

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: Warner Ranch Manor II

Number of households: 62 Zip code area: 85284

Project site major crossroads: Rural and Warner

Project is located on:

City right-of-way

City property like a park

Private common area or property

Name of contact person: Tony Leopard

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

Phone:

Address:

Name of authorizing official: Jon Passey - Heywood Realty

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

Phone:

Address:

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: [Signature] Date: 3-31-16

**PROJECT NARRATIVE**

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

The city of Tempe funds will be utilized to protect our recent investment on the improvements of repairing and painting community walls and the newly replaced wrought iron fencing around pool. The funds will give our community the ability to install granite rock and new landscape/plants around these areas and re-routing the irrigation systems away. At the same time we will be conserving water usage by having less sod to irrigate.

**PROJECT BUDGET**

Expenses	Amount
Main Park Pool Area	\$ 25,170.
Granite rock and re-routing irrigation - water conserve	\$
	\$
	\$
	\$
TOTAL EXPENSES:	\$ 25,170.

City Funds Requested: \$10,000  
 (amount should equal one of the included bids)

Dollars per household: \$161.29  
 (funds requested divided by # of households)

Match from Association: \$15,170  
 (Must be at least 1/2 of total project cost for HOA's/apts.)

Total project cost: \$25,170  
 (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:

- maintains a good standard of duration of the products - like wall and wrought iron fence.

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

- benefits all 62 home residents and both City and HOA on water usage.

C. Addresses a known neighborhood deficiency:

Yes - it updates irrigation system to be more effective and deter from creating damage to property while beautifying landscape.

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

Yes - there are multiple HOA's in Warner Ranch and helps the upkeep of the community as a whole.

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

Yes - water conservation - reduce sod

F. Enhances the aesthetics of the neighborhood:

Yes - gives a more pleasant view with native plants.

G. Accessible to all members of the community:

Yes - this is upgraded all in our common area.

2. Describe how members of the community have been directly involved in the development of the project.

- attending HOA meetings, neigh. potlucks  
- walking with landscapers getting their ideas

- We are hosting a 25th Anniversary Block Watch party in May and are planning an Ice Cream Social to welcome all neighbors old + new.

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.

- it will reduce our maintenance responsibilities - we are removing sod adding in granite and plants. Re-routing irrigation lines away from community walls and newly replaced wrought iron fence around pool.

4. If your association has previously received grant funds, please share how they have impacted your neighborhood.

Warner Ranch Manor II has only received like \$2,000 in 2003 for a report that current board cannot even locate.

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.

We are celebrating our 25<sup>th</sup> Anniversary for Crime Watch in Manor II. Providing a party for community. Food drive and social calendar are next on list to make more active.

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

Approved in June 2016, we will have awarded landscape contractor start work and completed by end of summer August 2016.

# WARNER RANCH MANOR II

42 South Hamilton Place, Ste 101  
Gilbert, Arizona 85233  
480-820-1519 \* Fax 480-820-1722  
Jon@heywoodrealty.com

March 14, 2016

Re: Landscaping Improvements

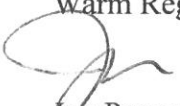
Dear Homeowner:

As you know, the board has recently repaired the stucco walls throughout the community. This damage was largely a result of irrigation water that has been hitting the walls over the years. In an attempt to help protect these walls the board has spent considerable time researching the possibility of a City Grant that would allow the community to install rock along some of these walls.

Enclosed please find a map indicating some grass areas that will be converted to rock. We believe that converting these locations to rock will greatly help to reduce future damage to these walls and gates.

We welcome your input and comments, please respond by April 1<sup>st</sup>. Comments may be sent to [Leah@HeywoodRealty.com](mailto:Leah@HeywoodRealty.com).

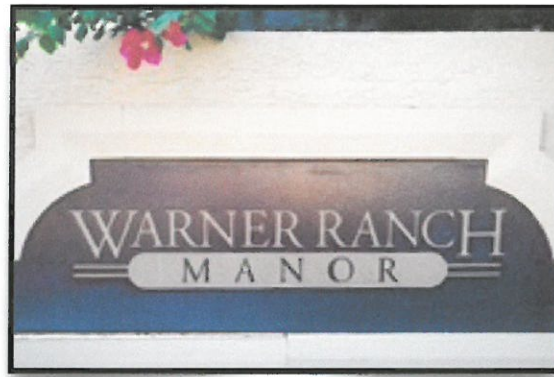
Warm Regards,



Jon Passey  
Property Supervisor  
Warner Ranch Manor II

(mailed + emailed to all residents + owners)



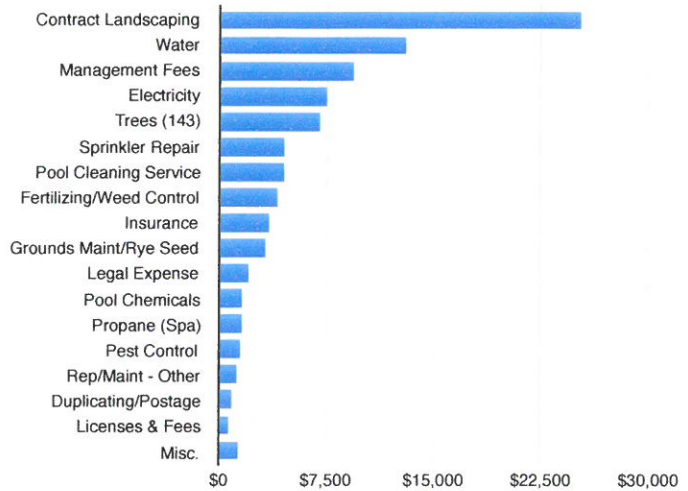


# Manor II News

**WRMII Homeowners Association Board of Directors:** The following operating budget was approved by your HOA Board of Directors. A special meeting will be held to begin consideration of a 5-year budget plan. The date will be posted on the quadrangle gates and at the mail boxes.

WRM II 2016 Budget

Annual Income	
Assessment Income	\$94,786
Annual Operating Expenses	
Contract Landscaping	\$25,200
Water	\$13,000
Management Fees	\$9,360
Electricity	\$7,400
Trees (143)	\$7,000
Sprinkler Repair	\$4,500
Pool Cleaning Service	\$4,500
Fertilizing/Weed Control	\$4,000
Insurance	\$3,500
Grounds Maint/Rye Seed	\$3,200
Legal Expense	\$2,000
Pool Chemicals	\$1,500
Propane (Spa)	\$1,500
Pest Control	\$1,400
Rep/Maint - Other	\$1,200
Duplicating/Postage	\$800
Licenses & Fees	\$600
Misc.	\$1,315
<b>Total Expense</b>	<b>\$91,975</b>
<b>Balance</b>	<b>\$2,811</b>
Cash Reserves - Emergency Funds	\$56,548
<b>Delinquent Fees</b>	<b>\$19,786</b>



**\* Xeriscape opportunity:** The WRMI homeowners provided funding through a special assessment not long ago to repair and repaint community walls and replace the wrought iron pool fencing. The major culprit in paint damage is the spray from landscape watering. In order to reduce the damage, the Board is developing a grant application to submit to the City of Tempe to xeriscape common areas primarily around the pool and inside walls. Such a grant must be matched by an HOA investment. The HOA Board approved an amount not to exceed \$10,000 for that match. **Heywood Realty will email all homeowners with the xeriscape plan and request feedback by April 1.**

**Landscape:** Broadleaf weeds have been sprayed and a second spraying is on the schedule. Do you have holes in your front yards to fill? Let Heywood Realty by emailing Leah at [leah@heywoodrealty.com](mailto:leah@heywoodrealty.com) and landscaping will fill them.

**Trees, shrubs:** Trees are trimmed twice a year but report to Heywood Realty any tree in the front that is affecting the roof of your home.

**The Neighborhood**

**Dogs and what they leave behind: Please, please, please be a good dog owner and neighbor.** Whether walking your dog or playing with him in the common-area quadrangle, please carry your plastic bag with you and pick up after him. We are lucky to have such space in our neighborhood and want to maintain pride in our community.

**Citrus fruit:** Get that remaining fruit off your trees to keep those nasty roof rats at bay!

**Parking:** One more time, the Master Association says “no parking on the streets at any time.” Our streets are so narrow, that cars parked on the street would restrict access to emergency vehicles. Plus, the overflow lots are for guest parking, not storing vehicles. Use your own garages and driveway or arrange to store your vehicle in the storage lot in the neighborhood. Please be courteous to your neighbor!

**Neighborhood Watch List:** Is your name and contact info in the Neighborhood Watch List? If not, email [redacted] and she'll add your information.

**Save the Date!**

**Sunday, May 15, 2016**

**1:00 pm - 5:00 pm**

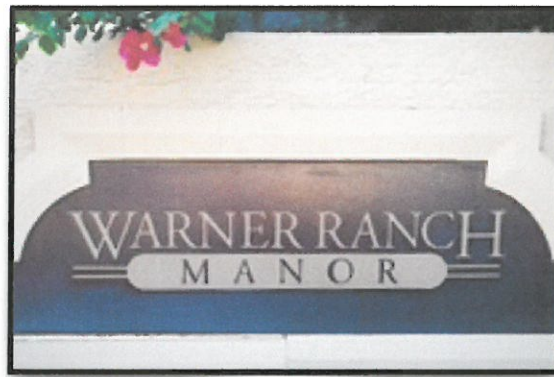
**Neighborhood Watch**

**25th Anniversary Celebration!**

**Games for the kids, drawing for prizes, and meet your neighbor!**

**Next HOA meeting - at the pool at 6:00 p.m., Thursday, April 7th!**





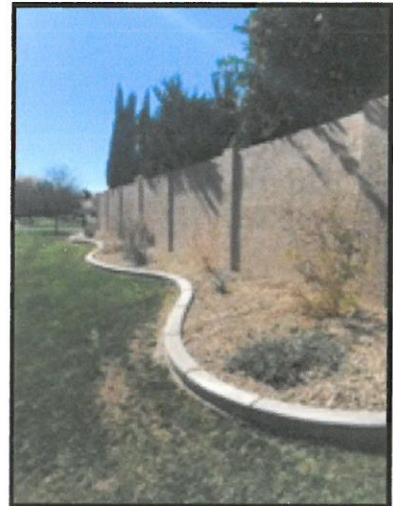
# Manor II News

## WRMII Homeowners Association Board of Directors

### \* **Xeriscaping~ conserving water, enhancing property, protecting painted walls:**

Board member Tony Leopard will spearhead developing a grant proposal to go to the city of Tempe for up to \$10,000 a year to xeriscape certain common areas. This plan will include the three corner areas at the mailboxes, pool area and along perimeter walls. The benefits will include:

- reducing grass in the community and helping with water conservation;
- putting rock in locations that do not grow grass and along community walls, thus protecting our walls from water spray.



**Attend the March HOA meeting to learn more:** The entire project is expensive and would be performed over several years, but the City has a grant program. It requires a matching contribution from our HOA of up to \$10,000 a year until the project is complete and it will take several years to finish. The board will need to approve the project or a portion of the project in order to get City Grant funds. Homeowners are encouraged to attend the March meeting to learn more.

### **Forward planning and budgeting**

In order to conserve appropriate funds each year for future maintenance needs, the HOA board will begin a forward planning and budgeting process at the March HOA board meeting.

### **Message from the Board Chair:**

The majority of the March board meeting will be devoted to five-year forward planning and budgeting. This plan will help the board to anticipate future maintenance and special project expenses. Expenditures for tree and landscape maintenance, minor pool repairs, and unexpected events such as storm damage should be considered as the board looks at budgeting over the next several years.

### **March 8, City of Tempe General/Special Election**

An important date is coming up, and YOU must participate. On March 8th, the city will hold one General Election to elect a mayor and fill three vacant seats on city council. Also on that ballot will be a change to the city's Charter, lowering the limits on candidate campaign contributions.

Candidates are: Mark Mitchell (for mayor); Phil Amorosi, Irina Baroness von Behr, Ernesto Fonseca, Kolby Granville, Randy Keating, and Joel Navarro (for city council). Go to [www.tempe.gov/election](http://www.tempe.gov/election) to get candidate contact and voter registration information.

**ALERT!** Our neighborhood voting location is the Tempe Police Substation at 8201 S. Hardy.

### **The Neighborhood**

**Parking in overflow lots:** There are three overflow lots in our small neighborhood, available for guest parking. These small lots are for visitors who may be spending a few days. These lots are not for storing vehicles or for daily parking of your personal cars. **Do not park in the streets overnight.** Our streets are narrow. Children ride their bikes and play in the streets. **Please use your garages and driveways for your daily parking.**

**Storing vehicles:** Did you know that there is a lot nearby, with a locked gate, to safely store that extra, unused vehicle, boat or camper? There is a small monthly fee. Call Jon Passey at Heywood at 480.820.1519 to get more information.

**Christmas lights:** Where are your Christmas lights? They should have been removed by January 15th. To avoid a letter from the Master Association, make sure yours are taken down.

**Spa:** Heater will be turned off the end of February.

**Mixed Bulk Trash Pick Up:** The City will pick up bulk trash February 15-19. Items can be placed for collection no earlier than 10 days prior to Monday, February 15. ***Important:*** Place your bulk trash in the roadway, near the curb in front of your house, ***not on the landscaping and stacked in front of someone else's property.***

### **Save the Date!**

**Sunday, May 15, 2016**

**1:00 pm - 5:00 pm**

**Neighborhood Watch**

**25th Anniversary Celebration!**

**Games for the kids, drawing for prizes, and meet your neighbor!**

**Next HOA meeting - at the pool at 6:00 p.m., Thursday, March 3rd!**

Genesis Landscape Solutions LLC  
P. O. Box 1548  
Mesa, AZ 85211



**GENESIS**  
LANDSCAPE SOLUTIONS

**Estimate**

Date	Estimate #
3/10/2016	1335

<b>Customer Name / Address</b>
Warner Ranch Manor c/o Heywood Realty & Investment 42 S. Hamilton Place #101 Gilbert, AZ 85233

<b>P.O. No.</b>

Description	Qty	Rate	Total
<b>Main Park &amp; Pool Area</b>			
Estimate includes labor and materials to convert turf areas to granite areas, irrigation relocation and renovation, installation of granite, installation of plant material, removal of cobblestone in pool areas and stump removals.			
*Main Park			
Spray 16,500 sq ft of turf to kill, in preparation for removal		400.00	400.00
Remove and haul off 16,500 sq ft of turf at a depth of 2" with sod cutter		4,900.00	4,900.00
Irrigation renovations/relocations-relocate turf heads for new turf configuration, cap off irrigation where necessary, tie into existing irrigation to run drip system to new plants		3,900.00	3,900.00
Install (90) low water usage 5 gallon plants	90	29.00	2,610.00
Install (145) tons of granite to match existing	145	59.50	8,627.50
Apply pre-emergent to new granite areas after completion		200.00	200.00
Install 730ft of 4x6 extruded curbing to match wall color	730	3.95	2,883.50
*These costs include all applicable taxes. *This estimate is valid for 30 days		<b>Subtotal</b>	
		<b>Sales Tax (5.265%)</b>	
Signature _____		<b>Total</b>	

Work will not be considered approved until signed estimate is returned to Genesis.

Genesis Landscape Solutions LLC  
P. O. Box 1548  
Mesa, AZ 85211



**GENESIS**  
LANDSCAPE SOLUTIONS

**Estimate**

Date	Estimate #
3/10/2016	1335

Customer Name / Address
Warner Ranch Manor c/o Heywood Realty & Investment 42 S. Hamilton Place #101 Gilbert, AZ 85233

P.O. No.

Description	Qty	Rate	Total
<b>*Pool Area</b>			
Remove (8) tons of existing stone pool area		320.00	320.00
(2) sump removals in pool area		220.00	220.00
Install (3) 15 gallon Thevitia in pool area	3	95.00	285.00
Install (8) tons of granite in pool area to match existing	8	59.50	476.00
Install (12) 5 gallon lantana in pool area	12	29.00	348.00

\*These costs include all applicable taxes.  
\*This estimate is valid for 30 days

**Subtotal** \$25,170.00






**Sales Tax (5.265%)** \$0.00

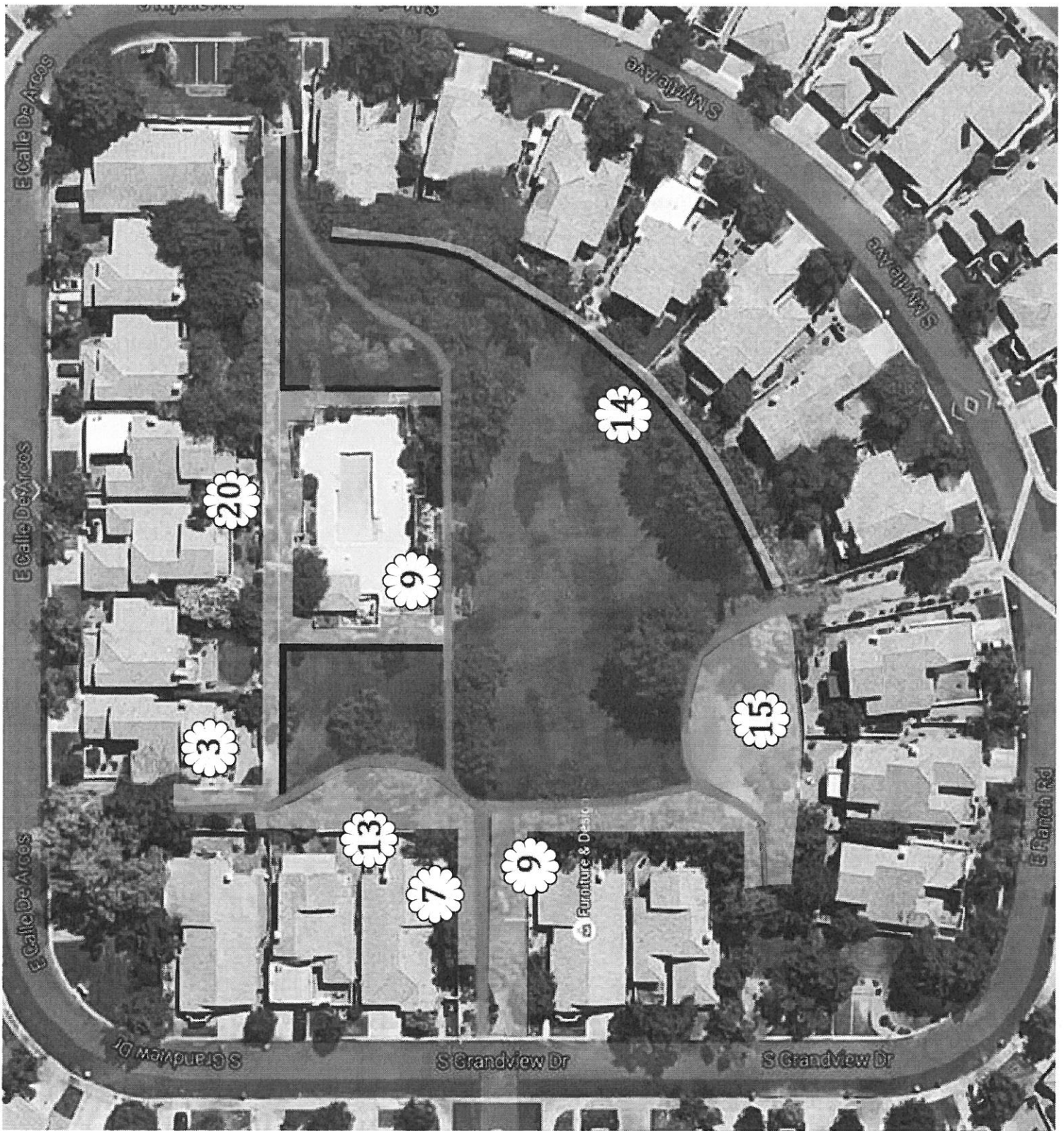
**Total** \$25,170.00

Signature \_\_\_\_\_

Work will not be considered approved until signed estimate is returned to Genesis.

# Map Key

-  Existing Sidewalk
-  Turf Converted to Granite(xeriscape)
-  Existing Turf
-  Curbing
-  Plant Clusters



# Plant Types/Count

- Lantana-36
- Baja Ruellia-18
- Fairy Duster-12
- Emu Plant-12
- Chuparosa-12



# Proposal

Date	Estimate #
3/28/2016	960

P.O. Box 51986  
Mesa, AZ 85208

Name / Address
Warner Ranch Manor c/o Heywood Realty & Investment 42 S. Hamilton Place #101 Gilbert, AZ 85233

			Project
Description	Qty	Rate	Total
<b>Main Park &amp; Pool Area</b>			
Estimate includes labor and materials to convert turf areas to granite areas, irrigation relocation and renovation, installation of granite, installation of plant material, removal of cobblestone in pool areas and stump removals.			
<b>*Main Park</b>			
Spray 16,500 sq ft of turf to kill, in preparation for removal		550.00	550.00
Remove and haul off 16,500 sq ft of turf at a depth of 2" with sod cutter		5,200.00	5,200.00
Irrigation renovations/relocations-relocate turf heads for new turf configuration, cap off irrigation where necessary, tie into existing irrigation to run drip system to new plants		4,300.00	4,300.00
Install (90) low water usage 5 gallon plants	90	30.00	2,700.00
Install (145) tons of granite to match existing	145	63.00	9,135.00
Apply pre-emergent to new granite areas after completion		300.00	300.00
Install 730ft of 4x6 extruded curbing to match wall color	730	4.25	3,102.50
<b>*Pool Area</b>			
Remove (8) tons of existing stone pool area		400.00	400.00
(2) sump removals in pool area		375.00	375.00
Install (3) 15 gallon Thevitia in pool area	3	95.00	285.00
Install (8) tons of granite in pool area to match existing	8	63.00	504.00
Install (12) 5 gallon lantana in pool area	12	30.00	360.00
		<b>Subtotal</b>	\$27,211.50
		<b>Sales Tax (1.75%)</b>	\$0.00
		<b>Total</b>	\$27,211.50

# Desert Classic Landscaping



Date: **March 14, 2016**  
 Property: **Warner Ranch Manor II**  
 Attn: **Tony Leopard**  
 Project Address: **Rhea Road & Grandview Drive**  
 Tempe, AZ  
 Email: **afleopard@yahoo.com**

Bid#: **C160075**

Job Description: **Turf To Decomposed Granite Conversion**

**Scope of work: Desert Classic proposes to spray & kill, sod cut, remove & haul away approximately twenty three thousand six hundred (23,600) square feet of existing turf. Install eight hundred (800) linear feet of 4"x6" concrete curb. Move sprinkler heads to inside of new curb & cap off any unneeded sprinkler heads. Extend existing drip irrigation into new areas for future planting. Install approximately two hundred forty (240) tons of decomposed granite. See attached plan for layout.**

**Note: This proposal does not include any irrigation parts, or components other than to move sprinkler heads & extend existing drip irrigation.**

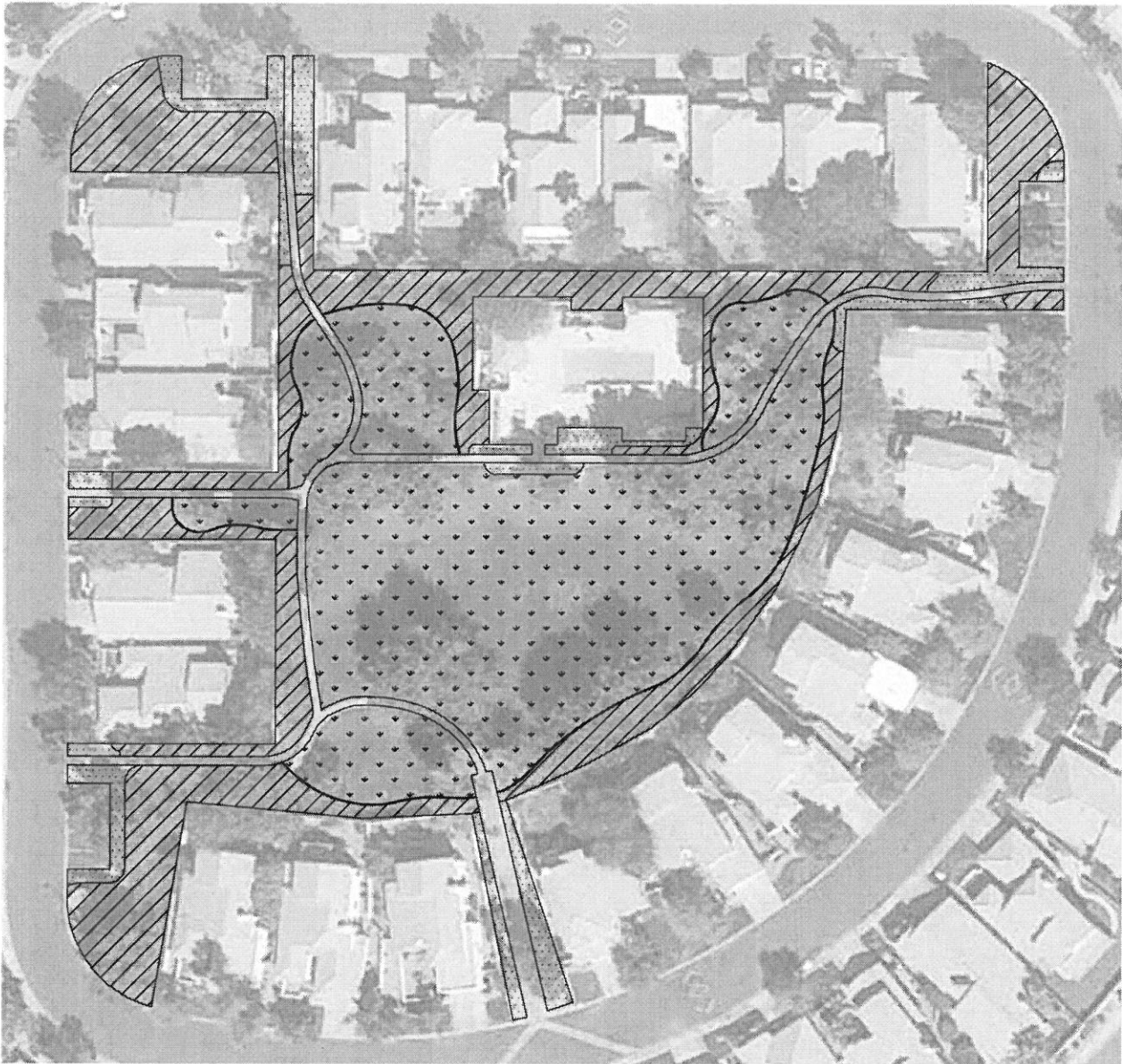
<u>Qty</u>	<u>Size/Unit</u>	<u>Description</u>	<u>Amount Total</u>
23600	sf	Turf Kill, Sod Cut, Removal, Haul Away & Dump Fees:	\$ 25,960.00
800	lf	Concrete Curb - 4"x6" Standard Gray:	\$ 2,240.00
240	tons	Decomposed Granite - Size & Color To Match Existing:	\$ 15,600.00
1	1	Irrigation Modifications:	\$ 2,820.00





**CONTRACT TOTAL AMOUNT INCLUDING MATERIALS, LABOR AND SALES TAX ON MATERIALS TOTAL \$ 46,620.00**

Desert Classic Landscaping shall furnish the above listed materials & perform the installation work in accordance with standard specifications and per the delineated areas. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the defined areas and/or standard specifications will be done only upon a written change order. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started. This proposal is valid for thirty (30) days to acceptance. Pricing is subject to change should actual costs rise subsequent to 30 days. \*Taxes are subject to revision upon billing. Desert Classic Landscaping is not responsible for damage to the landscaping, or irrigation system due to Acts of God (i.e. vandalism, theft, weather, rodent damage, etc.), or any other condition outside of our control and are specifically excluded. This proposal excludes all permitting, bonds and any other fees not included in our scope of work, unless otherwise noted in our proposal. No survey staking is included in our proposal. Desert Classic Landscaping is not responsible for damage to existing utilities not covered by Blue Stake. No pre, or post emergent is included unless otherwise noted in this proposal. No engineering, or design plans are included unless otherwise noted in this proposal. No roadway, driveway, pathway, or sidewalk sleeving; boring, or cutting and patching are included unless otherwise noted in this proposal. Owner/Contractor are to provide access to the required work areas for trucks, equipment and materials. Desert Classic Landscaping reserves the right to increase our price due to hard dig conditions. Jobs over \$5,000.00 will require a Pre-Lien Notice.

Acceptance of Proposal: The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. I further understand that payments are considered past due after 30 days and may be subject to 1.5% late fees. If any balance is not paid within 90 days, unless specified in contract, any collection, or attorney fees will be the responsibility of the client.

X / X / 03/14/16  
 Authorized Representative Date Desert Classic Landscaping Date



SYMBOL	SPECIES	SIZE	QUANTITY
	EXISTING TURF TO REMAIN	N/A	36,300 SF
	TURF TO BE REMOVED & CONVERTED TO DECOMPOSED GRANITE	N/A	23,000 SF
	DECOMPOSED GRANITE TO BE TOP DRESSED	2" DEPTH	6,000 SF
	CONCRETE CURBING	4"x6"	800 LF

# WARNER RANCH MANOR II

RHEA ROAD & GRANDVIEW DRIVE

TEMPE, AZ 85284



SCALE [IN FEET]



NORTH