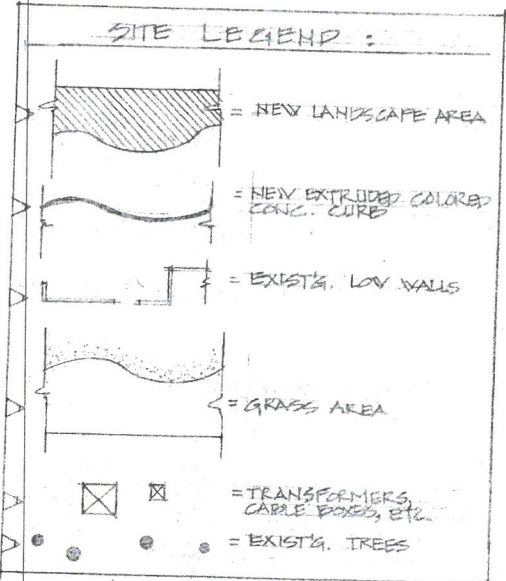
Symbol:	Name:	#:
△	Coral fountain Grass	-13
✱	Sundown Orange Bougainvillea	-2
⊕	Red yucca	-2
⊙	Butterfly Iris	-2
⬢	Yellow Dot Ground cover	-18
⬢	Blue Plumbago	-2
✕	Sago Palm	-1
⊙	Boulders x 2 (sim. to Lakes Entry Planters)	40 plants
⊙	Thevetia-orange Granite (typ.) 1/2" minus - "Walker Gold"	1-tree

(see plant note & Plant Legend for size)

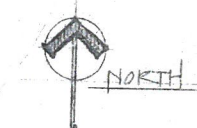
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NOTE: • SITE PLAN IS @ 1/20\"/>



LANDSCAPE RENOVATION

RUNAWAY POINT CONDOMINIUMS

TEMPE, ARIZ.

• PHONE NO.: 480-880-1519


• DATE: 01-14-16 / REV: 02-03-16

DESIGN / DRAW: RICH KNAPP

0480-329-7235

2/17

Residential Contract Proposal

	PROJECT: Runaway Point HOA		Commercial Residential Lic. # 143592
	ADDRESS :		
	CELL :		
	CONTACT: Linda A.	PHONE :	
	EMAIL:	FAX :	
QUANTITY	MATERIAL DESCRIPTION	COST	
	Landscape Renovations - Northshore / Lakeshore		
55	Tons of 1/2" Granite	\$ 2,420.00	
8	15 Gallon Trees	\$ 600.00	
107	5 Gal. Assorted Shrubs	\$ 1,605.00	
275	L.F. of 4" x 6" Extruded Concrete Header (with color)	\$ 1,100.00	
L.S.	Irrigation Material	\$ 1,350.00	
3	Boulders "Surface select"	\$ 300.00	
L.S.	Chemical Kill @ Lawn	\$ 500.00	
	Equipment	\$ -	
	Waste Removal	\$ -	
320	Hours - Laborer	\$ 5,120.00	
80	Hours - Foreman	\$ 2,240.00	
	Hours - Irrigation Tech	\$ -	
Proposed By: <i>Matthew D. Cipe</i> Date: 3/10/2016		Material Total:	\$ 7,875.00
Accepted By: _____ Date: _____		Labor Total:	\$ 7,360.00
		P/O @ 15%	\$ 2,690.00
		Sales Tax:	N/A
Warranty: Plants-90 Days Irrigation-1 Year Trees- 1 Year Lighting-1 Year		Grand Total:	\$ 17,925.00

Western Innovations Landscaping, Inc. 2320 E. Baseline Rd. Ste 142 #621 Phoenix, AZ
85042

Phone: 602-595-6301 Fax: 602-595-6401



D & S Landscaping

www.dandslandscapes.com

4277 South Marion Place
Chandler, Arizona 85249

Mobile: (602) 561-9115
Office & Fax: (480) 961-9115

Customized Landscape Bid For:

Name: Run Away Point

Address:

1209 E. Northshore Dr.

Tempe

Curbing	315'	\$940
Rock	(1/2") 53 ton	\$2920
** Remove block wall		\$200
Spray and kill grass		\$450
Remove grass and dirt haul to dump		\$3700
Cap and move sprinklers		\$700
Add drip system to new areas (valves, clock, drip pipe, etc.)		\$3500
Add 24" stepping stones	(5)	\$50
Plants as per plan	(93 5 gal. 5 15 gal. 18 1 gal.)	\$1979
Boulders	3	\$180
Labor		\$3700
Taxes included		

All labor and materials to complete the job.

50% is due at start of the job and the remainder is due on completion.

Thank you, Dave

TOTAL: \$ ~~10~~319.00

18319.00