

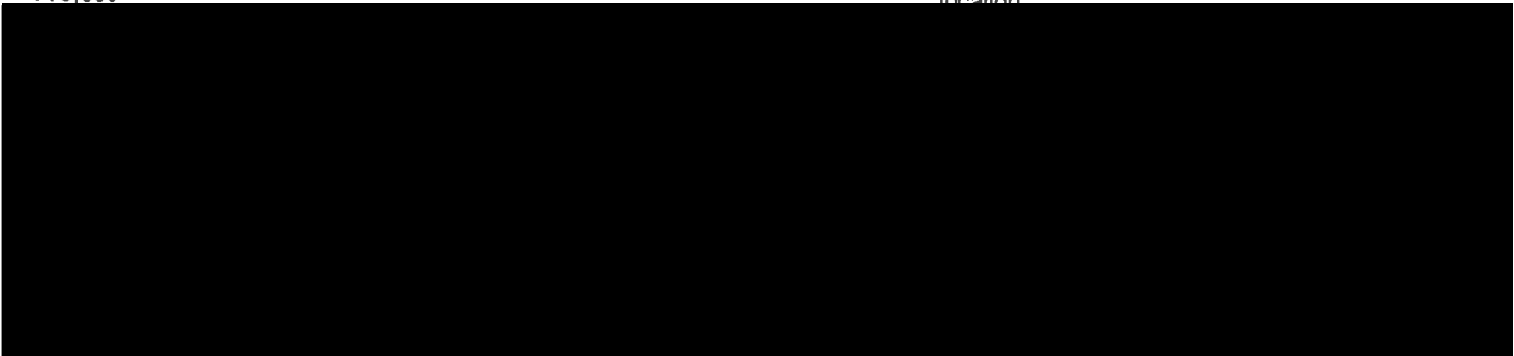
# Maryanne Corder Neighborhood Grant Application

Due Monday, April 23, 2018 at 5 pm—late or incomplete application will not be accepted.



Name of Association Pecan Grove Village III # of households 86

Project Arterial Xeriscape Conversion Location: 8201-8475 South Kyrene Road



Address (& city/state/zip) \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### 1. Project description: Brief description of your grant project.

The Pecan Grove Village III Homeowners Association seeks to greatly improve our entire frontage along Kyrene Road. Our aging frontage now detracts from what is otherwise an attractive section of Kyrene Road, with newly updated light industrial buildings on the west side and updated neighborhoods on the east side (to the north and south of us). Specifically, the project focuses on the two corners at each of the two entrances to our neighborhoods at Pecan Place and Palomino Drive and the entire (nearly 1/3 mile length of) wall along the frontage. The project will 1) Replace/relocate all plants currently at each entrance (removing all oleanders), 2) Relocate existing pebble-size rock away from the entrances to thin spots along the frontage, 3) Build low-mounding accents at the entrances, 4) Add boulders on each corner if they will not interfere with drivers' line of sight, 5) Add curbing to separate the existing gravel from the entrance areas, 6) Build a dry river path of rip rap from the entrance walls to the sidewalk corners, 7) Relocate red yuccas along frontage (which presently block drivers' line of sight) to entrance area, 8) Plant low water use succulent or cactus-type plants at the entrances, 9) Fill in the remainder of the entrance area with contrasting but complementary granite gravel, 10) Modify the existing irrigation system components to account for fewer plants overall and low water use plants as well as utilizing emitters with newer technology, 11) Install ledger stone columns near the entrances, and 12) Apply stucco and repaint the existing walls to match the ledger stone and color palette of nearby communities.

### 2. Project Budget

Expenses	Amount
Replace/relocate existing plants/gravel (1, 2, 7)	\$ 1,275.00
Mounds, Boulders, Curbing, Dry River of Rip Rap, Gravel (3, 4, 5, 6, 9)	\$ 4,984.00
New low-water use plants with irrigation system modifications to support them (8, 10)	\$ 6,049.60
Ledger stone columns, restucco, repaint to match ledger stone and community (11, 12)	\$ 8,880.12
	\$
Match (HOA and CFMH properties only) 25% of project total (29%)	\$ 6,188.72
<b>TOTAL EXPENSES:</b>	<b>\$ 21,188.72</b>

### 3. Maintenance: Describe specifically how the association intends to maintain the project if funded.

This project's landscaping changes will reduce the amount of pruning/cutting and fertilizing that our landscape management contractor will continue to perform. It will also reduce water consumption and reliance on (and maintenance of) our aging irrigation system. The application of additional rock is also advantageous for maintenance because it lasts longer than organic mulches and will not need to be replaced as soon. Regarding the wall improvements, the contractors provide a stucco repair and repainting warranty for multiple years. Beyond that, the HOA will either extend the warranty or will contract with another highly qualified vendor to routinely maintain the structure to keep it in great condition. The HOA's property manager inspects our property weekly and the board of directors collectively walks our Kyrene Road frontage common area annually in order to monitor the property and coordinate maintenance activities. The HOA sets aside a portion of each month's association dues for capital improvements into a separate account and the remainder goes to fund operating expenses which are dominated by common area maintenance.

## Maryanne Corder Neighborhood Grant Application—pg. 2

### 4. Staff contacts Please check all staff that you have met with and/or contacted:

- |                                                                                                                                                |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Neighborhood Services staff (circle at least one):<br>Laura Kajfez, Erin Kirkpatrick, Elizabeth Thomas, Shauna Warner | <input type="checkbox"/> Parks/Playground: Dave McClure               |
| <input type="checkbox"/> Landscape/Walls/Signs/Lighting: Steve Abrahamson                                                                      | <input type="checkbox"/> Water Conservation: Tina Sleeper             |
| <input type="checkbox"/> Projects on City Property: Gregg Kent                                                                                 | <input type="checkbox"/> Traffic Calming: Steve Horstman              |
| <input type="checkbox"/> Art: Rebecca Rothman                                                                                                  | <input type="checkbox"/> ADA Accessibility: Michele Stokes            |
|                                                                                                                                                | <input type="checkbox"/> Other: <u>Steve Abrahamson, Richard Bond</u> |

### 5. Narrative

Submit a narrative explaining what you hope to accomplish through this grant if approved and how the project meets the provided evaluation criteria.

The Pecan Grove Village III Homeowners Association seeks to significantly improve the common area along Kyrene Road so as to bring our neighborhood's external appearance up to the same level as the rest of our community. In doing so, we aim to reduce water usage and ongoing maintenance costs. The project meets the provided evaluation criteria:

1. Provides an environmental benefit, such as water and/or energy conservation. Environmental concern was the initial impetus for the project. The present entrance area plants require considerable water. There will be far fewer plants and the selection of plants will be low water-use varieties of those native to the Sonoran Desert (or adapted varieties) such as cactus and succulents. Also, our irrigation system is 25 years old and will benefit greatly from emitters with newer technology. Applying rock as a landscape material will reduce water usage by inhibiting evaporation and erosion, improve soil nutrition and balance soil temperature. The river rocks and other small stones will help prevent weed growth, reducing the need for weed control chemicals.
2. Enhances the aesthetics of the neighborhood: Nearly every aspect of this project will enhance the aesthetics of the neighborhood (and the community). The neighborhood to the north and south of us have newly renovated walls. The light industrial buildings across the street have recently updated their exteriors. Several neighboring communities have included attractive ledger stone within their walls and/or entrances in some respect. Renovating our entrances and walls, including the addition of ledger stone, will dramatically improve the "curb appeal" of our neighborhood and bring it up to the same level as our neighboring communities, instead of detracting from it. The style, colors, and shapes of the plants and hardscape materials selected will create more welcoming and visually appealing entrance areas. Backflow valve cages and the numerous large utility boxes will be accounted for and incorporated into the design. Using plants that will have color all year long will eliminate the several month period every year where our present entrance plants look like brown twigs. Symmetry, balance and scale will be considered in order to ensure that the appearance of the entrance areas will balance welcoming informality with a sense of grandeur and being special. The color palette will tie in with our neighbors, including the light industrial properties across the street.
3. Accessible to all members of the community: The project's area is a nearly 1/3 mile frontage along Kyrene Road between Elliot Road and Warner Road. This section contains heavy vehicular traffic and several popular bus stops and will be viewable by a great many in our community and those passing through our community on the way to and from work or school. There will be no impediments to pedestrians, bicyclists, bus users or others.
4. Improves health and safety of residents: The redesign of the entrance areas will provide drivers with consistently improved line of sight when making a turn out of the two entrances to our neighborhood. In areas where pedestrians and bicyclists may be present, plants will be chosen that do not have sharp points or edges and do not contribute to allergies.
5. Addresses a known neighborhood deficiency: Our primary neighborhood common area is the Kyrene road street frontage, including our two entrances. For nearly a decade, our HOA board have themselves patched and painted our walls that total nearly 1/3 mile in length. But, based on the surrounding neighborhoods/properties and their upgrades, our neighborhood's frontage area is in need of a significant upgrade. The entrance/wall upgrades will bring our neighborhood up to the same level as others in the area.
6. Complements other neighborhood projects (private or City): The savings in water cost and landscape maintenance will be reinvested in the continual transition from the current Mediterranean style landscape to a more xeric, sustainable solution. The HOA will continue the xeriscaping project after this grant cycle, as there are numerous plants contained within the long Kyrene Road street frontage.
7. Addresses how project will be maintained in the future. (see above section 3)
8. Engages the neighborhood in the planning, development, and creation of the project: This project has been under discussion for over two years. It has been on the Board of Directors meeting agenda for that duration, and all homeowners are invited to attend. The board also sought out input from residents through postcard and email notifications/requests. In addition to input from the board members, homeowners at large assisted in the design of the entrance area style and selection of plants.
9. Benefits a significant number of residents and/or the city at large: Our neighborhood is situated among other communities such as Alisanos, Warner Ranch, and Pecan Grove Estates. Each of these have beautifully designed and landscaped entrances facing major streets. Our neighborhood desires to put effort and resources into improving our Kyrene Road frontage so that our area contributes to the positive visual appearance of the area instead of detracting from it.
10. Addresses project maintenance: (see above section 3)

### Mandatory attachments (all project types):

#### • Bids

- \* Total project costs under \$5,000: attach a minimum of 2 bids for the work outlined in the grant, including sales tax. Bids must be from licensed, insured contractors. The amount requested must match a bid amount.
- \* Total project costs over \$5,000: attach a minimum of 3 bids for the work outlined in the grant, including sales tax. Bids must be from licensed, insured contractors. The amount requested must match a bid amount.
- \* If on city property, only one bid may be necessary if project is required to use city contractor.
- \* Art projects on city property must use the pre-qualified public artist list.

#### • Visuals

Include current pictures of the project site and any other materials to illustrate what the project will look like..

#### • Community Engagement

Include copies of neighborhood meeting notices, postcards and/or newsletters demonstrating all residents were invited to participate.

#### • Completed Preliminary Site Plan Review submittal form (highlighted areas only)

West Pecan Place Entrance – North Side, looking north:



West Pecan Place Entrance – North Side, looking northeast:



West Pecan Place Entrance – North Side, looking east:



West Pecan Place Entrance – North Side, looking northeast:



West Pecan Place Entrance – South Side, looking east:



West Pecan Place Entrance – South Side, looking southeast:



West Palomino Drive Entrance – North Side, looking southeast:



West Palomino Drive Entrance – North Side, looking east:



West Palomino Drive Entrance – North Side, looking northeast:



West Palomino Drive Entrance – South Side, looking east:



West Palomino Drive Entrance – South Side, looking northeast:





West Palomino Drive Entrance – South Side, looking southeast:



The neighborhood to the north of Pecan Grove Village III is Alisanos.



ALISANOS NORTH

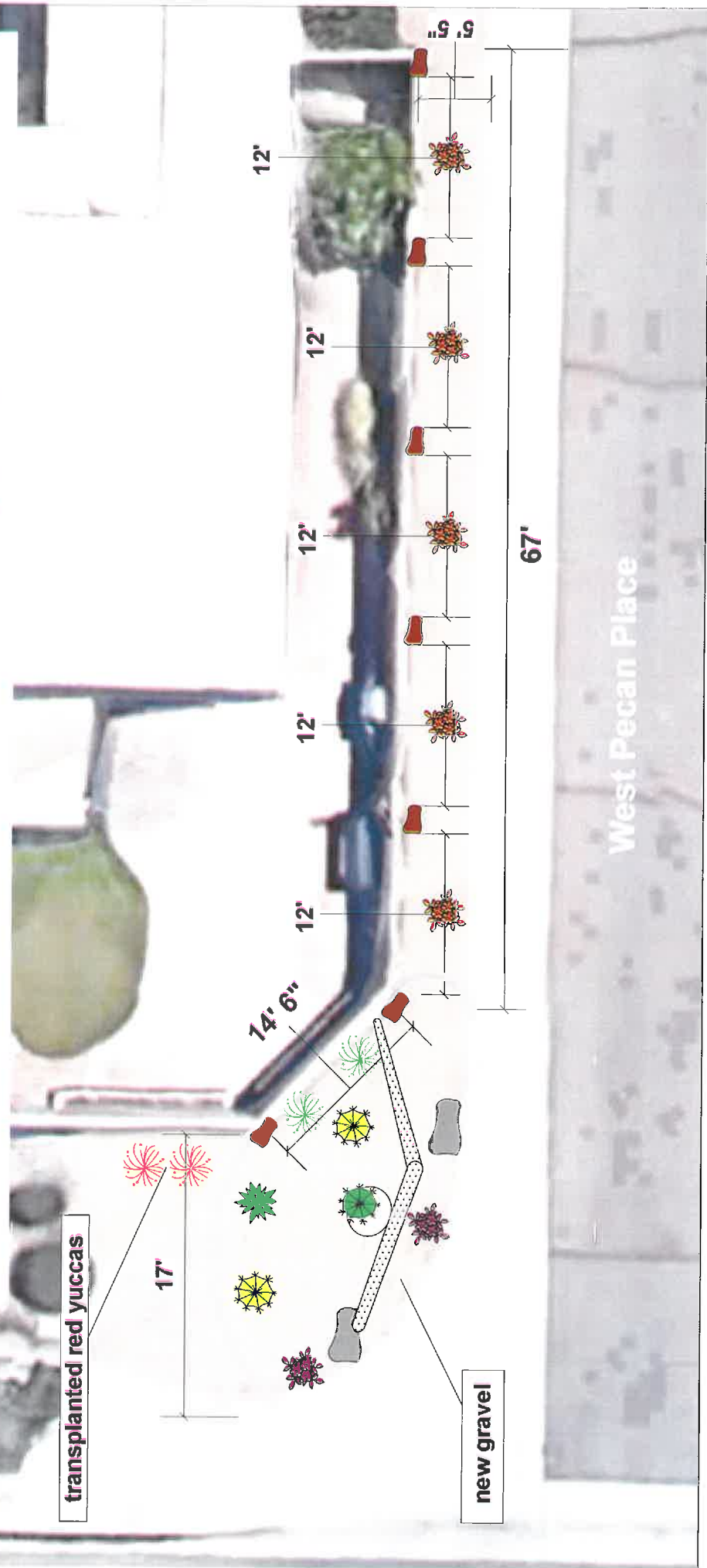


ALISANOS NORTH



ALISANOS SOUTH

# West Pecan Place Entrance – Northeast Corner



transplanted red yuccas

17'

14' 6"

12'

12'

12'

12'

12'

new gravel

67'

West Pecan Place

Mound (~1' high, ~3' diameter, asymmetrical)

Curbing

Boulder (~300 pounds)

Dry river path of rip rap (~18" wide, winding path)

Bottle Brush (~5 gallon)

Agave Attenuata (~5 gallon)

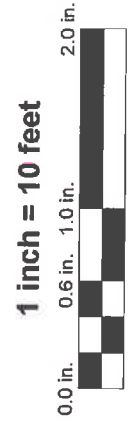
Desert Spoon (~5 gallon)

Golden Barrel (~5 gallon)

Ferocactus (native barrel) (~5 gallon)

Lantana (existing)

Ledger stone column (68" high, 16" wide)



Mound (~1' high, ~3' diameter, asymmetrical)

Boulder (~300 pounds)

Dry river path of rip rap (~18" wide, winding path)

Curbing

Ledger stone column (65" high, 16" wide)

Bottle Brush (~5 gallon)

Agave Attenuata (~5 gallon)

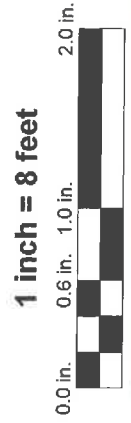
Desert Spoon (~5 gallon)

Golden Barrel (~5 gallon)

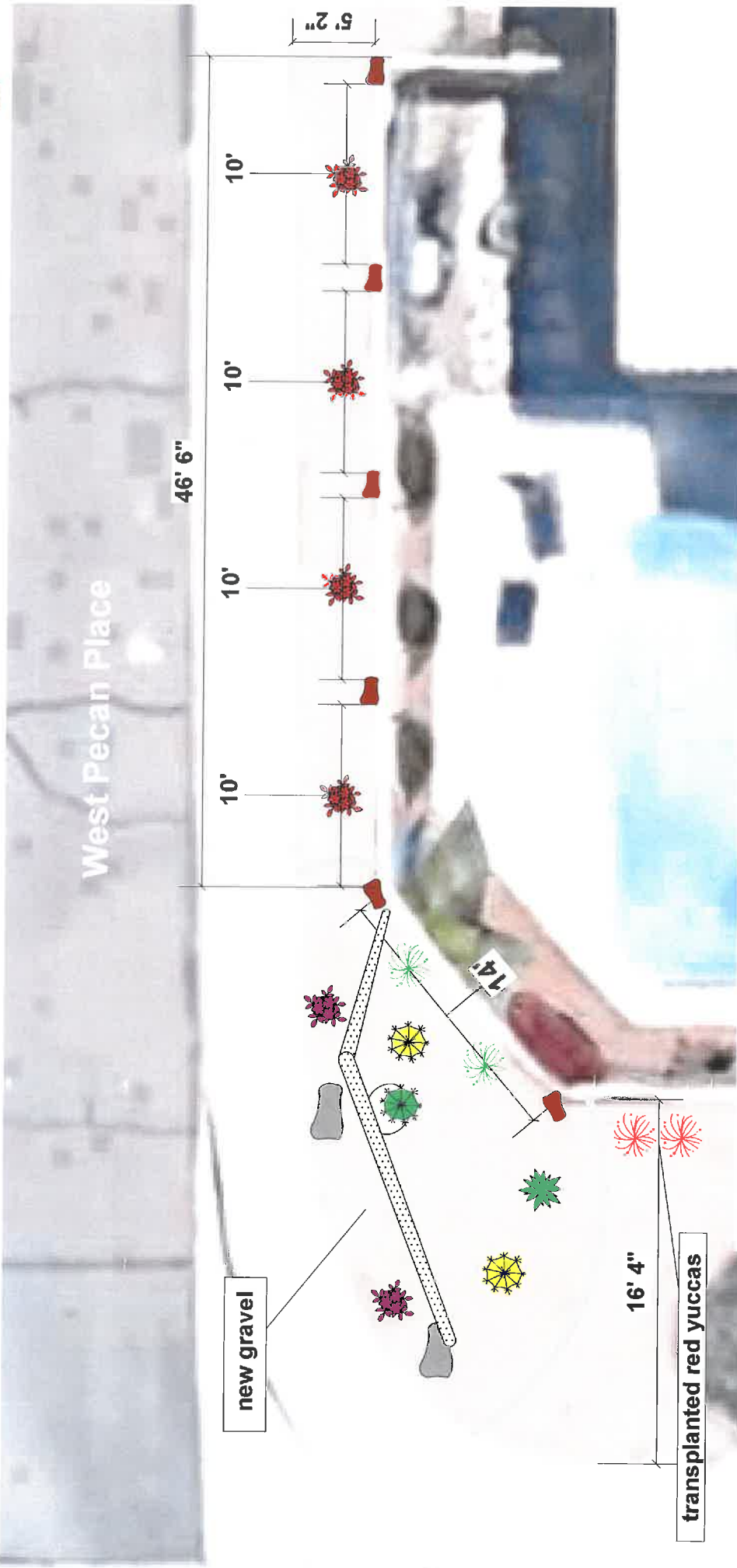
Ferocactus (native barrel) (~5 gallon)

Lantana (existing)

Ledger stone column (65" high, 16" wide)

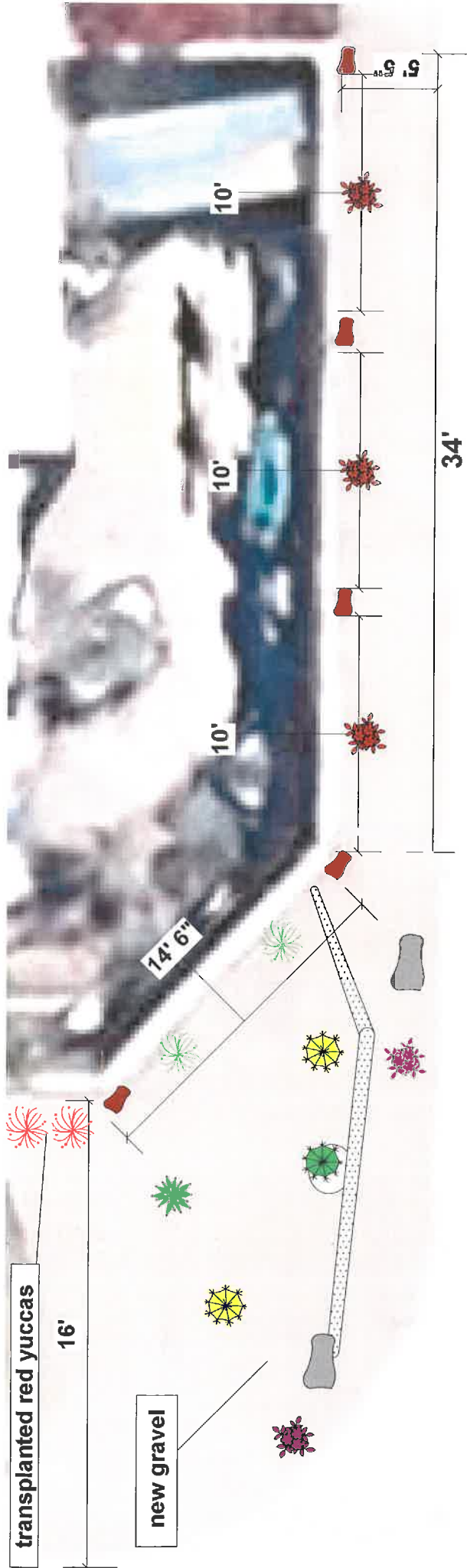


1 inch = 8 feet



# West Pecan Place Entrance – Southeast Corner

# West Palomino Drive Entrance – Northeast Corner



**transplanted red yuccas** 16'

**new gravel**

**10'**

**10'**

**10'**

**14' 6"**

**34'**

**West Palomino Drive**

**Dry river path of rip rap (~18" wide, winding path)**

**Mound (~1' high, ~3' diameter, asymmetrical)**

**Curbing**

**Boulder (~300 pounds)**

**Agave Attenuata (~5 gallon)**

**Desert Spoon (~5 gallon)**

**Golden Barrel (~5 gallon)**

**Ferocactus (native barrel) (~5 gallon)**

**Lantana (existing)**

**Bottle Brush (~5 gallon)**

**Ledger stone column (72" high, 16" wide)**

**1 inch = 6 feet**  
0.0 in. 0.6 in. 1.0 in. 2.0 in.

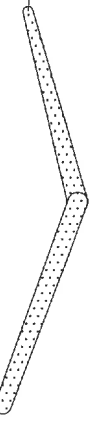
**NORTH**



Mound (~1' high, ~3' diameter, asymmetrical)

Curbing

Boulder (~300 pounds)



Dry river path of rip rap (~18" wide, winding path)

1 inch = 8 feet



Bottle Brush (~5 gallon)

Agave Attenuata (~5 gallon)

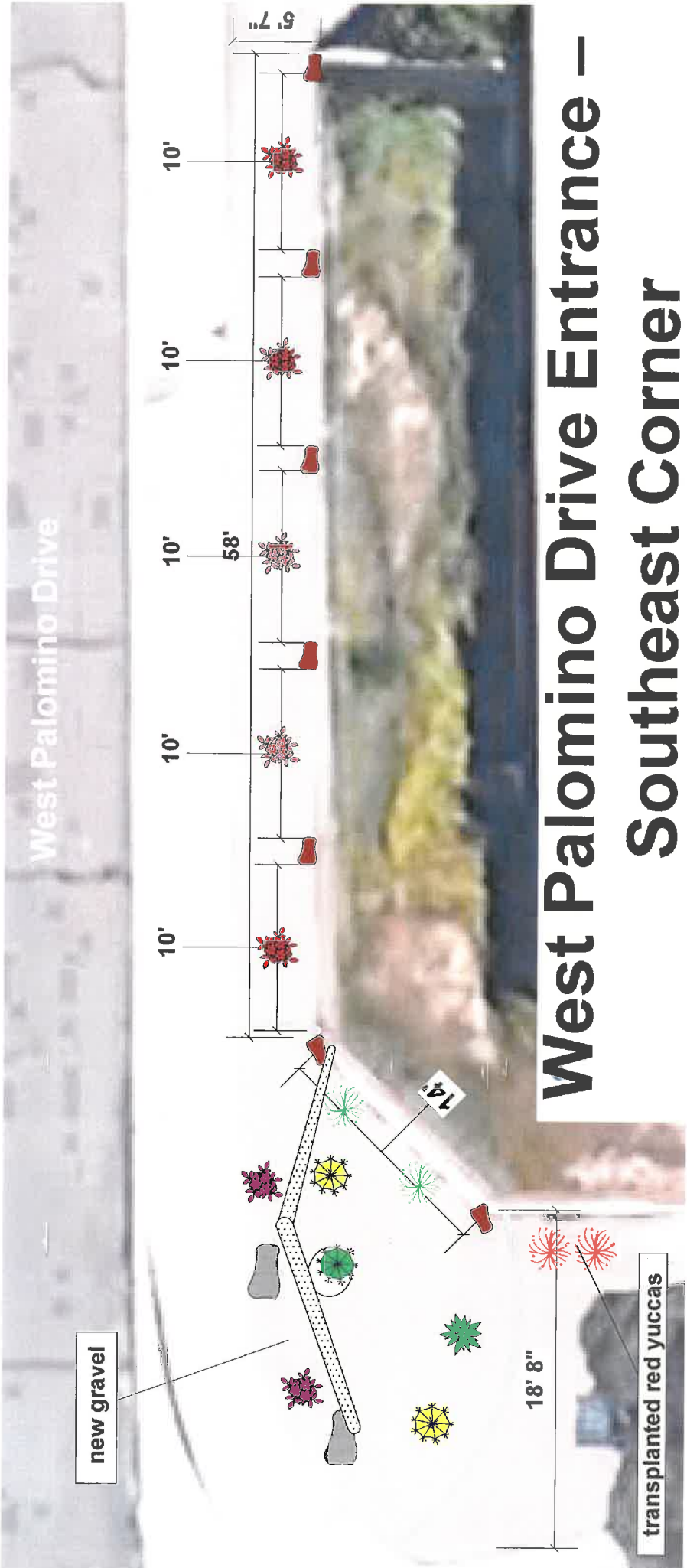
Desert Spoon (~5 gallon)

Golden Barrel (~5 gallon)

Ferocactus (native barrel) (~5 gallon)

Lantana (existing)

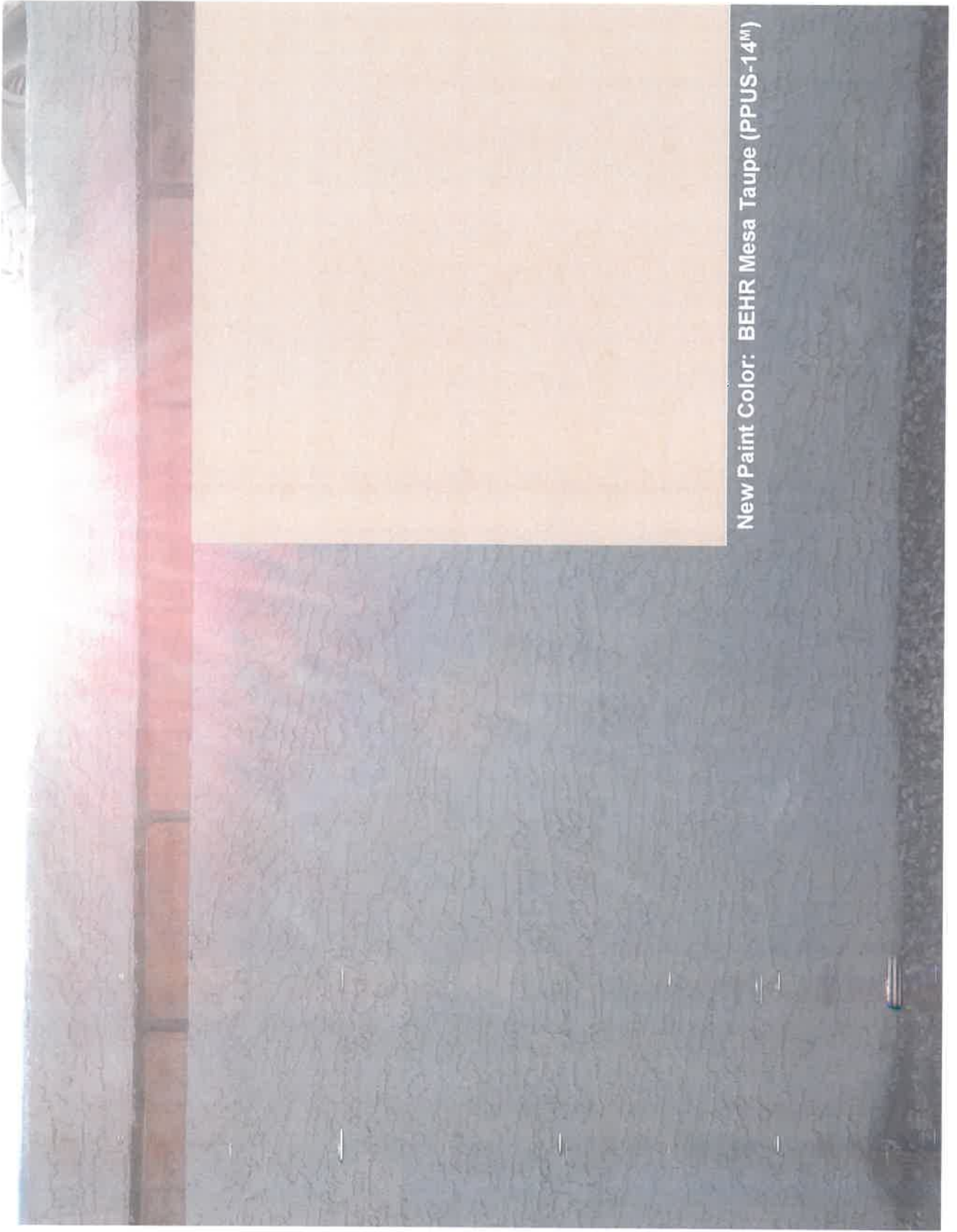
Ledger stone column (64" high, 16" wide)



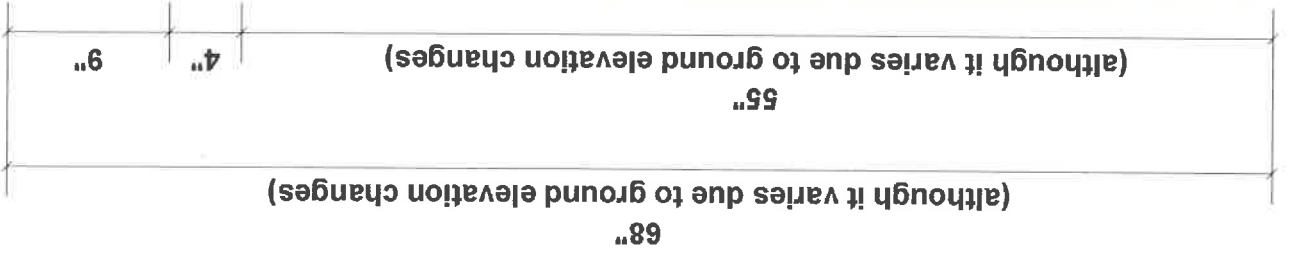
West Palomino Drive

# West Palomino Drive Entrance – Southeast Corner

# Wall along South Kyrene Road



New Paint Color: BEHR Mesa Taupe (PPUS-14M)



55" (although it varies due to ground elevation changes)

4"

9"

68" (although it varies due to ground elevation changes)

4"



Bottle Brush:



Desert Spoon:



Golden Barrel:



Agave Attenuata:



Ferocactus (native barrel):



Boulders and dry river path of rip rap examples:



Sample of gravel for entrance areas:



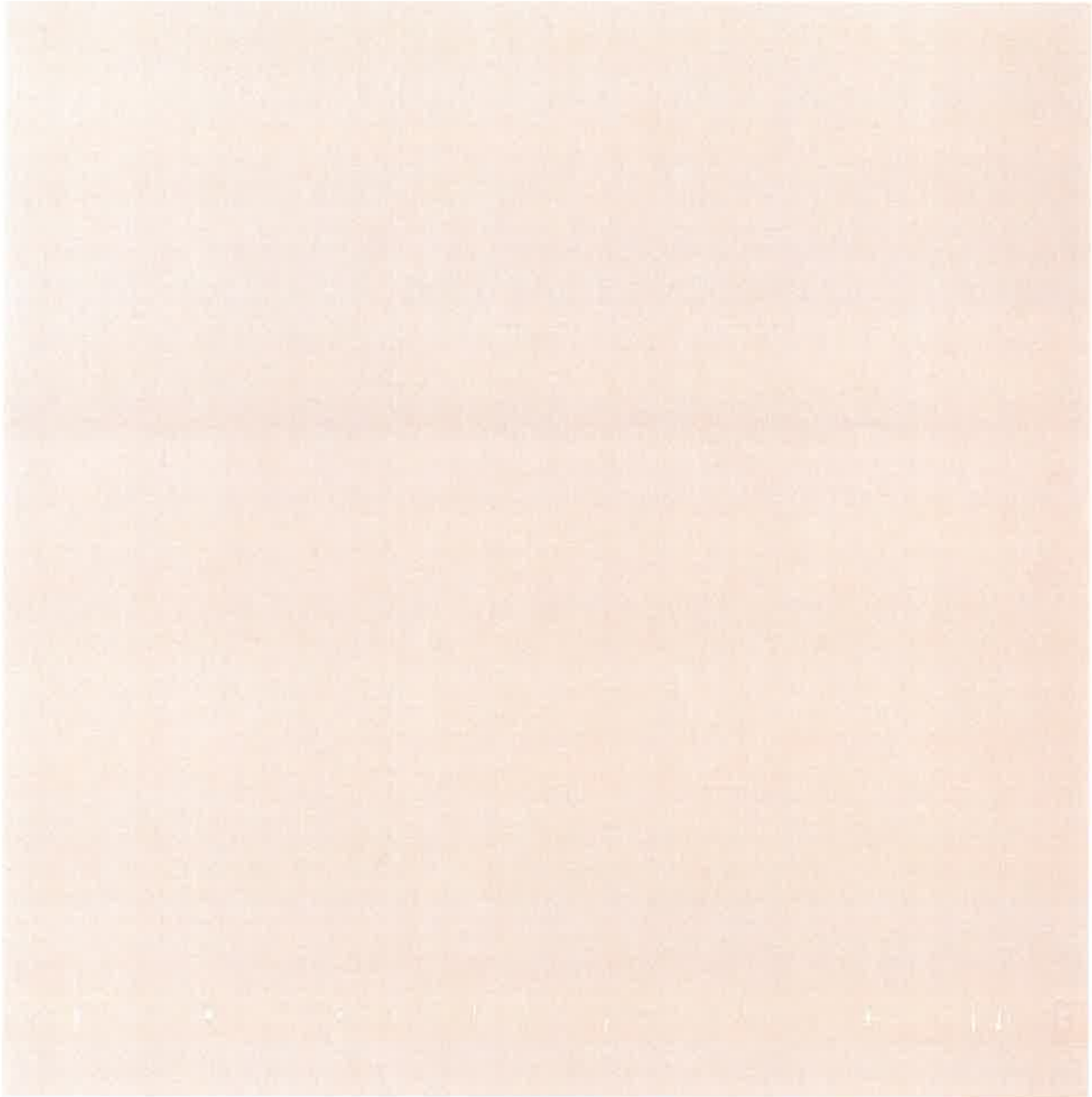
Sample of rip rap for dry river path:



Sample of ledger (stack) stone:



Sample of wall color (BEHR PPUS-14<sup>M</sup>, Mesa Taupe):







## CJ Construction & Painting

# ESTIMATE

34630 W. Jo Blanca Road

Stanfield, Arizona 85172

Cjconstructionandpainting.com

(602) 296-1217

Estimate #

1250

Date:

April 12, 2018

<u>Name / Address</u>	<u>Property / Homeowner Address</u>
L&B Associates	Pecan Grove Villages
3267 E. Gila monster Drive	Warner & Kyrene
Queen Creek, AZ 85140	Tempe, Arizona
ATTN: Laurie Roberts	

<u>Description of work performed:</u>	<u>Total</u>
Pecan Grove Village	
1) Prep approx. 1234.7 Linear Feet of stucco wall. A) Power wash to remove dirt and mildew. B) Patch any areas of stucco needed and prime. C) Paint per HOA Specifications.	\$4,630.12
2) Install Veneer stone approx. 1234.7 feet on Top section of wall along Kyrene Road.	\$11,610.00
3) Install Veneer on 17 Columns at entry points into Community.	\$4,250.00

**Total: \$ 20,490.12**

CJ Construction & Painting is a State of Arizona licensed Contractor No. 311364. Thank You for allowing us the opportunity to provide you this information. If this meets your requirements, please sign and e-mail, scan a copy to [Chris@CJConstructionandpainting.com](mailto:Chris@CJConstructionandpainting.com) or mail to the office address. We will begin the process to invoice and schedule. Please feel free to give us a call if you have any questions.

**Note: "2) Install Veneer stone approx 1234.7 feet on Top section of wall along Kyrene Road" was removed from the scope of this project. So, the revised estimate total from CJ Construction & Painting is \$8,880.12.**



**Ultimate  
Lawn  
Care**

1916 W. Rawhide Ave  
Gilbert, AZ 85233

602.788.9026  
rebecca@ultimatelawn.com  
Gilbert, AZ

## Estimate

Date	Estimate #
4-17-2018	953

Name / Address

PECAN GROVES  
P O BOX 7048  
CHANDLER, AZ 85248

Description of Work	Qty	Rate	Total
Proposal is for work at 4 corners of the community pursuant to the RFP.			
Plant removal – Remove 25 Cleanders near entrance and a few other miscellaneous plants in the area where the river bed will be	25	25.00	625.00
Relocate existing rock away from corners to outside of the concrete area and blend to fill in bare spots along Kyrene	4	100.00	400.00
Build a low mound at each corner	4	250.00	1,000.00
Two 500-pound boulders per corner, total of 8 boulders. Santa Fe Gold quoted, please let us know if you would like to use a different style. (300 pound Boulders are slightly larger than a 5-gallon bucket.)	8	55.00	440.00
40 feet of curbing per corner, total 160 feet.	160	3.75	600.00
Build dry river, no rap bed from wall to corner. Two tons of np rap at each corner grade area and install. Santa Fe Gold np rap is quoted, please let us know if you would like to use a different style such as Yavapai Coral or Saddle Back Brown.	9	300.00	2,400.00
Transplant red some existing yuccas and Lantana (2-3 per corner). We do not guarantee survival of any plants that are transplanted.	10	25.00	250.00
- Proposal is valid for 60 days - Jobs are scheduled on a first come, first served basis so please notify us immediately if you wish to move forward with the project.			
Approved, Signature			<b>Subtotal</b>
			<b>Sales Tax (7.8%)</b>
			<b>Total</b>
Phone #	E-mail		
602-788-9026	rebecca@ultimatelawn.com		



**Ultimate  
Lawn  
Care**

1916 W. Rawhide Ave  
Gilbert, AZ 85233

1916 W. Rawhide Ave  
Gilbert, AZ

## Estimate

Date	Estimate #
4/17/2018	953

Name / Address

PECAN GROVES II  
P O BOX 7036  
CHANDLER, AZ 85245

Description of Work	Qty	Rate	Total
Plant the following 5-gallon, low water use plants: 1 Ferocactus (native barrel) at each corner 2 Golden barrels at each corner 2 Desert spoon at each corner 1 Agave Attenuate at each corner. Bolt crush on each side entering Pecan Place and Palomino: 3 @ Palomino north, 5 @ Palomino south, 5 @ Pecan north, 4 @ Pecan south where creander used to be. (Cactus are premium plants)	4	50.00	2,000.00
Fill in concrete curbing area with contrasting but complementary granite. As this is very subjective, we recommend the Board view granite types at a local rock supply company to determine what type they like best. Possible options for Granite include: Rainbow Mist (only available in 1/2") - \$66 per ton. Rainbow Mist is very similar to what is there now but has more black in the rock. 1/2" or 1" Santa Fe Gold - \$87.96 per ton 1/2" or 1" Grande Rose - \$87.96	9	87.96	843.60
Samples can also be provided upon request.			
Deliver and install 1/2" Yavapai Coral Granite all along Kymene Rd. and along the sides of Palomino Dr. & Pecan Place, except inside the new concrete curbing area	180	65.00	11,700.00
Modify and update the irrigation system to accommodate new plantings by adding drip lines and PVC	4	1,000.00	4,000.00
- Parts and Labor			
- Proposal is valid for 60 days - Jobs are scheduled on a first come, first served basis so please notify us immediately if you wish to move forward with the project.			
Approved, Signature			
Phone #	E-mail		
602-786-9086	rebecca@ultimateawnrcare.com		
<b>Subtotal</b>			
<b>Sales Tax (7.8%)</b>			
<b>Total</b>			



**Note: "Deliver and install 1/2" Yavapai Coral Granite all along Kyrene Rd. and along the sides of Palomino Dr. & Pecan Place, except inside the new concrete curbing area" and "Install solar lighting for safety of individuals who walk Kyrene and ride the local bus" were removed from the scope of this project. So, the revised estimate total from Ultimate Lawn Care is \$12,308.60.**

**Note: CJ Construction & Painting does not perform landscaping installation and Ultimate Lawn Care does not install ledger stone, restucco or repaint. So, their bids were combined to form one comprehensive bid. The total of the two (revised) bids is \$21,188.72. This combined/comprehensive bid was used in the Maryanne Corder Neighborhood Grant Application to complete section 2. Project Budget.**



West Pecan Pl. Entry Remodel

	Plant removal - Oleanders near entrances
\$1,000	Guess...Pics available? Relocate existing rock away from corners to thin spots along the frontage (Kyrene) Unclear as to what is need to be done here Build a low mound at each corner Re-use soil from river bed for mounding Mix 300-pound boulders per corner, 80lb of 3 boulders
\$840	300 is pretty small, \$900 is our typical starting size 40 feet of curbing per corner, total 160 feet
\$820	Polished concrete curbing or pavers? Polished is typically 100 ft minimum (\$400) as pavers would be a nicer product for similar cost. concrete pavers Build dry river, rip rap bed from wall to corner Two tons of rip rap at each corner, grade area and install
\$748	320 sq ft Rip Rap
\$380	4 tons soil removal and relocate Transplant red some existing yuccas and lantana (2-3 per corner)
\$250	Guess...Pics available? Plant low water use plants (1 Ferocactus (native barrel) at each corner, 2 Golden barrel at each corner, 2 Desert spoon at each corner @Palomino south, 5 @Pecan north, 4 @Pecan south where oleander used to be, 1 Agave attenuata at each corner, 17 bottle brush on each side entering Pecan Place and Palomino (3 @ Palomino north, 5
\$1,160	24 cacti (5 @?)
\$840	17 shrubs (5 @?)
\$2,150	Fill in with contrasting but complementary granite gravel 16 Tons? Incl Delivery
\$640	4 tons? Modify and update the irrigation system to accommodate new plantings
\$540	400 ft Poly Drip Line Install ledger stone 15-inch-wide columns, height 68 inches (17 columns) 7.5 sq ft. w/ 12' corners per column
\$5,220	128 sq ft. w/ 204 in ft corners Apply stucco and repaint the existing walls to match the ledger stone and color palette of nearby areas How many wall sections or sq ft total? Install solar lighting for safety of individuals who walk Kyrene and ride the local bus.
\$340	How many? 6 per corner? These come in pacs of six. Only 90 day warranty on solar lights.
\$74,388	Revised Subtotal
\$729	Tax
\$75,117	Estimate

4.17.2018  
Estimate Good through 5.31.2018



Note: "Fill in the non-entrance frontage area with matching granite gravel" (listed above with "4 tons?") and "Install solar lighting for safety of individuals who walk Kyrene and ride the local bus" (listed above with "How many? 6 per corner? These come in pacs of six. Only 90 day warranty on solar lights.") were removed from the scope of this project. So, the revised estimate total from LiNK Pools and Landscape is \$14,137.00.





Its time to clean out the closets and garage and make a little cash for your efforts. The annual garage sale is March 10, 2018. Notices will be placed on Craigslist and will be combined with our friends to the east, Community Association for Parke Tempe. Start time 7:00 am.

Our community is considering applying for a matching grant with the City of Tempe. Do you have something in particular that you would like the board to consider submitting for the grant request? Suggestions should be an for an improvement that would benefit the community. For example benches, picnic table, shade trees, entrance upgrades, etc. If so, please email us at [REDACTED] with your suggestions. We look forward to hearing from you!

L&B Association Consultants LLC (480) 987-0197



Its time to clean out the closets and garage and make a little cash for your efforts. The annual garage sale is March 10, 2018. Notices will be placed on Craigslist and will be combined with our friends to the east, Community Association for Parke Tempe. Start time 7:00 am.

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L&B Association Consultants LLC (480) 987-0197



## Tempe Matching Grant Program

Each year the city of Tempe offers a matching grant program that homeowner associations can apply for. The purpose of the grant is to help with the monetary costs for communities to add or improve certain common amenities. If awarded to a community, the cost of the improvement is split evenly between the community and the city.

At this time we are asking our homeowners if there are projects that you wish the community to consider taking on that would qualify for matching funds. If you have suggestions, please contact the

[REDACTED]

suggestion prior to March 1, 2017.



## **Board of Directors Meeting Agenda**

**January 8, 2018**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Ledger Stone Guidelines (Joe Herrera: Height limit? Clean edges? Accent only? Complimentary colors? Approval requirement?)
  - B. Select date for neighborhood garage sale (with Parke Tempe)
  - C. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape, rock) – set date for working session
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. 2017 Year in Review
  - B. Annual common area walkthrough (typically in March)
  - C. Tree Trimming Timing
  - D. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment



## **Board of Directors Meeting Agenda**

**October 9, 2017**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Appointment of Committee Chairpersons / Members
  - A. Architectural Control Committee
  - B. Nominating Committee
- IV. Financial Report
- V. Architectural Control Committee's Report
- VI. Management Company's Report
- VII. Old Business
  - A. Ledger Stone Guidelines (Joe Herrera: Height limit? Clean edges? Accent only? Complimentary colors? Approval requirement?)
  - B. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape, rock)
- VIII. Homeowner Open Forum
- IX. New Business (as time permits)
  - A. Set quarterly meeting dates for next year
  - B. 2018 Budget
  - C. Annual Contracts with Management Company and Landscaping Company
  - D. CC&Rs Clerical Errors Resolution
  - E. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- X. Adjournment



## **Board of Directors Meeting Agenda**

**July 10, 2017**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Ledger Stone Guidelines (Joe Herrera: Height limit? Clean edges? Accent only? Complimentary colors? Approval requirement?)
  - B. Social Committee (Dianne Griffis: Spring activity, possibly with 1-mile fun run, cold drinks, etc.)
  - C. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape)
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. Landscaping: Aeration / Soil Amendments
  - B. Annual Meeting preparations
  - C. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment



## **Board of Directors Meeting Agenda**

**April 10, 2017**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Ledger Stone Guidelines (Joe Herrera: Height limit? Clean edges? Accent only? Complimentary colors? Approval requirement?)
  - B. Social Committee (Dianne Griffis: Spring activity, possibly with 1-mile fun run, cold drinks, etc.)
  - C. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape)
  - D. Annual common area walk through
  - E. Neighborhood Garage Sale
  - F. Tree Trimming
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment



## **Board of Directors Meeting Agenda**

**January 9, 2017**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Ledger Stone Guidelines (Joe Herrera: Height limit? Clean edges? Accent only? Complimentary colors? Approval requirement?)
  - B. Social Committee (Dianne Griffis: Spring activity, possibly with 1-mile fun run, cold drinks, etc.)
  - C. Select date for neighborhood garage sale (with Parke Tempe)
  - D. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape)
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. 2016 Year in Review
  - B. Annual common area walkthrough (typically in March)
  - C. Tree Trimming Timing
  - D. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment



## **Board of Directors Meeting Agenda**

**July 11, 2016**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape)
  - B. Gate / security door colors
  - C. Trash containers visible on Saturdays
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. Annual Meeting preparations
  - B. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment





## **Board of Directors Meeting Agenda**

**April 25, 2016**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape)
  - B. Annual common area walkthrough
  - C. Garage Sale
  - D. Tree Trimming
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment



## **Board of Directors Meeting Agenda**

**January 11, 2016**

- I. Call to Order
- II. Approval of Minutes from Previous Meeting(s)
- III. Financial Report
- IV. Architectural Control Committee's Report
- V. Management Company's Report
- VI. Old Business
  - A. Tempe Neighborhood Grant Program: entrance updates (no new sign, ledger stone, stucco repair, paint, xeriscape)
  - B. Select date for neighborhood garage sale (with Parke Tempe)
- VII. Homeowner Open Forum
- VIII. New Business (as time permits)
  - A. Annual common area walkthrough (typically in March)
  - B. Tree Trimming Timing
  - C. Consideration of additional ideas how Association can improve the neighborhood (without the addition of rules or anything punitive)
- IX. Adjournment