



Maryanne Corder Neighborhood Grant Application FY 2024/2025

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 22, 2024.**

Name of association	# of households
Stonegate HOA	93
Project location and major cross streets	
Hardy and Guadalupe	
Primary contact for grant follow up (please specify role i.e. Chair, board member, treasurer, resident)	Authorizing individual, if different (will accept funds, sign contract- for HOAs typically Community Property Manager)
Amanda Lang - President	Sara Workman - GUD Community Management
Primary contact email	Authorizing individual email
[Redacted]	[Redacted]
Primary contact phone number	Authorizing individual phone number
[Redacted]	[Redacted]
Primary contact address (include zip)	Authorizing individual address
[Redacted]	[Redacted]

1. Project description: Describe your project in no more than three sentences.

Phase 1 (2024-2025) marks the beginning of Stonegate HOA's comprehensive two-year endeavor to enhance water conservation and revitalize our landscape, with a primary objective of replacing our outdated, original to the homes (built in the early 90s), inefficient, leaking single-line drip irrigation system with a cutting-edge system featuring a wifi enabled smart controller, high-efficiency nozzles, rain sensors, and remote monitoring capabilities to optimize water usage for the common areas in our community that border Tempe city street, Hardy. These improvements are not only designed to serve our HOA community, but also extend benefits to the residents of the city who enjoy open access to our perimeter walkways, neighborhood paths, and public common areas, and ensure that our community actively promotes environmental conservation while ensuring efficient water management. By complementing this project, we plan to overhaul the drip irrigation in our common areas, which will enable us to forward plan and in the near future, replace any deceased trees and plants with drought-resistant, low-water-demand trees and shrubs, aligning with city landscaping standards as well as the development of a Landscape Architectural Plan, which will be submitted to the city for approval, ensuring our community's planning documentation will be up to date and accurate.

2. Project Budget (include sales tax)

Expenses	Amount
Irrigation replacement of common areas	\$ 66220
	\$
	\$
	\$
	\$
	\$
	\$
Required match (HOA & Crime-Free Multi-Family Housing projects only) 25% of project total:	\$ 46220
	Grant funds requested: \$ 20,000
	Total project cost: \$ 66220

Maryanne Corder Neighborhood Grant Application—pg. 2

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Neighborhood Services staff :
Brenda Clark , Elizabeth Thomas , Shauna Warner | <input type="checkbox"/> Trees: Richard Adkins |
| <input type="checkbox"/> Art: Sarah Nieto | <input type="checkbox"/> Traffic Calming: Cathy Hollow |
| <input type="checkbox"/> Landscape/Lighting/Walls: Michelle Dahlke [REDACTED] | <input checked="" type="checkbox"/> Water Conservation: [REDACTED] |
| <input type="checkbox"/> Parks/Playground: Dave McClure | <input checked="" type="checkbox"/> [REDACTED]; Andi Couet and Lauren Marks |
| <input type="checkbox"/> Signs: Mike Scarpitta | |

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

Completion: Due to financial concerns, in April of 2023, Stonegate HOA had an entirely new board step in and take over the operation of the HOA. The community had only \$1798.21 in funds at the time of the new board's establishment. In a concerted effort to turn the community around and be able to fund essential projects, such as irrigation and drip line replacement, the new board of Stonegate HOA rigorously cut operational expenses. The board has also adjusted the dues and increased them twice since 2023 to alleviate any financial concerns for these necessary projects. Additionally, our budget has been meticulously restructured to allocate resources for these vital enhancements. The board's unwavering commitment over the past year has successfully stabilized our financial position, ensuring the project's viability. We ended 2023 with an available balance of \$20,090. Our most recent financial report reflects a healthy balance of \$27,539.48 that is projected

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 process and strategies are and will continue to 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).

Community Outreach: In 2022 and early 2023, Stonegate was in a dire financial situation, in which we couldn't even afford to pay our water bill, and the City of Tempe turned off the water to our community as a result. Upon finding out about this, several community members attempted to resolve the issues with the current board. However, the board refused to make any changes or act in the best interest of the community. As a result, these community members forced the board to resign and took over as a new board on April 12th of 2023 (attachment 2). Throughout 2023 and 2024, the board made a concerted effort to involve the community and homeowners in not only our finances and operation, as we were a new board that wanted to involve the community in our decisions and show absolute transparency. The board hosted numerous board meetings (attachment 3), with the open meeting agendas email blasted and posted at our community board by the mailbox. The board also created a Community Google Drive with board meetings and other info (attachment 4), involved the community on the Community's Facebook Group and door knocked several times with HOA newsletters and flyers (attachment 5). In addition, the HOA hosted several community events encouraging community involvement, including a Fall Fest and Tempe Gains Event in October as well as an Easter event in March (attachment 6). On April 10th 2024, the Stonegate HOA Annual Meeting occurred (attachment 7). The participating community members were encouraged to discuss the upcoming proposed landscape and irrigation projects along with the board addressing any questions or concerns from the community as well. These varied communication avenues have been used and will continue to be used to ensure community involvement not only for the Tempe Grant program decision, but for any other HOA involved and neighborhood matters. The President and Vice President of the board have also both shared their personal contact information with the community through all of the communication channels.

2942 N 24th St UNIT 114
Phoenix, AZ 85016
(602) 776 8805
ROC#338153



Irrigation Proposal

April 10th, 2024

RE: To whom it may concern the following proposal is for an irrigation replacement for the **Stonegate Community**. The irrigation replacement will consist of the following:

Removal and cancellation of all current irrigation

All current irrigation will be replaced/removed as much as possible.

Trenching for 7000 LF of ¾ Inch Schedule 40 PVC

8-12 inches will be trenched out to prepare for the installation of the scheduled 40 PVC.

Installation of 7000 LF of ¾ Inch Schedule 40 PVC

Once placed, all PVC will be attached and checked to ensure everything works properly. All drip lines and emitters will be attached to the lateral lines in the most efficient way possible to ensure adequate water to each plant.

Backfilling of irrigation trench

Once all is attached we prepare to backfill the irrigation trench and backfill it with the existing soil.

Raking and Grading for disturbed area

All disturbed areas will be raked and graded to help minimize the disturbance that occurs.

Programming and Final Inspection

After completion all timers will be programmed and irrigation will be inspected

Total Price \$66,220.00

*** Valid Sixty Days***

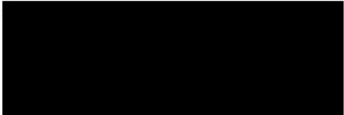
ESTIMATE

Endless Summer Yard Care

P.O. Box 644
Chandler, AZ 85244
(602) 517-5171



To:



Estimate #	3649
Estimate Date	03/28/2024
Total Amount	\$96,819.80

Item	Quantity	Price	Tax1	Tax2	Line Total
Complete new pvc irrigaton installation	1.0	\$96,819.80			\$96,819.80

Subtotal:	\$96,819.80
Tax:	\$0.00
Past Due Amount:	\$0.00
Total Amount:	\$96,819.80

Notes

Irrigation Install

This estimate is to install a complete irrigation system with PVC. Attached to the pvc will be risers with manifolds attached with ether 1,2,3,4,6, or 9 ports attached. Each manifold will have spaghetti lines that run off them to each bush, tree or cactus. We will trench 6501 feet at roughly 6 to 12 inches deep under ground to lay the pvc in the trench, once completed the trench will be closed.

A new smart irrigation controller will be installed with 16 to 20 stations and rewired and programmed.

All valves will need to be located and tested for function and the wiring tone tested to ensure no open circuits as needed.

Manifold covers will be installed to ensure safety of the installed manifolds.

Appropriate number of 1/4 lines will be can to each bush, tree or cactus.

This estimate also assumes all valves, solenoids, and wiring are correct and functional, if they are not or an extra valve, solenoid or fixed wire needs installed additional charges may apply.

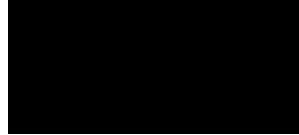
Proposal for Extra Work at Stonegate HOA Re-pipe

Property Name
Property Address



Contact
To
Billing Address

John Iannarelli



Project Name Stonegate HOA Re-pipe

Project Description Install 6,266 LF of 3/4" PVC laterals w/ Multi-ports

Scope of Work

- Install approximately 6,266 linear feet of 3/4" sch40 PVC laterals with Bowsmith multi-port emitters.
- Trees and shrubs will share the same laterals.
- Trees will receive 2GPH emitters.
- Shrubs will receive 1GPH emitters
- For all hardscapes, it is assumed that sleeves are present. If sleeves are found not be present at any crossing points under hardscapes, an additional proposal will be provided to bore under the hardscapes and install sleeves at an additional cost.
- Flush caps will be installed on the ends of the new laterals.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Materials, PVC Pipe, Emitters, 1/4" Tubing etc.	\$11,003.33	\$11,003.33
1,205.00	MAN HOUR	Labor	\$60.00	\$72,300.00
4.00	WEEK	Equipment, Trencher	\$1,041.67	\$4,166.67

For internal use only

SO# 8378526
JOB# 391600000
Service Line 150

Total Price \$87,470.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
2902 East Illini Street, Phoenix, AZ 85040 ph. (602) 276-5900 fax (602) 276-8191

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

		Community Rep
Signature	Title	
John Iannarelli		
Printed Name	Date	
		April 04, 2024

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager
Signature	Title	
Kenneth D Rodger		
Printed Name	Date	
		April 04, 2024

Job #:	391600000		
SO #:	8378526	Proposed Price:	\$87,470.00









*Stone Gate
Community*

















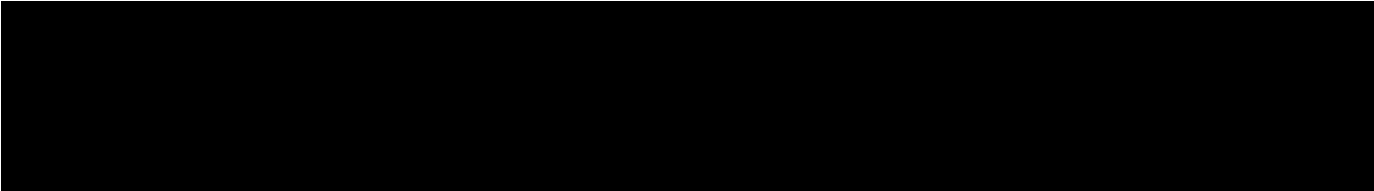






Amanda Lang 

Your application to be a Board Director for Stonegate Community

2:57 PM

Hello, everyone:

You are receiving this email to acknowledge that you applied to become a candidate for the Board of Directors for the Stonegate Association. I have reviewed your governing documents and closed the application period as it was announced and originally sent to all owners of record. The date to apply has now come and gone and that includes a grace period I provided to trap any stragglers in the process. In total I received 7 applications for 9 potential positions. After reviewing your governing documents, I found that the Board Director numbers can be as little as 3 or as many as 9. That is typical.

The Stonegate association is currently on track to fail for various reasons to be discussed later. My point is to establish the "overall condition" of the association as I see it currently. My plan is to do all I can to assist you as owners and to save the association any future distress. Most of the issue is related to funding but not all, in my humble but professional opinion.

Because of funding issues and previously documented lack of interest in maintaining a functioning Board, I am making the following proposal. I have discussed this with an industry attorney and was told that my proposal was sound with another option to be "receivership". I must tell you that none of the content in this email is intended to be "legal Advice" and that I am not an attorney. My proposed recommendation to you is as follows:

1. Forego an election since you are short on funding and elections cost money.
2. Instead of an election, all agree to establish a board of all 7 candidates since you can have up to 9 members. That means that no one that applied gets left out. Volunteers are hard to find in my experience and I have great respect for those who are willing.
3. Providing that you all agree, we all get in a room together and the 7 of you nominate officers and then vote to elect officers from those nominated (President, Vice president, treasurer, secretary). Those not elected as officers would become sitting directors with votes on all board matters moving forward.
4. You would then immediately have a new Board in place and could start conducting the business of the association as such and with leadership in place.

I feel that in order to do this, you would all need to agree unanimously to do this as I have described above. Also, 4 of you would need to agree to one year terms for 4 of you and two year terms for 3 of you. That staggers terms as required by your governing documents. You could draw lots or cut cards for that if necessary. I would suggest that those elected as officers including the Secretary get the 2 year terms in order to provide some continuity.

I propose a meeting in Associa's Scottsdale office on April 12, at 6:00PM to discuss and try to pull all of this together. If you cannot attend this meeting or are no longer interested, please contact me directly with a "reply all" to this email. The address is below in my signature element. I believe time is of the essence and we need to move forward ASAP at this point. Please feel free to contact me with your thoughts or any questions you may have related to this matter and whether you can make the proposed organizational meeting, or not. Thank you and I look forward to meeting each of you.

Respectfully,

Mike

Michael D. Arrington

President of Operations, Scottsdale Branch

Please note that my email address has changed to [REDACTED]

Associa Arizona®

[7373 N Scottsdale Rd, Ste A102](#)

[Scottsdale, AZ 85253](#)

[Office: 480-892-5222, option 0](#)

www.associaarizona.com

[Your feedback is important! • TownSq](#)



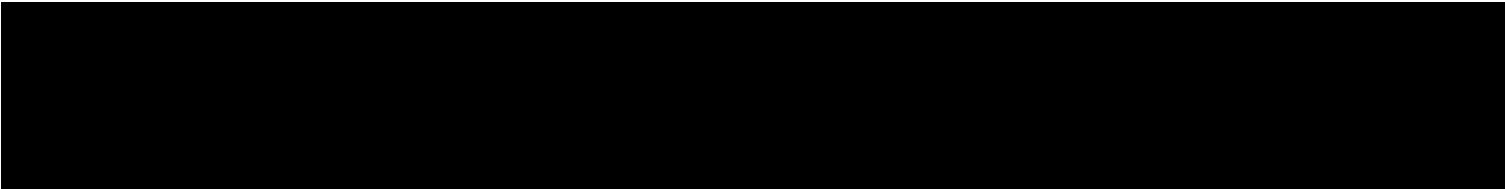
**ASSOCIA IS CERTIFIED AS A
GREAT PLACE TO WORK!**



Amanda Lang [Redacted]

Stonegate - Organizational Meeting

1 message



Good afternoon everyone,

We wanted to send all of you a reminder for tomorrow night's meeting. You are all welcome to attend in person here at the office but we have provided a Zoom options as well in case you would like to join remotely. Please see the below zoom information for tomorrow's meeting. We have also posted the announcement on TownSq for the residents to participate if they would like.

After the organizational meeting adjourns we will ask the homeowners to end their zoom connection so Mike can host a Board 101 training for those of you who would like to participate.

If you have any questions please let Mike and I know.

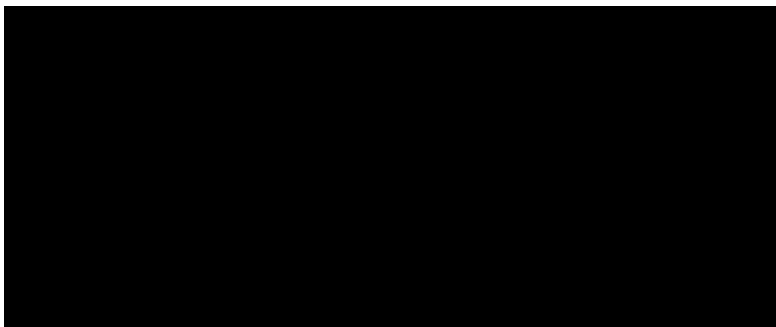
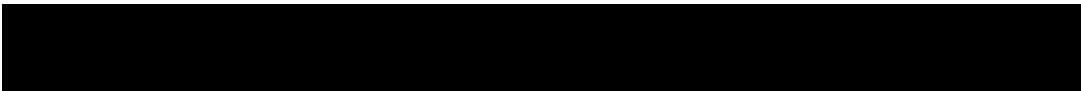
Thank you.

Associa Scottsdale is inviting you to a scheduled Zoom meeting.

Topic: Stonegate - Organizational Meeting

Time: Apr 27, 2023 06:30 PM Arizona

Join Zoom Meeting



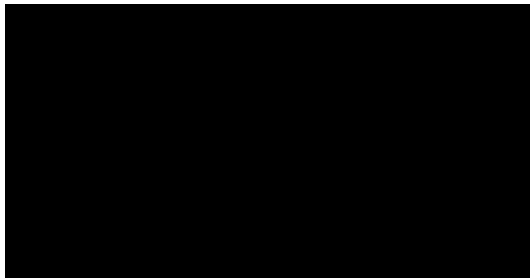
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I will be out of the office Friday, April 28, 2023 and returning Monday, May 8, 2023.

Shawn Nemmers

Vice President of Operations, Scottsdale Branch

Associa Arizona®





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GREAT PLACE TO WORK!**

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Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

May 18, 2023 @ 6:00 PM – Stonegate Pool

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meetings at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting, and will allow a “reasonable number of persons to speak on each side of an issue”.

- I. Call to Order and Protocol**
- II. Welcome and Introductions** – Board Directors, Officers, Management, Guests
- III. Approve Previous Meeting Minutes**
- IV. Approve April 2023 Financial Statement**
 - a. Treasurer Report
- V. Management Report - Manager**
- VI. New Business**
 - a. Parking Spaces – Towing Plan
 - b. ARC Review Process
 - c. Committee Formation
 - d. Delinquent Accounts – This is an Executive Session matter and may not be discussed. Delinquency Report is included in April Financial Statement.
 - e. Collections Plan
 - f. Pool Maintenance Plan
 - g. Compliance/Violations Cheat Sheet
 - h. Taxes/Audit
 - i. Reserve Study
 - j. Landscaping Repairs
- VII. Unfinished Business: None**
- VIII. Adjournment**

Open Forum – Comments/Questions from residents directed to the Board. Please limit to 2 to 3 minutes per comment and 2 to 3 speakers on either side of an issue. Presentations must be on this Agenda and approved by the Board to be considered.

Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

June 28th, 2023 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meetings at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting, and will allow a “reasonable number of persons to speak on each side of an issue”.

I. Call to Order/ Establish Quorum

Board Members: Amanda Lang, John Iannarelli, Paul Gregg, Sunil Gupta, Dee Pei,
Valerie Garcia, Cheri Smith
Community Manager- Shawnte Johnson

II. Approve Previous Meeting Minutes

III. Approve May 2023 Financial Statement

a. Treasurer Report

IV. Old Business

- a. Landscaping Bids- Update
- b. Pool Bids-Update
- c. Towing Contract – Update
- d. Violation Cheat Sheet- Update
- e. ARC Review Committee- Update

V. New Business

- a. Dog Waste Station - Discussion
- b. SRP Notice- Electricity Increase 9.6% November 2023

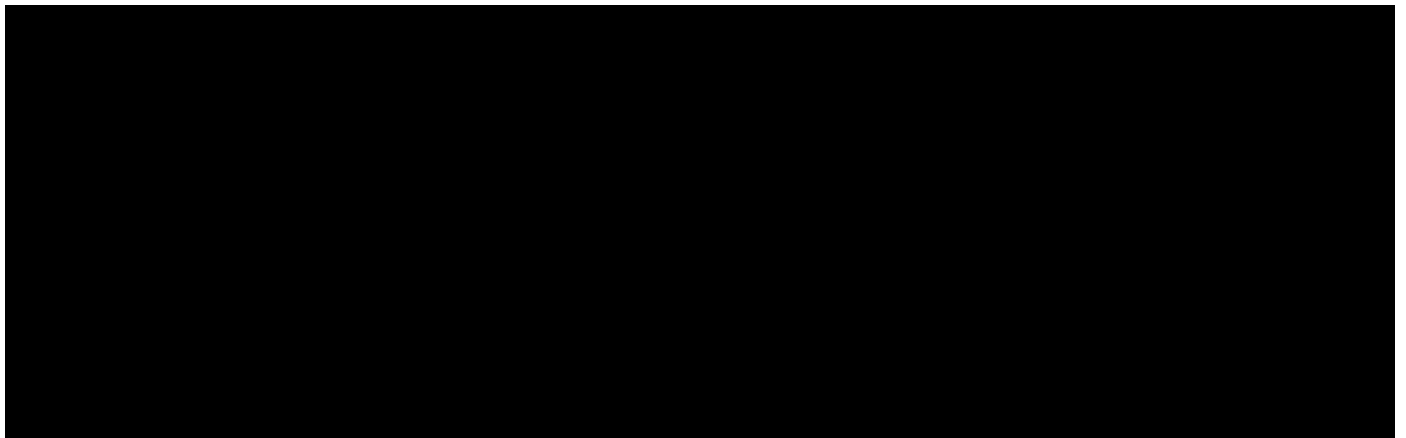
VI. Adjournment -

Open Forum –

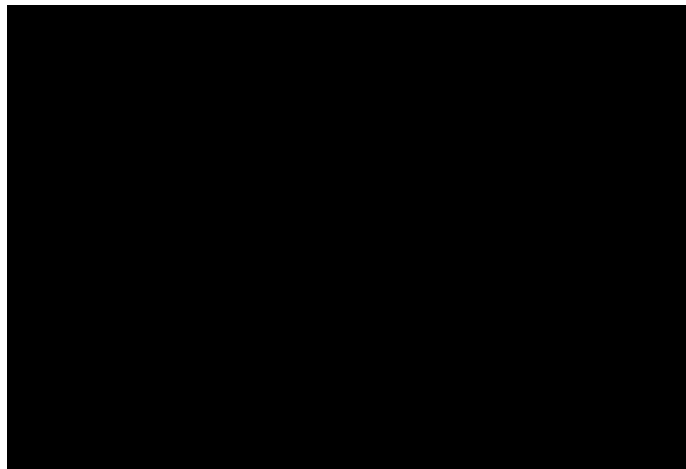
**Stonegate Homeowners Association
Open Session**

**July 26, 2023
6:00 PM**

Via ZOOM



Scan QR Code for Access to Links



Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

July 26th, 2023 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meetings at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak "at an appropriate time during the deliberations and proceedings." The Board may place reasonable time limitations on persons speaking during the meeting, and will allow a "reasonable number of persons to speak on each side of an issue".

Board Members: Amanda Lang, John Iannarelli, Sunil Gupta, Dee Pei, Valerie Garcia, Cheri Smith, Paul Gregg

I. Call to Order & Establish Quorum & Welcome

- a. Board Members in attendance
- b. Community Q & A

II. New Business

- a. Review Association Management Performance
- b. Review Management Bids and Choose a new Management Company
- c. Pool
- d. Landscaping

III. Community Updates - Homeowner Opinions Needed

- a. Raising Dues
- b. Architectural - Update to Homes - Exterior Paint Colors
- c. Annual Meeting - Date TBD - Call for Candidates
- d. Committees - Call for Members

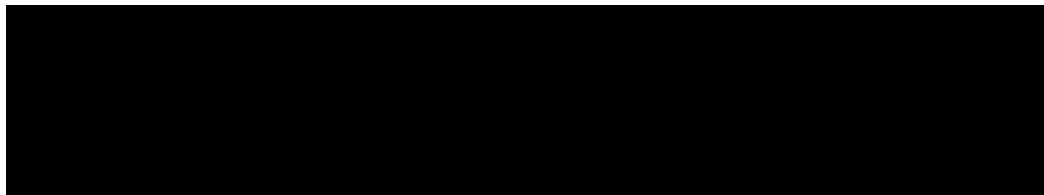
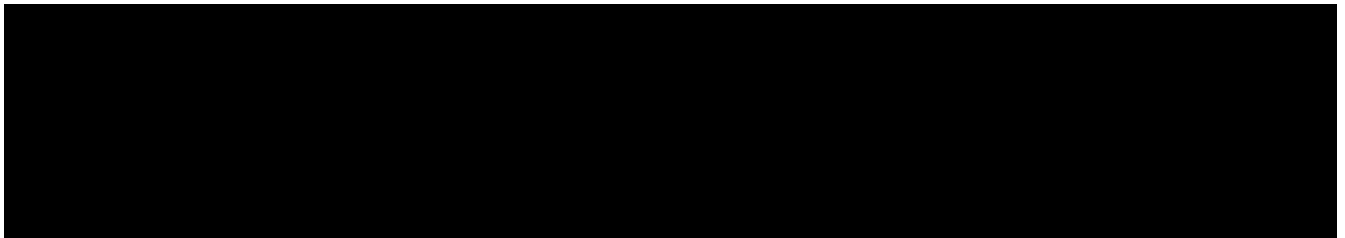
IV. Open Forum

V. Adjournment

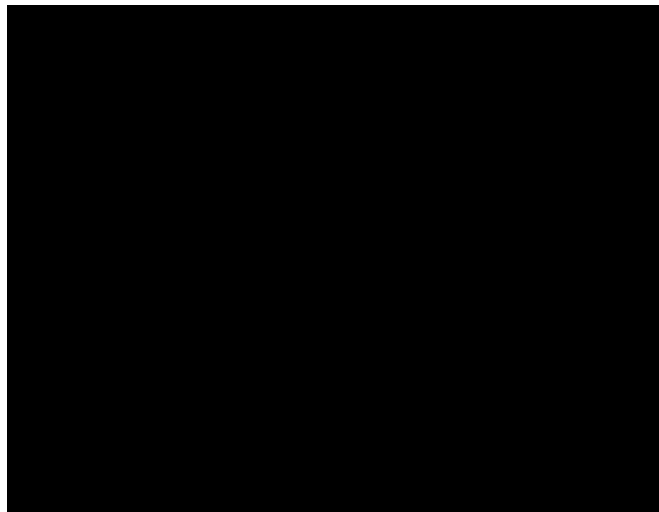
**Stonegate Homeowners Association
Open Session**

**August 23rd, 2023
6:00 PM**

Via ZOOM



Scan QR Code for Access to Links



Stonegate Homeowners Association, Inc.
Board of Directors Meeting - Open Session

August 23rd, 2023 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meetings at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak "at an appropriate time during the deliberations and proceedings." The Board may place reasonable time limitations on persons speaking during the meeting, and will allow a "reasonable number of persons to speak on each side of an issue".

Board Members: Amanda Lang, John Iannarelli, Sunil Gupta, Dee Pei, Valerie Garcia, Cheri Smith, Paul Gregg

I. Call to Order & Establish Quorum & Welcome

- a. Board Members in attendance
- b. Community Q & A

II. New Business

- a. Armored Self-Storage Investigation
- b. Review Landscaping Bids and Choose a Vendor

III. Open Forum

IV. Adjournment

**Stonegate Homeowners Association
Open Session**

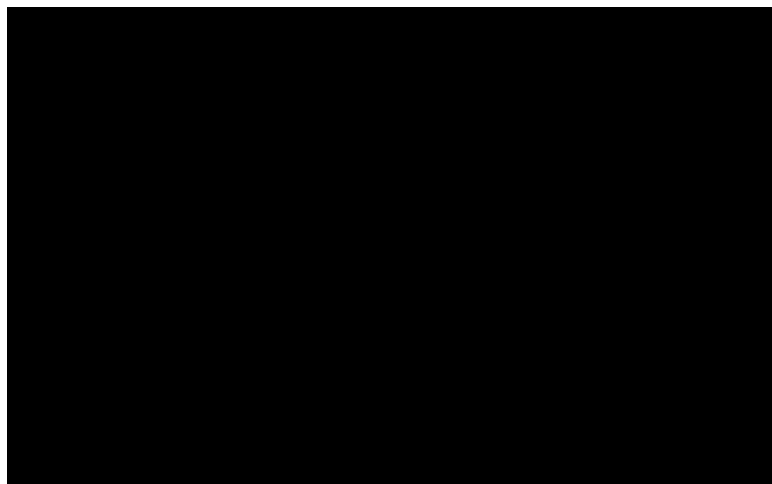
**September 12th, 2023
6:00 PM**

Via ZOOM

Join Zoom Meeting



Scan QR Code for Access to Links



Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

September 12th, 2023 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meeting at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting, and will allow a “reasonable number of persons to speak on each side of an issue”.

Board Members: Amanda Lang, John Iannarelli, Sunil Gupta, Dee Pei, Valerie Garcia, Cheri Smith, Paul Gregg

I. Call to Order & Establish Quorum & Welcome

- a. Board Members in attendance
- b. Community Q & A

II. New Business

- a. Review July and August Financials
- b. Board Reimbursement Policy
- c. Insurance Review and Renewal
- d. Taxes
- e. Annual Meeting
- f. Committees
- g. Fall Festival
- h. Towing
- i. Pool
- j. Dues Increase
- k. Landscaping - Trees

III. Open Forum

IV. Executive Session

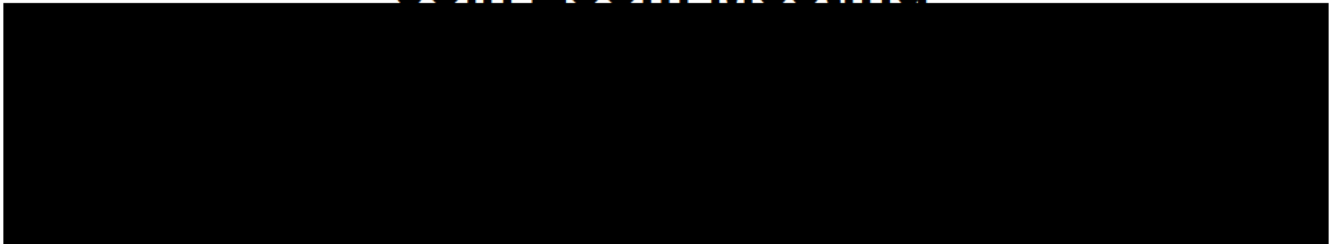
V. Adjournment

**Stonegate Homeowners Association
Open Session**

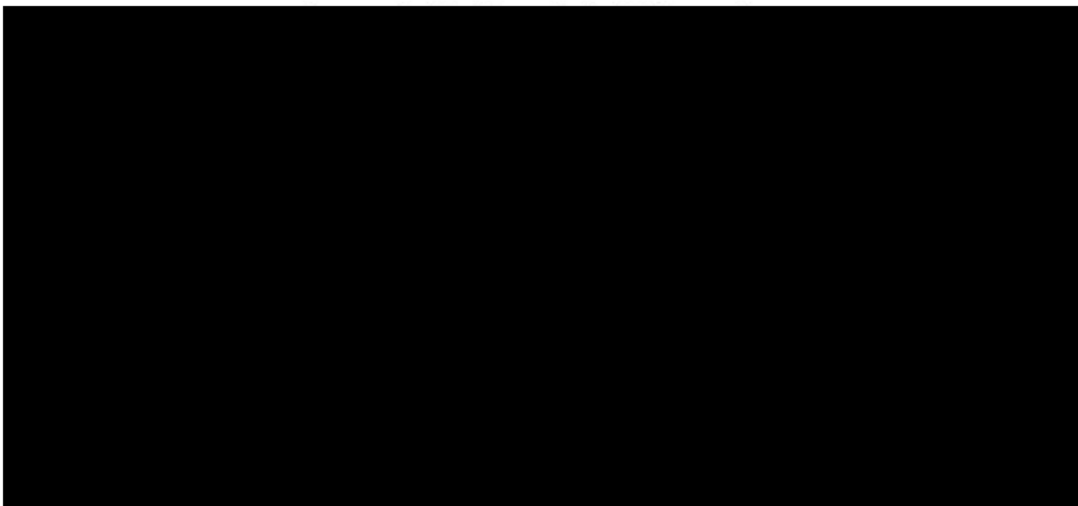
**September 20th, 2023
6:00 PM**

Via ZOOM

Join Zoom Meeting



Scan QR Code for Access to Links



Stonegate Homeowners Association, Inc.
Board of Directors Meeting - Open Session

September 20th, 2023 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meeting at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting, and will allow a “reasonable number of persons to speak on each side of an issue”.

Board Members: Amanda Lang, John Iannarelli, Sunil Gupta, Dee Pei, Valerie Garcia, Cheri Smith, Paul Gregg

I. Call to Order & Establish Quorum & Welcome

- a. Board Members in attendance
- b. Community Q & A

II. New Business

- a. Review July and August Financials
- b. Pool

III. Open Forum

IV. Executive Session

V. Adjournment

Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

November 30 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meetings at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting and will allow a “reasonable number of persons to speak on each side of an issue”.

- I. **Call to Order and Protocol**
- II. **Welcome and Introductions**
- III. **Approve Previous Meeting Minutes**
- IV. **Approve October 2023 Financials**
 - a. Treasurer Report
- V. **New Business**
 - a. **2024 Budget Approval**
 - b. **2024 Assessment Increase to start February 1st, 2024**
 - c. **Landscaping**
 - d. **Pool**
 - e. **Annual Meeting Date**
- VI. **Open Forum - Comments/Questions from residents directed to the Board. Please limit to 2 to 3 minutes per comment and 2 to 3 speakers on either side of an issue. Presentations must be on this Agenda and approved by the Board to be considered.**
- VII. **Adjournment**

Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

January 31, 2024 @ 6:00 PM – Via Zoom

Agenda

**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meeting at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting and will allow a “reasonable number of persons to speak on each side of an issue”.

- I. Call to Order and Protocol**
- II. Welcome and Introductions**
- III. Approve Previous Meeting Minutes**
- IV. Approve December 2024 Financials**
 - a. Treasurer Report
- V. New Business**
 - a. Dues - new monthly assessment reminder
 - b. Tempe Grant - irrigation/drip lines
 - c. Annual meeting
 - d. Sisso trees
 - e. Reserve study
 - f. Management company name change reminder to community, same company - updated name
 - g. Architectural review - awnings
 - h. Paint colors
 - i. Towing
 - j. CPA
 - k. Pool

VI. Open Forum - Comments/Questions from residents directed to the Board. Please limit to 2 to 3 minutes per comment and 2 to 3 speakers on either side of an issue. Presentations must be on this Agenda and approved by the Board to be considered.

VII. Adjournment

Stonegate Homeowners Association, Inc.

Board of Directors Meeting - Open Session

March 6 @ 6:00 PM – Via Zoom

Agenda

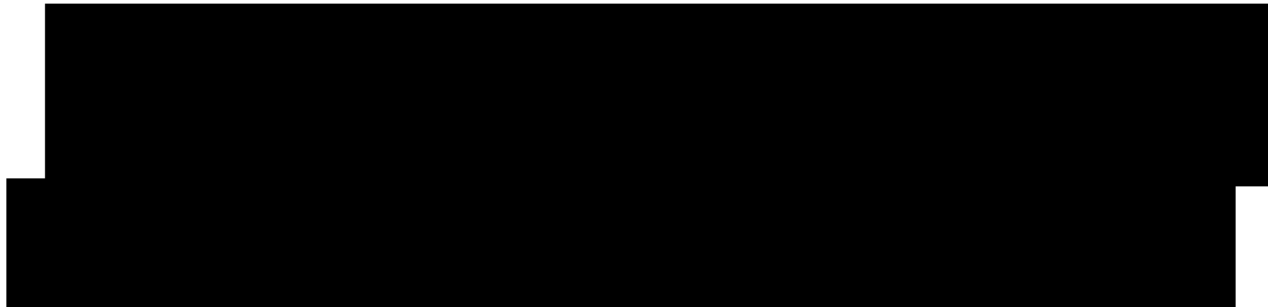
**A.R.S. 33-1804 and revised A.R.S. 33-1248 Open Meeting Law states that an agenda must be prepared and made available at all meetings of the Association. Any association member or any designated representative must be allowed to attend and speak at all open Board Meeting at the appropriately designated time prior to any action (vote) taken by the Board. The Member or representative must be legally allowed to speak “at an appropriate time during the deliberations and proceedings.” The Board may place reasonable time limitations on persons speaking during the meeting and will allow a “reasonable number of persons to speak on each side of an issue”.

- I. **Call to Order and Protocol**
- II. **Welcome and Introductions**
- III. **Approve Previous Meeting Minutes**
- IV. **Approve January 2024 Financials**
 - a. Treasurer Report
- V. **New Business**
 - a. Financials
 - b. Tempe Grant Program
 - c. Sisso Trees
 - d. Landscaping
 - e. Annual Meeting
 - f. Reserve Study
 - g. Paint Colors
 - h. Management payment system change
 - i. Architectural Review
- VI. **Open Forum - Comments/Questions from residents directed to the Board. Please limit to 2 to 3 minutes per comment and 2 to 3 speakers on either side of an issue. Presentations must be on this Agenda and approved by the Board to be considered.**
- VII. **Adjournment**

Executive Session of the board to follow

Stonegate
Homeowner's Association
Open Meeting Agenda via Zoom





Topic: STO Open Board Meeting
Time: Apr 12, 2024 05:00 PM Arizona



1. Establish Quorum
2. Call to order
3. Community Maintenance – Paint lines and privacy shade for pool fence
4. Tempe Grant – Drip Line Update
5. Homeowner Forum
6. Adjournment



Type People Modified

Name	↑	Last modified	▼	⋮
 Board Meetings		Mar 7, 2024		⋮
 Bulletin Board		Aug 2, 2023		⋮
 HOA Governing Documents.pdf		Jan 23, 2023		⋮

Stonegate Community Newsletter

Updated by **Stonegate HOA** on August 24th, 2023

Don't forget to join our Facebook community, Stonegate Residents - Tempe to keep up to date on the latest happenings in the neighborhood.

Check the bulletin board by the pool for up to date bulletin posts.

If you would like to speak with the board of directors about what is going on with the association etc, feel free to call, text, pm or email me with any questions, thoughts and concerns. We have an open door policy. Board President: Amanda Lang, [REDACTED]

If you have any billing questions or issues during this transition, please reach out to Snow Property Services or your board of directors ASAP.

Management Transition of Stonegate Homeowners Association to Snow Property Services

Why are we transitioning?

As you may already know, our community has decided to part ways with Associa, our previous management company, and hire Snow Property Services as our new management company. Last month, Associa, upon a contract review period, decided to part ways with our community and the feeling was mutual. We quickly gathered bids and extensively researched other management companies and decided Snow Properties Services would be the best match for our community. We believe they will provide us with excellent service and support for our community's needs. This change will also save the community over \$500 a month. Snow Property Services is our new property management company as of September 1st, 2023.

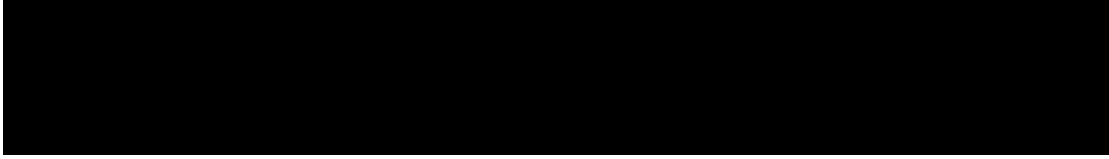
Notification of Transition and Payment Information

By now, you should have received an email and/or a mailer from Snow Property Services with a welcome package and payment setup options. You can fill out the Automatic Payment Plan Application and Agreement that was included in the mailer and send it to our new Property Manager Sara Workman at [REDACTED]. This service is free if you are using a checking or savings account. A 3% fee if you choose to use a debit or credit card.

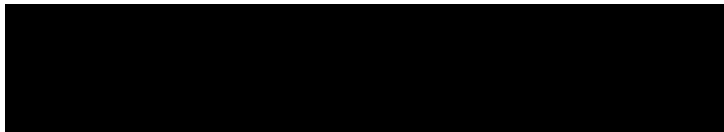
For payment by regular mail, please be sure to have your account number noted in the

memo line, which would be the abbreviation STO for Stonegate and your lot number. Example STO100 would be for Stonegate Lot 100. If you don't know your lot number, reach out to Snow Property Services or Amanda Lang and they can provide it to you. ALL CHECKS MADE PAYABLE TO: Stonegate Homeowners Association.

Address to send payments:



DO NOT SEND CHECKS TO SNOW'S MESA OFFICE it will delay processing.



How to Cancel Automatic Payment on Town Square to Associa

If you have your payment setup on Town Square to Associa we suggest you cancel it before the end of the month. Below is a workflow on Town Square to find out where to do this.

Login to Town Square App
On the bottom go into 'Menu'
Scroll Down and go into 'Accounts'

Click on 'Make Payment'
Click the second option 'Manage Autopays'
Click the 'Red Trash Can' icon to clear the payment information

How will the Board Communicate with the Homeowners Going Forward?

We will be LOSING TOWNSQUARE as a method of communication since it is a sub service of Associa. Please be sure to update your contact information, especially your email address with Snow Property Services. The Board and Snow Property Management will communicate upcoming events and meetings via email, the bulletin board located by the pool and mailboxes, and the shared community drive. Other major events for example Annual Meetings will include regular mail as an additional form of communication.

Stonegate's Board of Directors Open Door Policy

We want to hear from you! We value your feedback and input! Please do not hesitate to contact your board of directors with any questions and concerns you may have about our community. We are here for the homeowners and

we will always listen to your voice and address your issues. You can reach us by phone, email, pm etc anytime. We appreciate your cooperation and support during this transition period.

Best
Stonegate Board of Directors

FALL FESTIVAL

Mark your calendars for our upcoming Fall Festival! Saturday, October 21st, 3-7pm.

Come join us for fun, games, prizes, food/treats, candy, goody bags for the kids, a movie will be on a projector screen for the kids!

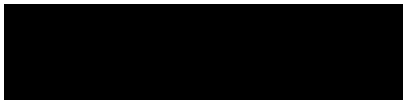
Potluck/BYOB optional - Bring something if you can, this is completely optional.

Tempe GAIN Event - police motorcycle cop will pop in to say hi to the kids, other GAIN benefits may apply if we're lucky!

It'll be held at the Stonegate HOA Pool Area - park your cars off of Gemini and Hardy if you don't live here but have tenants and want to attend etc. This is meant to be a fun free event for everyone in the community. No HOA funds will be used for the Fall Festival, it is community driven. I'm working with my friends and neighbors in our local Buy Nothing Group to get everything set up and going for the event. As a result, Buy Nothing members will be joining us as well for the event as well. If you aren't a part of this group, and you live in the neighborhood, I highly recommend you join! We are a fun group that promotes helping others and growing community! Come out to celebrate our HOA community's wins with us and meet nearby neighbors and make new friends! It'll be an awesome event!

If you can help with making some of the games or the day of, with facilitating game/prize stations, please let me know. Or if you have any ideas for the event etc! As always, feel free to reach out to me anytime!

**Your Board President,
Amanda Lang**



Stonegate Community Newsletter



by [Amanda Lang](#) on February 18, 2024

Hello fellow residents, don't forget to join our Facebook community group to keep up to date on the latest happenings in the neighborhood. You can join on Facebook by searching for Stonegate Residents - Tempe. If you can't find the group or need help looking for it, you can text me at [REDACTED] or email me at [REDACTED]. We have had a lot of spammers request access to the group, so be prepared to answer additional questions or you can reach out for a direct invite. Don't miss out on the community updates! Join the group.

Public Service Announcement

Please be a good neighbor and pick up after your pet. Thank you!

Dogs are animals that poop in public and you're supposed to pick it up. After a week of doing this, you've got to ask yourself, "Who's the real master in this relationship?" -Anthony Griffin

Neighborhood Tempe Grant Meeting

Mark your calendars! We're hosting a community meeting at the pool this Wednesday, the 21st at 6pm. The topic of discussion will be the exciting Tempe Grant Program and how it can benefit our neighborhood. Come learn about potential projects, share your ideas, and contribute to shaping our future! Scan QR Code for website to Grant Program for info and ideas.



Management Name Change:

Please be advised that our management company has undergone a name change. They are now known as GUD Community Management. All contact information and procedures remain the same.

Friendly Reminder: Towing Policy

Vehicles parked illegally or in violation of designated areas are subject to towing at the owner's expense. Please be mindful of parking regulations to avoid any inconveniences. For a complete overview of our towing policy, please refer to the community website or contact the management office.

Neighborhood Easter Potluck

Spring is in the air, and what better way to celebrate than with a community Easter gathering? Mark your calendars for Friday, March 29th starting at 4pm for a fun-filled celebration.

Egg-cellent Potluck:

Join us for a delicious potluck feast! Bring your favorite sweet or savory dish to share with your neighbors. Let's turn this event into a vibrant display of culinary delights.

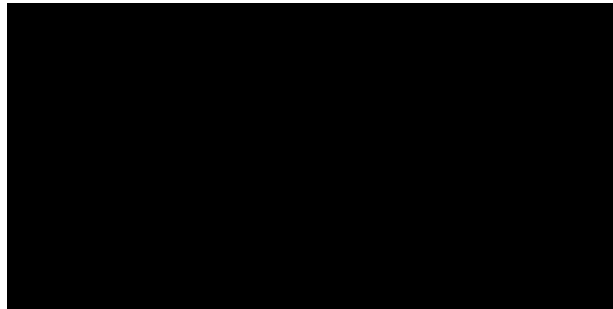
Egg-treme Egg Hunt:

Get ready for some egg-citing fun! We'll have an Easter egg hunt for all ages in the grass area by the pool. Hide your own plastic eggs filled with treats beforehand, or grab some from the communal stash. Egg hunt starts at 5pm.



Reminder: New Monthly Dues Effective Now

As previously communicated, monthly dues have undergone a slight adjustment to ensure the continued maintenance and improvement of our community. Your updated contribution is \$106.48 per month. Payments can be made conveniently through the online portal. To set up your account you will need your account number, which will be STO and your 3 digit unit number. For instance, ours is STO053. If you haven't set up your account yet or need assistance logging in, please don't hesitate to reach out to our community manager, Sara Workman, at [REDACTED], [REDACTED] or you can contact your Board President, Amanda Lang, at [REDACTED] [REDACTED]. We're happy to help! Scan the QR code for access to the new web portal.



Next Board Meeting

The next board meeting will be held on March 6th at 6pm via zoom. All homeowners are welcome to attend. This is a fantastic opportunity to stay informed about ongoing projects, voice your concerns, and contribute to the betterment of our neighborhood.

Annual Meeting & Elections: Get Involved!

This year's annual meeting is happening on April 10th at 6pm via zoom.

What to Expect:

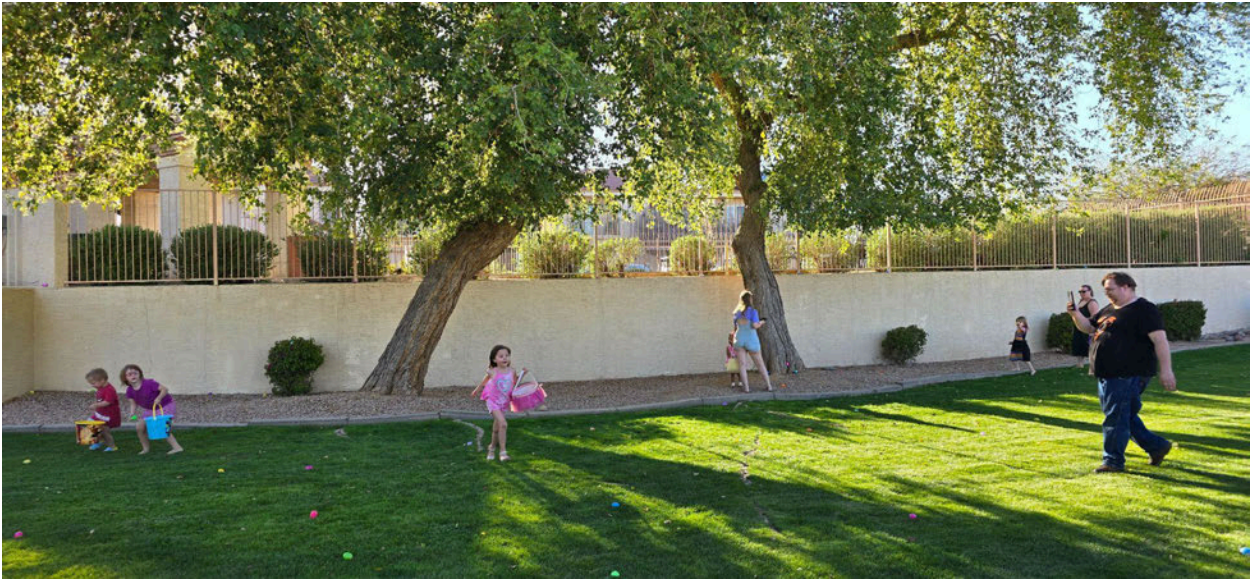
Review the past year: Get an overview of the board's activities, achievements, and financial standing.

Discuss upcoming projects: Learn about planned initiatives and have your voice heard on what matters most to you.

Elect board members: This is your chance to vote for the individuals who will represent your interests and shape the future of the neighborhood.

Thinking about getting even more involved? We're looking for passionate individuals to join our board! If you're interested in making a difference and shaping the future of our community, please reach out to our community manager, Sara Workman, at [REDACTED] [REDACTED] or you can contact your Board President, Amanda Lang, at [REDACTED] [REDACTED]. We encourage diversity of perspectives and welcome passionate individuals to apply.

Easter Community Event:



Fall Community GAIN Event and Fall Fest:





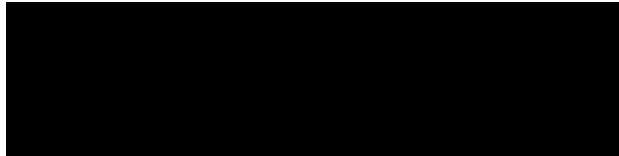






Stonegate
Homeowner's Association
Annual Meeting Agenda via Zoom

Topic: STO Annual Meeting
Time: Apr 10, 2024 06:00 PM Arizona



1. Establish Quorum
2. Call to order
3. Election Results/Vote in Positions
4. Presidents Report
5. Financial Report – Review of 2023 Year End Financials
6. Homeowner Forum
7. Adjournment



SERVICE ADDRESS

ACCOUNT NUMBER

Continuous Use Detected

Investigate possible leak

Wednesday, Aug 2 • 4:35 PM

B Bryan Figueroa - South Mountain Landcare

Thank you for your message, would tomorrow at 8:30 am work to meet and go over the spots? I will be marking the leaks/areas and reporting them back to my irrigation crew

Saturday, Aug 26 • 8:01 AM

Morning, my neighbor sent me this picture last night. The drip at the corner of Hardy and Guadalupe is leaking. Would you be able to have someone look at it when you get the chance please?

B Bryan Figueroa - South Mountain Landcare

We are currently in the area, I will have one of the irrigators stop by, thank you for letting me know

Monday, Oct 9 • 12:24 PM

B Bryan Figueroa - South Mountain Landcare

Good morning, I am reaching out to let you know the leaks were taken care of on Saturday. Thank you!

12:24 PM

Thank you!



Bryan Figueroa - ...



Hi, the homeowner at 616 PO Colonial Way wanted this bush on the right removed. We removed it, but it may need the irrigation lines to be capped there now?

Friday, Oct 27 • 11:16 AM

Good morning, I will go ahead and let the crew know, thank you!

Wednesday, Dec 13 • 7:13 AM

Hi, we just had a homeowner report a broken irrigation line pouring water at [REDACTED]

Wednesday, Dec 13 • 8:16 AM

Good morning, thank you for letting me know. The crew will take care of it tomorrow

Thank you!

8:23 AM • SMS





Amanda Lang <a.scott@kw.com>

FW: Maintenance request for Stonegate HOA Lot 92/1012 W Julie Dr

Sara Workman <SWorkman@snowaz.com>
To: "amandalang@kw.com" <amandalang@kw.com>

Tue, Oct 3, 2023 at 9:40 AM

Amanda,

A h/o sent this, how would you like me to address this?

Sara Workman**Community Manager**

Office: 480-635-1133

Direct: 480-626-4789

If you had a 5-star experience today, please take a moment to share it [HERE!](#)

Office hours: Monday – Thursday 8:00 AM to 5:00 PM & Friday 8:00 AM to 12:00 PM.

From: Cassie Whitton <Cassandra.Whitton@gmail.com>
Sent: Monday, October 2, 2023 4:03 PM
To: Sara Workman <SWorkman@snowaz.com>
Subject: Maintenance request for Stonegate HOA [Lot 92/1012 W Julie Dr](#)

Hello Sara,

I have two landscaping-related requests for the HOA:

A tree on our property's front yard has had a rather large branch partially crack off of it. Are you able to arrange to have Stonegate's landscapers remove and dispose of the branch properly? (It's my understanding that the HOA is responsible for front-yard landscaping. Please let me know if this is incorrect)

In addition, we have noticed that our front-yard irrigation system is in serious need of maintenance. We had to turn it off since it seems to be creating a small sinkhole and leaking like crazy when it's in operation. I'm not sure whether this is the HOA's responsibility. Could you please clarify this, and, if it is the HOA's responsibility, please also arrange for maintenance on the irrigation system?

Please also let me know if you require any additional details.

Best,

Cassie

--

Cassandra Whitton

She/Her

Research Assistant

School of Earth and Space Exploration

Arizona State University