



Maryanne Corder Neighborhood Grant Application FY 2022/2023

Created in 1994, this grant funds neighborhood-initiated projects designed to benefit all community members. It is named in recognition of the founder and first director of the city's Neighborhood Services Program. **Applications must be submitted by 5 p.m. on April 25, 2022.**

Name of association

of households

Project location or major cross streets

Primary contact name

Authorizing individual, if different (can accept funds, sign contract)

Primary contact email

Authorizing individual email

Primary contact phone number

Authorizing individual phone number

Primary contact address

Authorizing individual address

1. Project description: Describe your project in three sentences.

2. Project Budget

Expenses	Amount
	\$
	\$
	\$
	\$
	\$
Match (HOA and Crime Free Multi-family Housing properties only) 25% of project total:	\$
Grant funds requested:	\$
TOTAL PROJECT COST:	\$

Maryanne Corder Neighborhood Grant Application—pg. 2

3. **Staff contacts** Please select all staff that you have met with and/or contacted:

- | | |
|---|---|
| <input type="checkbox"/> Neighborhood Services staff (circle at least one):
Brenda Clark , Laura Kajfez , Elizabeth Thomas , Shauna Warner | <input type="checkbox"/> Signs: Mike Scarpitta |
| <input type="checkbox"/> ADA Accessibility: Nanette Odell | <input type="checkbox"/> Trees: Richard Adkins |
| <input type="checkbox"/> Art: Rebecca Rothman | <input type="checkbox"/> Traffic Calming: Cathy Hollow |
| <input type="checkbox"/> Landscape/Lighting/Walls: Steve Abrahamson | <input type="checkbox"/> Water Conservation: Tina Sleeper |
| <input type="checkbox"/> Parks/Playground: Dave McClure | <input type="checkbox"/> Other: _____ |

4. **Narrative**—applications are evaluated based on how well the project meets the provided criteria.

Ability: If approved for funding, briefly describe your ability to complete the project in a year and how it will be maintained in the future.

Community Impact, Outreach and Outcomes: How does your project plan demonstrate meaningful and varied efforts to increase neighbor participation and include diverse participants? Share how your outreach and strategies will be as intentional and inclusive as possible. Describe how your project will impact the neighborhood/community and the desired outcome. (i.e. better health due to more physical activity or public art promoting community identification and pride).

Google Earth Overview of Colonia Del Sur 3

Three Common areas to be renovated and vicinity map.

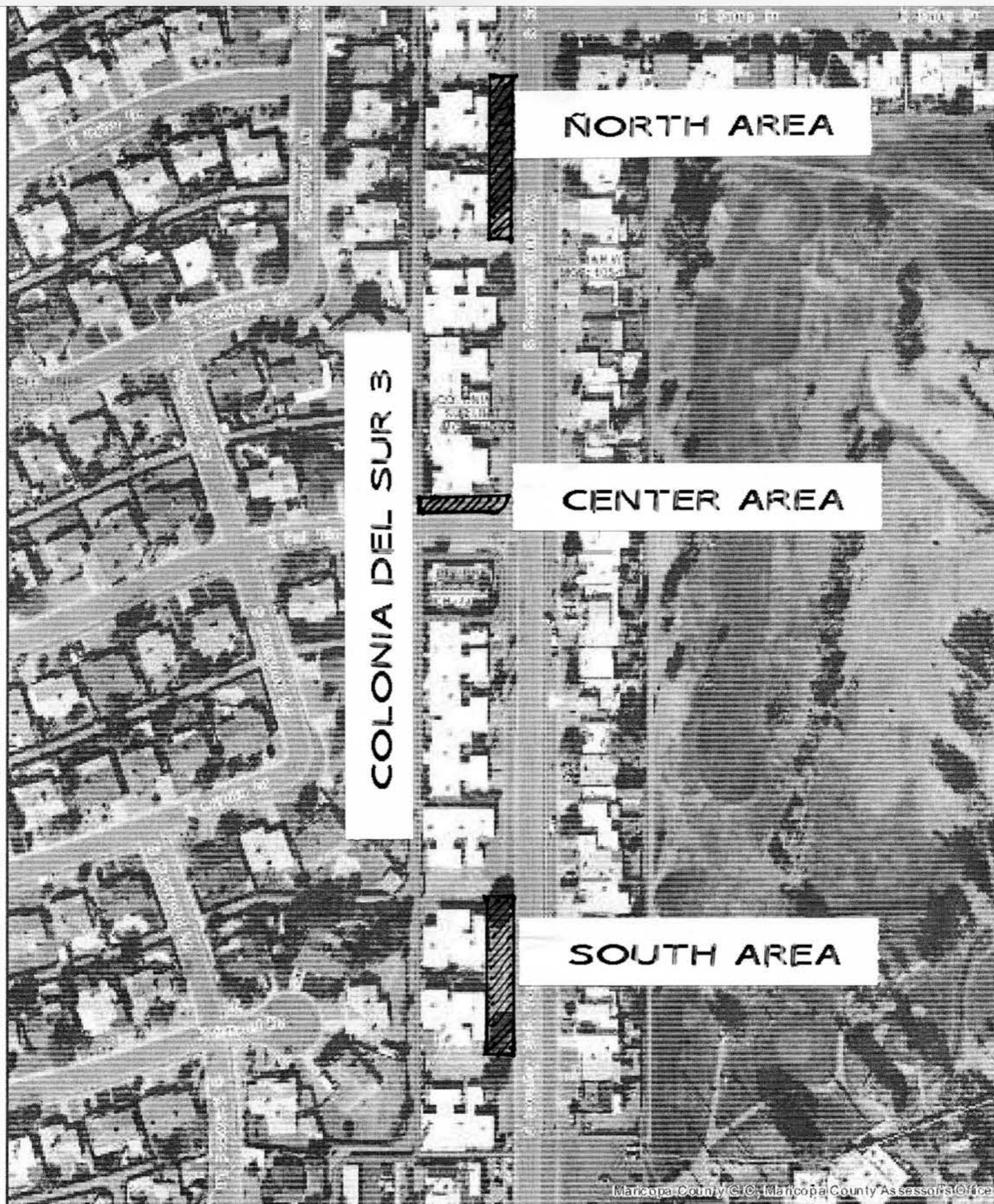
Cad Drawings for each of the three common areas:

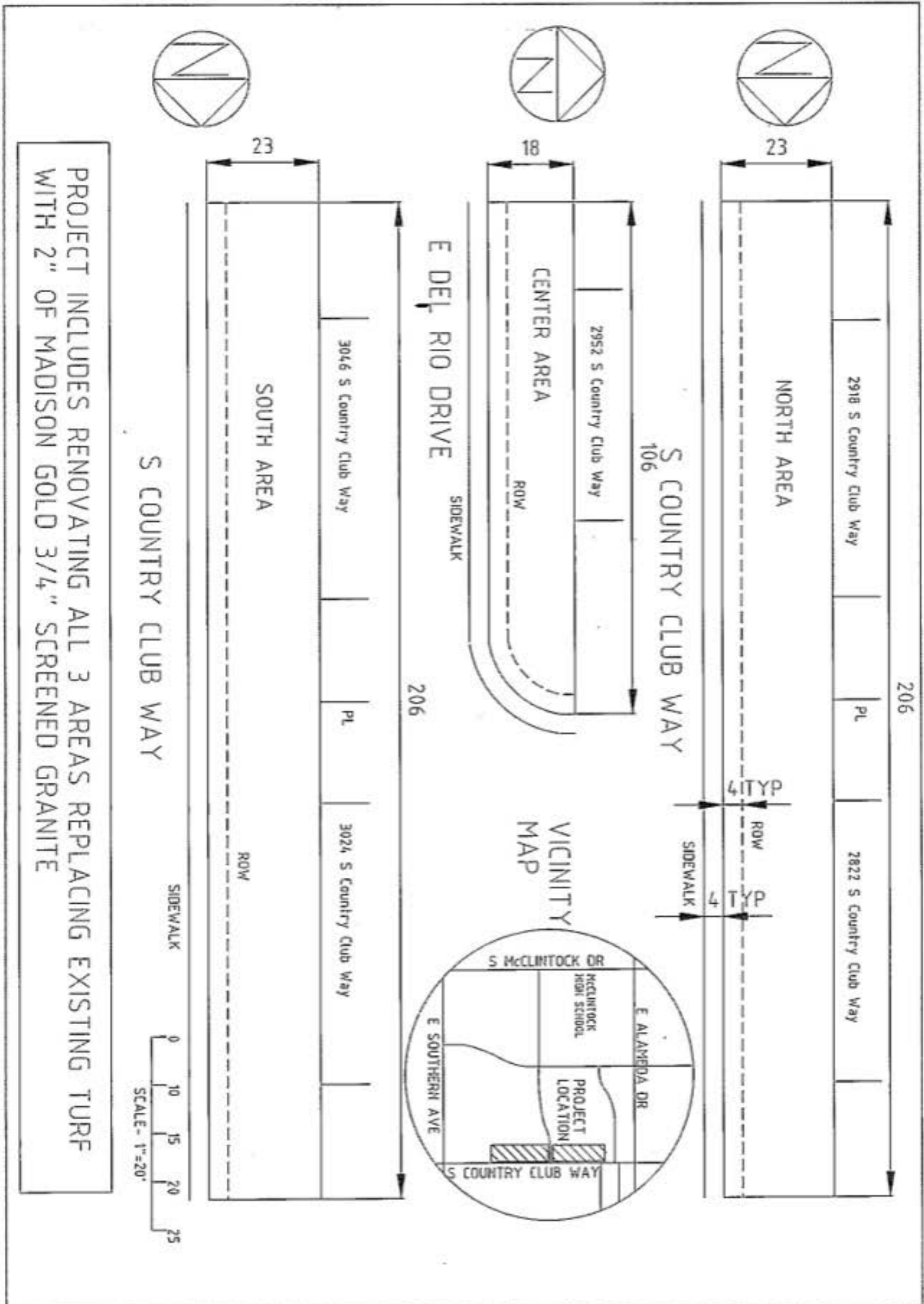
- Plant selection for each area

- Irrigation layout for each area

Done

Overview map.jpg





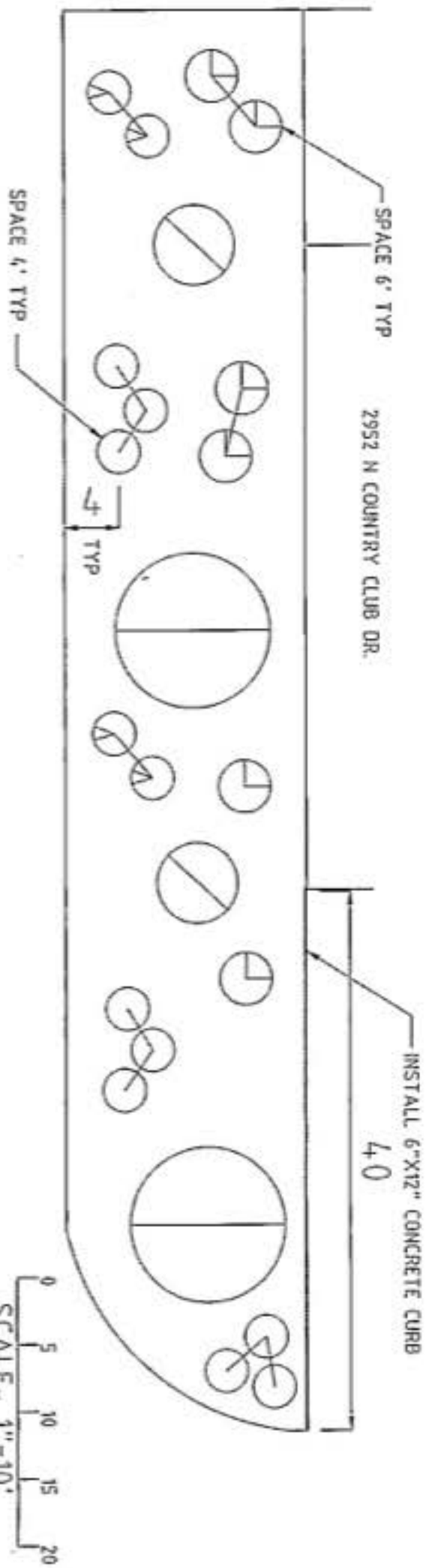
Project Owner- COLONIA DEL SUR III HOA

Project Address- 2822-3046 S. Country Club Way

REV:

COMMON AREAS TO BE RENOVATED AND VICINITY MAP

SHEET 1 OF 7



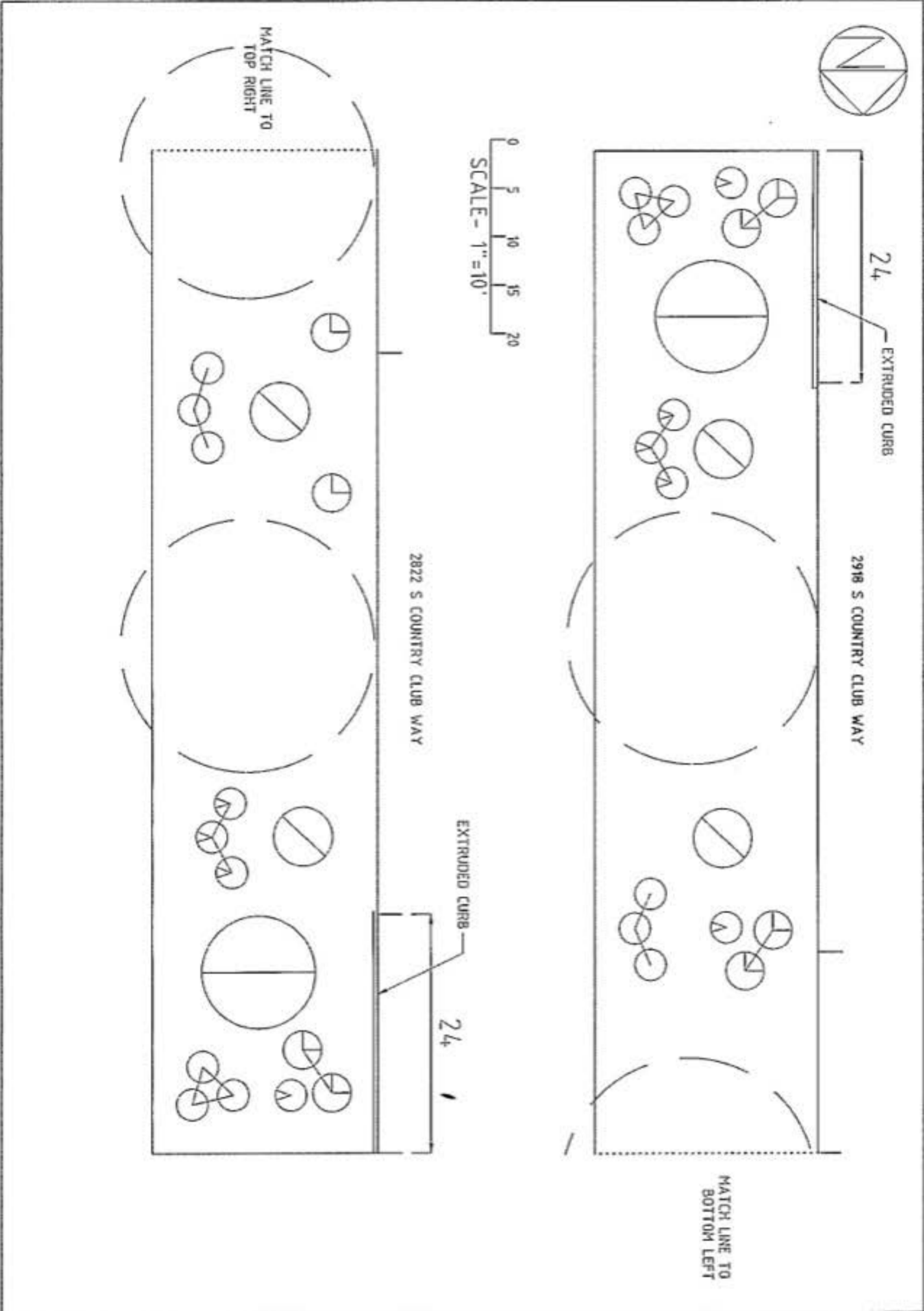
PLANT LEGEND					DRIP LINES	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PER PLANT	
	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL	6	12	
	BOGAINVILLA 'TORCH GLOW'	TORCH GLOW BOGAINVILLA	5 GAL	9	2	
	BUXUX JAPONICA	JAPANESE BOXWOOD 'GREEN BEAUTY'	5 GAL	28	2	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	5 GAL	19	2	
	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	1 GAL	34	2	
	EXISTING TREES FICUS NITIDA	FICUS INDIAN LAUREL		5	3 TREES IN THE NORTH AREA 2 TREES IN THE SOUTH AREA	24

Project Owner- COLONIA DEL SUR III HOA

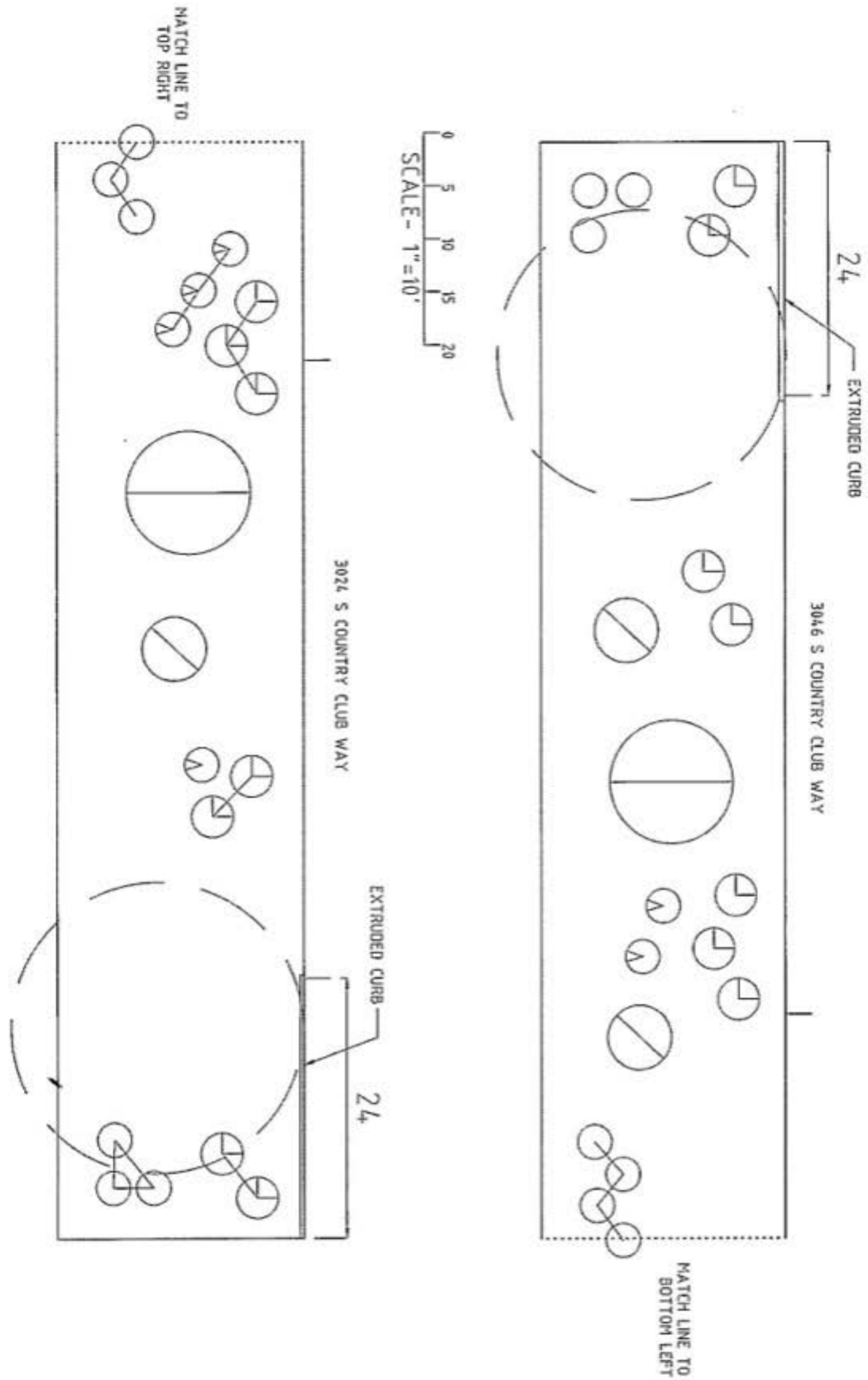
Project Address- 2822-3046 S. Country Club Way

CENTER AREA LANSCAPE PLAN AND PLANT LEGEND

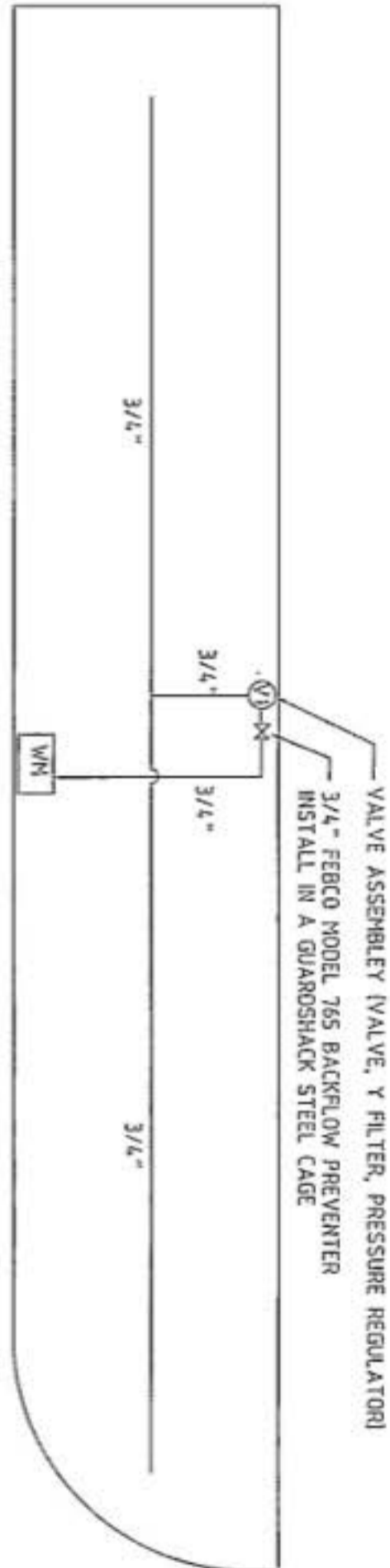
SHEET 2 OF 7



Project Owner- COLONIA DEL SUR III HOA	
Project Address- 2822-3046 S. Country Club Way	
NORTH AREA PLANTING PLAN	SHEET 3 OF 7



Project Owner- COLONIA DEL SUR III HOA	
Project Address- 2822-3046 S. Country Club Way	
SOUTH AREA LANDSCAPE PLAN	SHEET 4 OF 7



CENTER AREA IRRIGATION PLAN

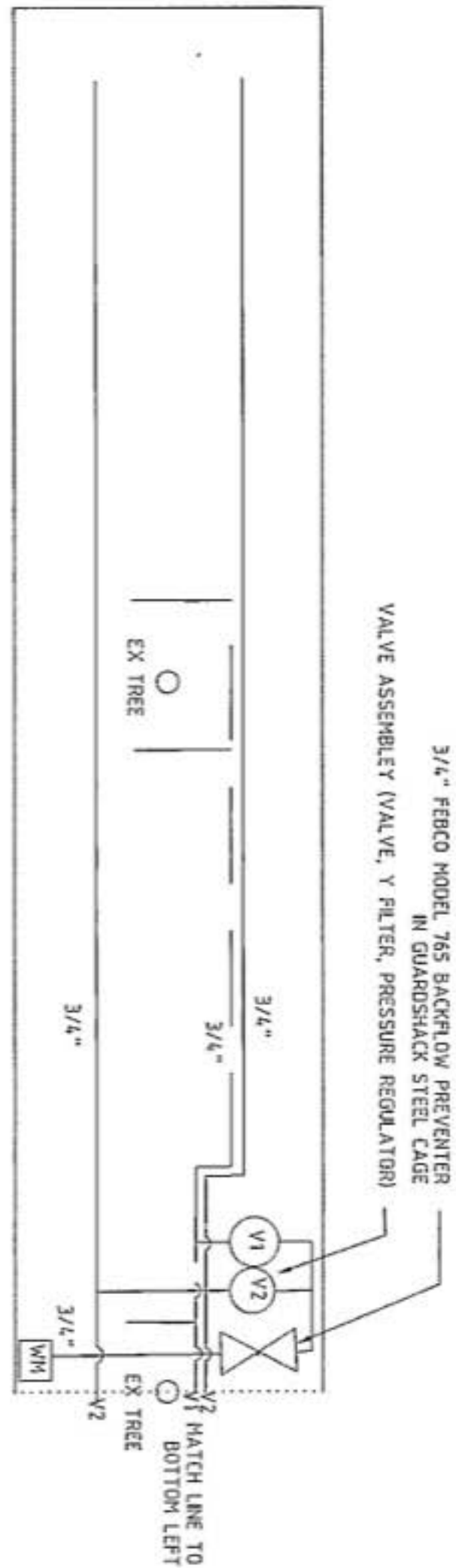
IRRIGATION EQUIPMENT
CONTROLLER- HUNTER NODE WITH LATCHING SOLENOIDS MODEL 100 FOR CENTER AREA (PGV-101G INCLUDES VALVE, CONTROLLER AND SOLENOID) MODEL 200 FOR NORTH AND SOUTH AREAS
VALVES- HUNTER PGV 1 INCH (REPLACE SOLENOIDS WITH LATCHING SOLENOIDS)
Y FILTER- LANDCAPE PRODUCTS 1 INCH MPT, 155 MESH
PRESSURE REGULATOR- SENNINGER 25 PSI, 1"x1" FPT, 2-20 GPM
EMITTERS- BOWSMITH ML220, 2GPH, RED, 1/2 INCH FPT CAP
VALVE BOXES- NDS 21"x16"x12", SAND COLOR (ONE FOR EACH VALVE ASSEMBLY)
EMITTER BOXES- NDS ROUND 6"x8", SAND COLOR

Project Owner- COLONIA DEL SUR III HOA

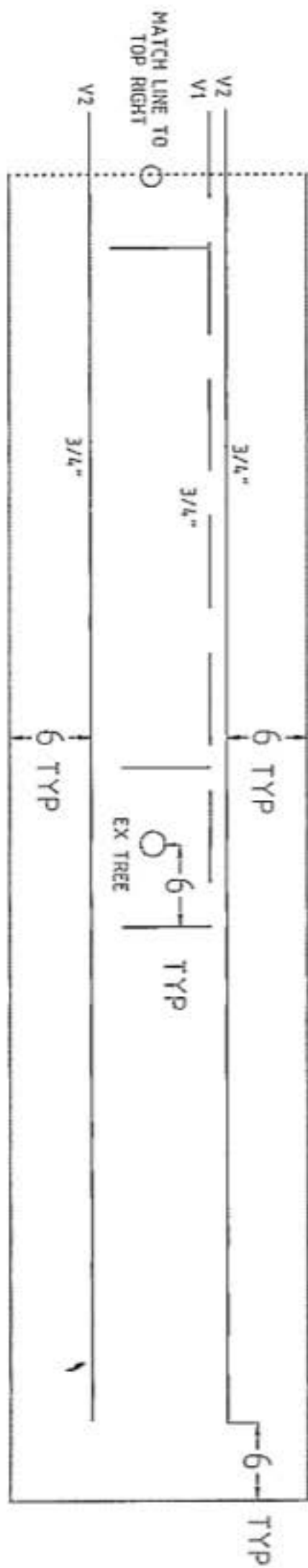
Project Address- 2822-3046 S. Country Club Way

CENTER AREA IRRIGATION PLAN AND IRRIGATION EQUIPMENT LIST

SHEET 5 OF 7



V1- DRIP SYSTEM FOR NEW PLANTINGS
V2- DRIP SYSTEM FOR EXISTING TREES

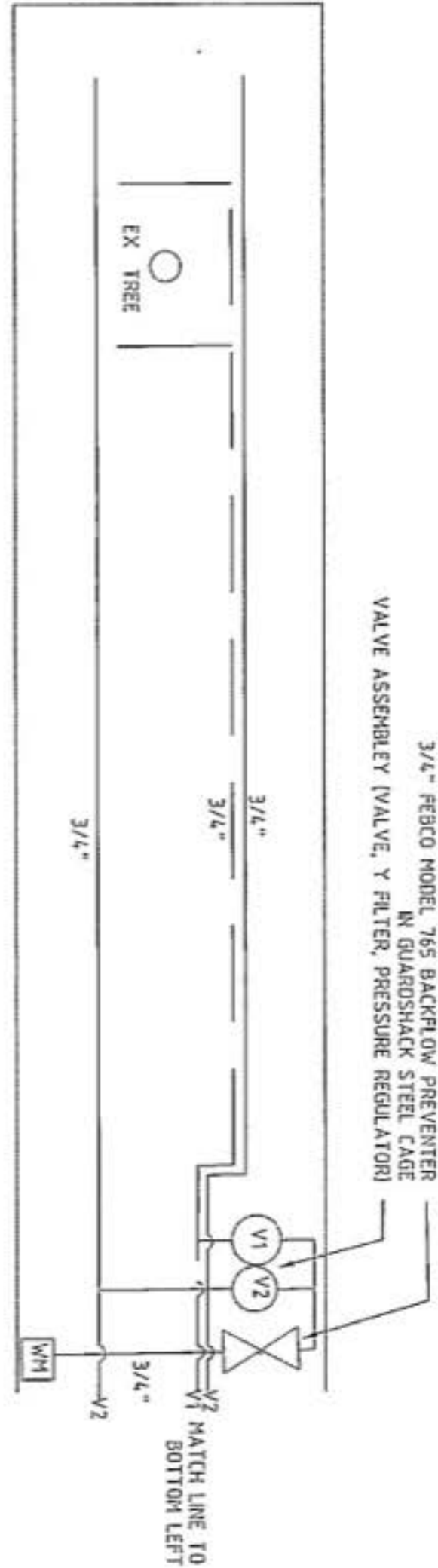


Project Owner- COLONIA DEL SUR III HOA

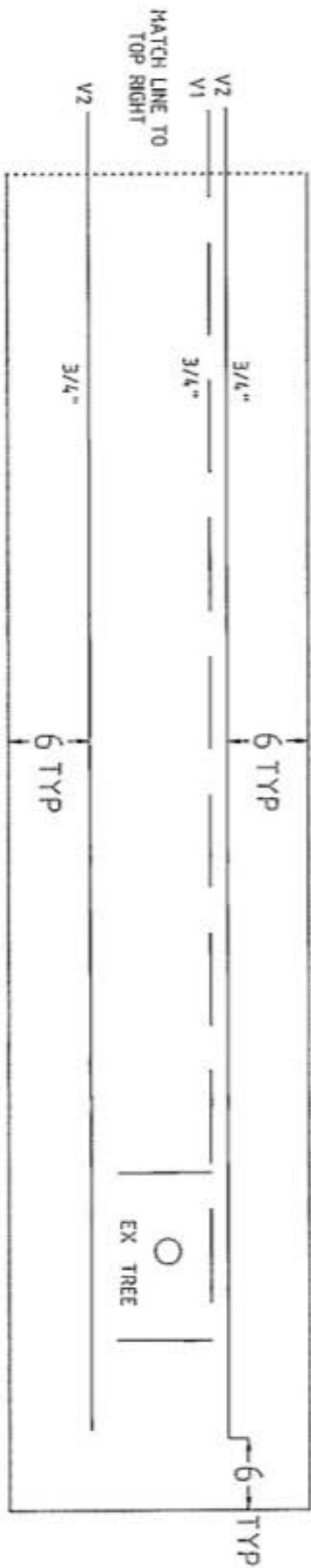
Project Address- 2822-3046 S. Country Club Way

NORTH AREA IRRIGATION PLAN

SHEET 6 OF 7



V1- DRIP SYSTEM FOR NEW PLANTINGS
V2- DRIP SYSTEM FOR EXISTING TREES



Project Owner- COLONIA DEL SUR III HOA

Project Address- 2822-3046 S. Country Club Way

SOUTH AREA IRRIGATION PLAN

SHEET 7 OF 7

BID SPECS

BIDS

PROJECT TIME LINE

We are submitting a grant application to the City of Tempe and hope to obtain a substantial award for this project. The awards will be made in late July, if we obtain grant funds we will rebid the project to allow you to update pricing due to inflation. If funded we would like to get the project started in August.

SECTION 1 – DEMOLITION

- Killing the existing turf should take 2 applications of a glyphosphate herbicide spaced 2 weeks apart. Irrigation will continue to encourage quick uptake of the herbicide.
- Scalp the dead turf .
- Excavate along the sidewalks and driveways 3 to 4 inches tapering up over 4' to original grade so granite will be below sidewalk and driveway level.

SECTION 2 – NEW IRRIGATION

- Schedule 40 PVC pipe and fittings are required.
- Contractor is responsible for obtaining any permits required by the City of Tempe for this project.
- The existing irrigation system can be abandoned in place except for removing the spray heads, back flow risers and valve boxes.
- Start at the meter with a new meter coupling.
- Tape the back flow copper riser where it passes through the concrete pad with underground pipe tape. 2" above and below the concrete.
- Back flow pad top should be 2" above grade so it finishes even with the granite.
- Each valve will be in a separate valve box. Valve boxes will be set 2" above grade.
- Emitter pits will be set 2" above grade with the top of the emitter approximately 4" below lid of box.
- Install a threaded tee or tee plus a female adapter down stream of the back flow with a 3/4" brass hose bib for the project water source.
- Drip lines shall be no longer than 12'. Drip lines will be dug into the grade minimum 2". The drip line end will have a bug plug installed and extend above the granite surface so flow can be verified.
- New tree drip lines will be installed in a circular pattern. New trees will have 12 drip lines with

1 extended to the trunk, 2 more 120 degrees apart from the first and each other 1' from the trunk. 3 more 3' away from the trunk, located halfway between the inner 3. 6 more 5' away from the trunk equally spaced around a 10' diameter circle.

- Existing trees require 24 drip lines. 6 equally spaced around a 5' diameter circle centered on the tree trunk. 6 more equally spaced around a 8' diameter circle and the last 12 equally spaced around a 11' diameter circle.
- Irrigation components are listed on sheet 5 of the plans.
- New back flow devices shall be tested and test reports submitted to the city.

SECTION 3 – PLANTING

- Plants shall be full, past the edge of the container. Under sized plants will be rejected.
- The top of the root ball should be level with or slightly above the finished grade to avoid crown rots and other problems. Fill the hole with unamended soil. Do not pack the soil.

SECTION 4 – GRANITE

- Madison gold, 3/4" screened or approved alternate. Spread 2" thick.
- Apply 2 applications of a pendemethalin based pre-emergent herbicide. First after surface is prepared and ready for granite. Second application after granite is spread. Water in each application

SECTION 5 – SUBMITTALS

- Copies of the all herbicide application reports.
- Copies of back flow test reports.

COLONIA DEL SUR COMMON AREA RENOVATION – BID SHEET

DUE- APRIL 20, 2022



CONTRACTOR- _____

CONTACT- _____ PHONE- _____

CONTRACTOR LICENSE NUMBER- _____

<u>Item description</u>	<u>Cost</u>
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Herbicide applications to kill existing turf, 2 required.....	\$ _____
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Concrete curbing- approx. 100' extruded curb north and south areas.....	\$ _____
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approx. 40' 6"x 12" in center area.....	\$ _____
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Turf area prep- scalp dead grass, excavate along walks and driveways...	\$ _____
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Install irrigation system- labor and material, back flow testing	\$ _____
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Install new plants- labor and material.....	\$ _____
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Install granite- labor and material.....	\$ _____
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Pre-emergent applications- 2 required, before and after granite install....	\$ _____
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Total cost.....	\$ _____
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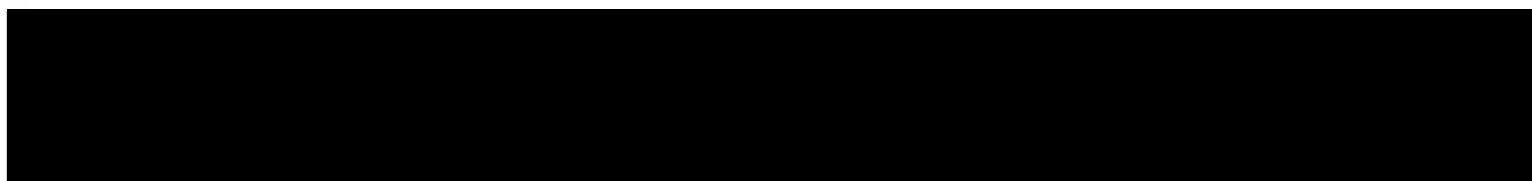
SIGNED- _____

POSITION- _____

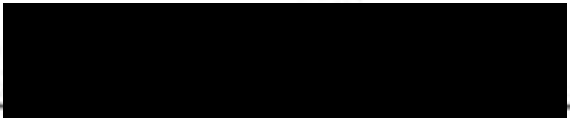
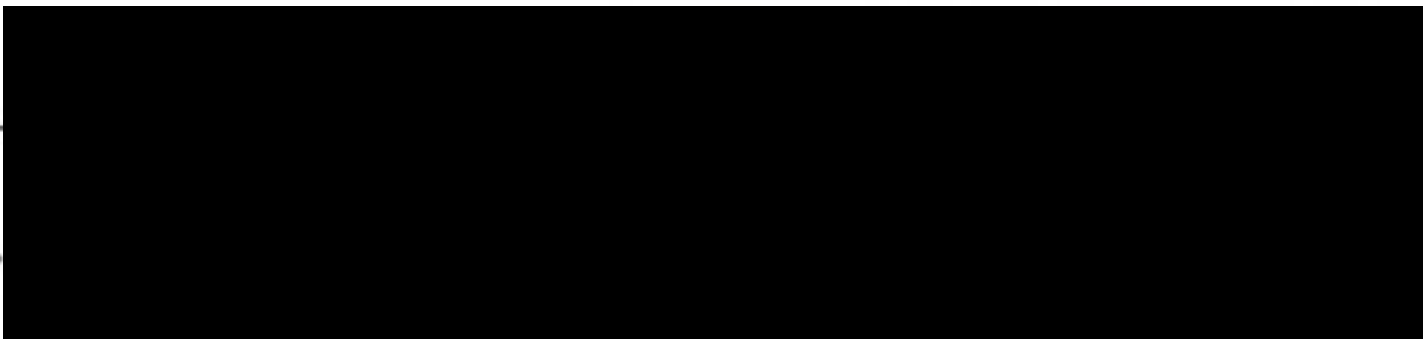
BID EXPIRES ON- _____

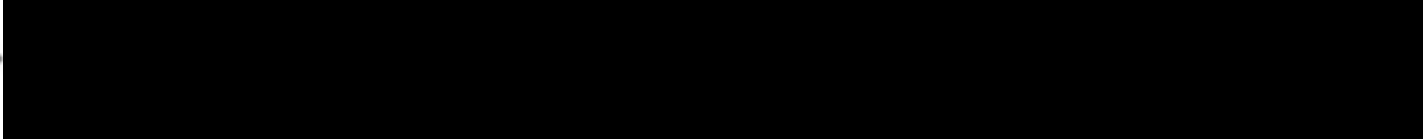
COLONIA DEL SUR COMMON AREA RENOVATION – BID SHEET

DUE- APRIL 20, 2022



CONTRACTOR- Partners Landscape INC.

CONTACT-  

CONTRACTOR LICENSE NUMBER- 

Item description Cost

Herbicide applications to kill existing turf, 2 required.....\$ 485

Concrete curbing- approx. 100' extruded curb north and south areas.....\$ 560

approx. 40' 6"x 12" in center area.....\$ 1400

Turf area prep- scalp dead grass, excavate along walks and driveways...\$ 880

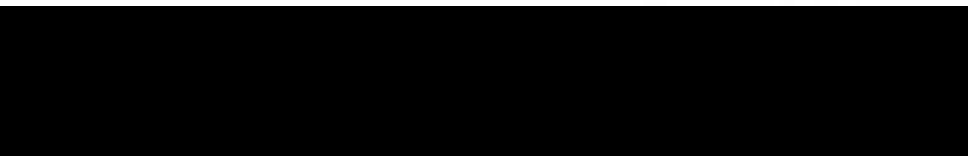
Install irrigation system- labor and material, back flow testing\$ 6862

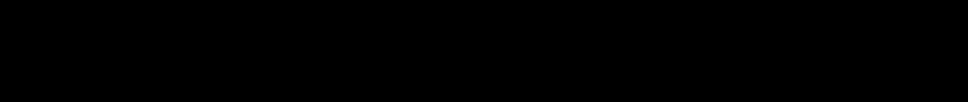
Install new plants- labor and material.....\$ 2846

Install granite- labor and material.....\$ 12,380

Pre-emergnet applications- 2 required, before and after granite install....\$ 750

Total cost.....\$ 26,163⁰⁰

SIGNED- 

POSITION 

BID EXPIRES ON- 7-22-2022



Floyd Stewart

To: CHARLES J HORN >

4:01 PM

Common area renovation contractors

We provided bid packages to 4 contractors on April 11, 2022. They all indicated that they were interested in bidding our project and had bid similar projects for other homeowner associations in the past.

The contractors were-

Apex Landscape Management, Chandler
Partners Landscape and Design, Phoenix
Turf & Trees, Chandler
Terra Verde, Gilbert

The only bid we received was from Partners Landscaping and Design. The other contractors promised to send bids as late as today but none were received.



Previous Minutes—to show HOA involvement

Financial Statements

To: All Homeowners
From: Board of Directors
Re: Annual Report for 2020-2021
Date: August 24, 2021

THE ANNUAL MEETING WILL BE HELD AT 6:00 PM, SEPTEMBER 16, 2021 AT [REDACTED]

The business conducted by the Association in 2020-2021 is as follows:

A. Administration: The annual meeting and September regular meeting were held concurrently on September 24, 2020. The minutes are available and will be summarized. The board meets in January, March, May, September, October and November. We are available at any other time for questions and concerns.

Two units were sold this year.

B. Financials: The dues this year were \$90.00 per unit. \$35.00 general fund and \$55.00 roofing fund. The two newer units (2960 Country Club Way and 1987 E Del Rio) pay \$35.00 per month since they maintain their own roofs. Currently we have about \$28,000 in the general fund and \$50,000 in the roofing account.

C. Roof: The roof was recoated last summer and with proper care and maintenance should be good for another 9 years. REMINDER—Nothing can be attached to the roof at any time. If it is, the unit owner is then responsible for any damage to the roof and all required repairs to the roof. This includes satellite dishes. When AC units are checked every year, condensation pipes should also be checked. Some become plugged and/or get disconnected. Trees should be trimmed so that branches do not touch the roof as they can damage the roof.

D. Insurance: Due to recent water damage claims State Farm has raise our deductible to \$10,000 per claim. The premium was adjusted to \$407.08 per unit. All claims must go through the HOA Board since the HOA is the policy holder. Each unit owner should consult their own insurance agent to insure proper coverage. Resident owners should also consider the SLIPP Program through the City of Tempe.

E. Board membership:

Mary Green	[REDACTED]	Term expires September 2021
Maryjo Cranwell	[REDACTED]	Term expires September 2021
Charles Horn	[REDACTED]	Term expires September 2022
Charles Owens	[REDACTED]	Term expires September 2022
Floyd Stewart	[REDACTED]	Term expires September 2022
Mary Billington	[REDACTED]	Term expires September 2023
Vacant		

-Over-

Note the attached ballot. Please vote and return by 9-16-2021. May be turned in at meeting or mailed for timely arrival.

Major items for discussion at the Meeting include:

- A. Three common areas—how to manage going forward.**
- B. Presentation for proposed Property Management Company.**
- C. Insurance—coverage and deductible—going forward.**
- D. State of the Board. We need a seven member board and a complete slate of officers.
(We currently have no President.)**

General Membership Meeting: September 16, 2021

Board Members Present: Owens, Billington, Green, Horn

Homeowners Present: Joe and Wendy McCallister, Renee Gutierrez, Rose Kempton, Janet Dempsey

The Annual Homeowners Meeting was called to order at 6:05 PM.

Minutes from the 2020 Annual Meeting were read and approved. Motion by Owens, second by Billington.

The 2021 Annual Report was presented. All homeowners have received a copy.

Results of the board election were announced. Green and Cranwell were reelected for another three year term. Renee Gutierrez, a new board member, was elected for a three year term.

Your board consists of the following:

Renee Gutierrez.

Mary Green.

MaryJo Cranwell.

Mary Billington.

Floyd Stewart.

Charles Owens.

Chuck Horn.

Financial reports through August 2021 were presented and discussed by Charlie Owens. The 2022 budget was discussed.

Major topics discussed were as follows:

- A. Roofing Fund. Major maintenance was performed last year at a cost of about \$170,000. This should last for about another nine years. Assuming 5% inflation the project will be expected to cost about \$277,000. At our current contribution rate we will be expected to have about \$247,000. In future years we will need to adjust contributions to meet this need.
- B. Common area upgrades: The current sprinkler system is about 50 years old and needs major upgrades. Two possible options and solutions were discussed.

1. Replace current (and original) system with new and include timer controlled valves. Three bids were obtained for the three common areas (11,000 sq ft) to include a new system including battery powered valves. Bids range from \$12-15,000. We will still be using water at a rate of \$1,500/year and landscape services of a minimum of \$5,300/year.
2. Convert all common areas to granite. This would long term significantly cut down on water and landscape costs.

General consensus of the board and owners present was that replacement with granite is the better option. The board will put together bid specifications, solicit bids and hopefully present at October meeting.

- C. Property management. K. Devenport solicited bids from three management companies. Fees ranged from \$550/month to \$1,300/month for very similar services. The consensus of the homeowners present was that our association couldn't afford "full service" management. We will pursue limited services mainly with respect to CC&R violation management.

Meeting adjourned at 7:30 PM.

Other information:

We had the common areas mowed and trimmed this past week by Andrew Hoodzow (480-955-4358). If you think he did a decent job and need yard work done give him a call.

The next regularly scheduled board meeting is on Thursday, October 21, 2021. 6:00PM at [REDACTED]. The bookkeeper reports the following balances as of 9-15-2021. If there is a discrepancy check with her—Cheryl Briones [REDACTED].

Colonia Del Sur 3 HOA

Board Meeting Minutes for 10-21-2021

Meeting called to order at 6:05 PM

Board Members in Attendance: Owens, Green, Gutierrez and Horn

A. Board members selected to be officers were as follows:

President. Renee Gutierrez
Vice President. Mary Jo Cranwell
Treasurer. Charles Owens
Secretary. Charles Horn

B. The Treasurer presented the 2022 budget and it will be submitted for a vote at the November meeting. See attached.

The Treasurer will send out PAYMENT DEMAND LETTERS to two owners who are in arrears in excess of \$1500 for dues and insurance payments.

C. Landscape of common areas in granite. Bid specs are being developed and will then be sent out for a minimum of three bids. This should significantly decrease water and landscaper costs.

D. Insurance clarifications of coverage:

1. The policy is written in the name of the association. Therefore all claims must be submitted through the board.
2. We have a deductible of \$10,000 and have been advised by an attorney that it should be \$20,000.
3. Since the board has discretion as to loss coverage, we will not be authorizing coverage for floor coverings, wall coverings, appliances, improvements and alterations and other inside building materials such as cabinets and plumbing or heating systems located inside the unit. Check with your insurance agent to assure proper coverage.

E. Alley maintenance. Be sure that you or your tenant keep the area behind your fence weed, clippings and trash free. It is your RESPONSIBILITY. Throwing trash over the fence is not acceptable.

F. The board is reaching out to the Alameda Meadows and Santo Tomas Neighborhood Associations to support their plan for recharacterization of Country Club Way.

Motion to adjourn meeting was made by Green at 7:25 PM.

ANNOUNCEMENTS:

Reminder on rules for display of holiday decorations:

- a. Halloween—Oct. 1 through Nov. 7
- b. Christmas—day after Thanksgiving through 1 week after New Years Day
- c. Easter—2 weeks before through 2 weeks after Easter

Please supply us with current contact information—EMAIL, PHONE AND ADDRESS for YOU and your TENANT. If you got this letter via US Mail we need your email address.

Minutes for Board Meeting of 11-18-2021

Meeting called to order at 6:05 PM

Board Members in Attendance: Owens, Green, Gutierrez, Horn and Stewart

Minutes for the 10-21-2021 meeting were examined. Motion was made by Owens and seconded by Gutierrez to approve as presented. Approved unanimously.

A. Treasurers Report by Charlie Owens:

Presented the Financial Statement for the association through 10-29-2021.

The 2022 Proposed Budget was presented and discussed. Motion to approve was made by Gutierrez and seconded by Green. Approved unanimously. See enclosed.

PAYMENT DEMAND LETTERS were sent registered mail to two owners who are in arrears in excess of \$1,500 for dues and insurance payments. Letters were received and to date no payment has been received. If payment is not received by 11-24-2021 our attorney will begin collection proceedings.

B. Discussion on common area improvement was led by Floyd Stewart. Main points are as follows:

What to do with the common area:

- a. Try to patch together the existing system. Cheapest short term but most expensive long term due to water usage and maintenance (landscaping and continuous repairs).
- b. Replace existing system with new, more efficient watering system complete with timed sprinklers. Cost would be in range of \$20,000 or more.
- c. Replace existing system with granite. Questions include what to do with existing trees and if we want some type of xeriscape. Cost would be in excess of \$30,000 depending on tree and xeriscape decisions.
- d. Deed common areas to adjacent owners. This would involve attorney fees, approval by the HOA members and acceptance by adjacent owners. For the HOA this would be, long term, the most reasonable financially.

For at least three of the four proposals a special assessment in the range of \$750/unit would be needed. Please be sure to get your feelings known. Letters will be sent out asking for your input.

- C. The SliP Program offered by the City of Tempe will be terminated effective January 2022. You should receive a letter concerning the opportunity to join a new program that the city has entered into with Service Line Warranties of America (SLWA). Please look over the program carefully. It is about the same cost as the SliP program.

Colonia del Sur III, HOA

Minutes for Board Meeting of 01-19-2022

Meeting called to order at 6:05 PM

Board Members in Attendance: Owens, Green, Billington, Horn, Stewart
Guests: Kempton and Dempsey

Minutes for the 11-18-2021 meeting were examined. Motion by Owens, seconded by Green to approve as presented. Approved unanimously.

- A. Treasurer's Report presented by Charlie Owens.
The financial statement for the association through 12-31-2021 was presented. The roofing fund has a balance of [REDACTED]
- B. Delinquent Homeowner Payments. Neither has responded the the lawyer "Demand Letter" and The lawyer will proceed with collection of amount due.
- C. Changes in insurance coverage are being finalized and all owners will be receiving a letter outlining the changes in coverage.
- D. Landscape subcommittee—Stewart's, Owens, Green and Horn —will meet on 1-22-2022 to draw up bid specs.

Motion to adjourn was made by Green at 6:55PM. Passed unanimously.

Next meeting wilt be 3-16-2022 at 6:00PM at 2960 S Country Club Way.