

# Maryanne Corder Neighborhood Grant Application

Due Monday, April 22, 2019 at 5 pm—late or incomplete application will not be accepted.



Name of Association 455 Broadway Townhomes # of households 7

Project Landscape Rejuvenation location: 455 E. Broadway Road, Tempe AZ 85282

Name of primary project contact:

Lawrence Massa

Email: [REDACTED] Phone: [REDACTED]

Address (& city/state/zip) [REDACTED]

Name of authorizing individual (who can accept funds, sign contract - if different than above) Yin Pang

Address (& city/state/zip) [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

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

This project will retrofit our current common areas originally designed for bubble sprinkler system to use current day low water use drip sprinkler attachments. In addition it will fund the replacement of the dead and removed old high water usage vegetation. The project is organizationally designed to utilize the strong community participation with our extremely small community to maximize our limited budget dollars on these improvements. The community has already completely self funded the removal of dead and over grown vegetation, securing the large river rocks into locked gabions and spreading decomposed granite to provide dust reduction and uniformity to the community.

## 2. Project Budget

Expenses	Amount
Xeriscape Retrofit	\$ \$2,100.00
Vegetation	\$ \$6,044.75
	\$
	\$
	\$
Match (HOA and Crime Free Multi-family Housing properties only) 25% of project total	\$ \$2,036.19
<b>TOTAL EXPENSES:</b>	<b>\$ \$6,108.56</b>

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

The existing HOA approved budget for landscaping maintenance has sufficient funding to support the water and landscape maintenance of this work. Please see attached HOA meeting minutes.



## Maryanne Corder Neighborhood Grant Application—pg. 2

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

- |   |  |
|---|--|
| <input checked="" 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"/> ADA Accessibility: Michele Stokes  | <input type="checkbox"/> Signs: Dean Miller                |
| <input type="checkbox"/> Art: Rebecca Rothman   | <input type="checkbox"/> Traffic Calming: Steve Horstman   |
| <input checked="" type="checkbox"/> Landscape//Lighting/Walls: Steve Abrahamson   | <input type="checkbox"/> Water Conservation: Melissa Bomar |
|   | <input checked="" type="checkbox"/> Other: _____           |

### 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 objective of this application submission is to gain approval for needed community common area improvements. Due to significant budget overages and challenges with the renovation and meeting warranted city guidelines our 2017 project award had to be modified and the work encompassed in this city grant request for 2018 is a reflection of the remaining common area complex work needed. The use of city approved landscape documentation from the first proposal has been submitted along with an update on the community work completed.

Built in 1982, the 455 E. Broadway Rd. complex of 7 townhome units is now 37 years of age. The funding will be used to renovate the existing irrigation system from the old leaking inefficient high water use turf designed watering system to a xeriscape/ drip system. In addition we will replant the common areas with new low water use vegetation.

The community has self sponsored and removed the aging high water use trees and older vegetation. In addition the community has also self funded the containment of the old river rock into gabions and applied decomposed granite to lower dust levels. This project is being submitted as one submission for irrigation renovation and vegetation.

As a very small community with a limited budget and with active homeowner involvement the approach to this project will have the engaged complex community members in plant selection and common area placement. The estimates have been completed in order to involve the professional landscapers as needed and warranted. If approved, the work will be completed over the course of the allowed year following grant award Summer 2019.

Community members reviewed the plans and assisted with the placement and selection of new vegetation in our annual meeting. Minutes attached to this grant proposal. Ultimately the work on the back common areas will tie in the work on the front street common areas and soften the current stark look of the overall community for the enjoyment of the homeowners.

### 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. Projects on private property are also welcomed to use list.
- **Visuals**

Include current pictures of the project site and any other materials to illustrate what the completed 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)



# PLANT LIST & CALCULATIONS

h = height s = spread/diameter

## PHASE 2 BACK AREAS 1,585 SF

Groundcover, Shrubs & Accents	Size	Quantity	Footprint SF
1 Dawe's Aloe Aloe dawei (accents)	2'h x 3's 2.5 gal min.	10	x 7.07 sf ea = 70
Trailing Lantana Lantana montevidensis (trailing groundcover)	1'h x 4's 2.5 gal min.	23	x 12.57 sf ea = 289
Chuparosa Justicia californica (flowering shrub/open)	4'h x 4's 5 gal min.	12	x 12.57 sf ea = 150
Thunder (Silver) Cloud Sage Leucophyllum candidum (flowering background shrub/hedge)	5'h x 5's 5 gal min.	4	x 19.63 sf ea = 78
Total Footprint			587 sf

The above quantity of Groundcover, Shrubs & Accents represents:

587 sf Total Footprint / 1,585 sf Back Areas = **37% Vegetative Coverage**

Trees	Size	Quantity
T1 Tipu Tipuana tipu (shade tree)	36" box / 1.5" caliper	2
T2 Live Oak Quercus virginiana (smaller shade tree)	36" box / 1.5" caliper	1
Mexican Bird Of Paradise Caesalpinia Mexicana (small screen tree)	15 gal	6

Existing Trees at Back Areas	Overall Canopy Size	Comments
E8 African Sumac	± 20'	to remain
E9 Palmetto (multi-trunk)	± 5'	to remain
E10 Tenaza (in "private" planter)	± 5'	to remain
E11 Tenaza grove	± 12'	to remain
E12 Feather Bush (in "private" planter)	± 10'	to remain

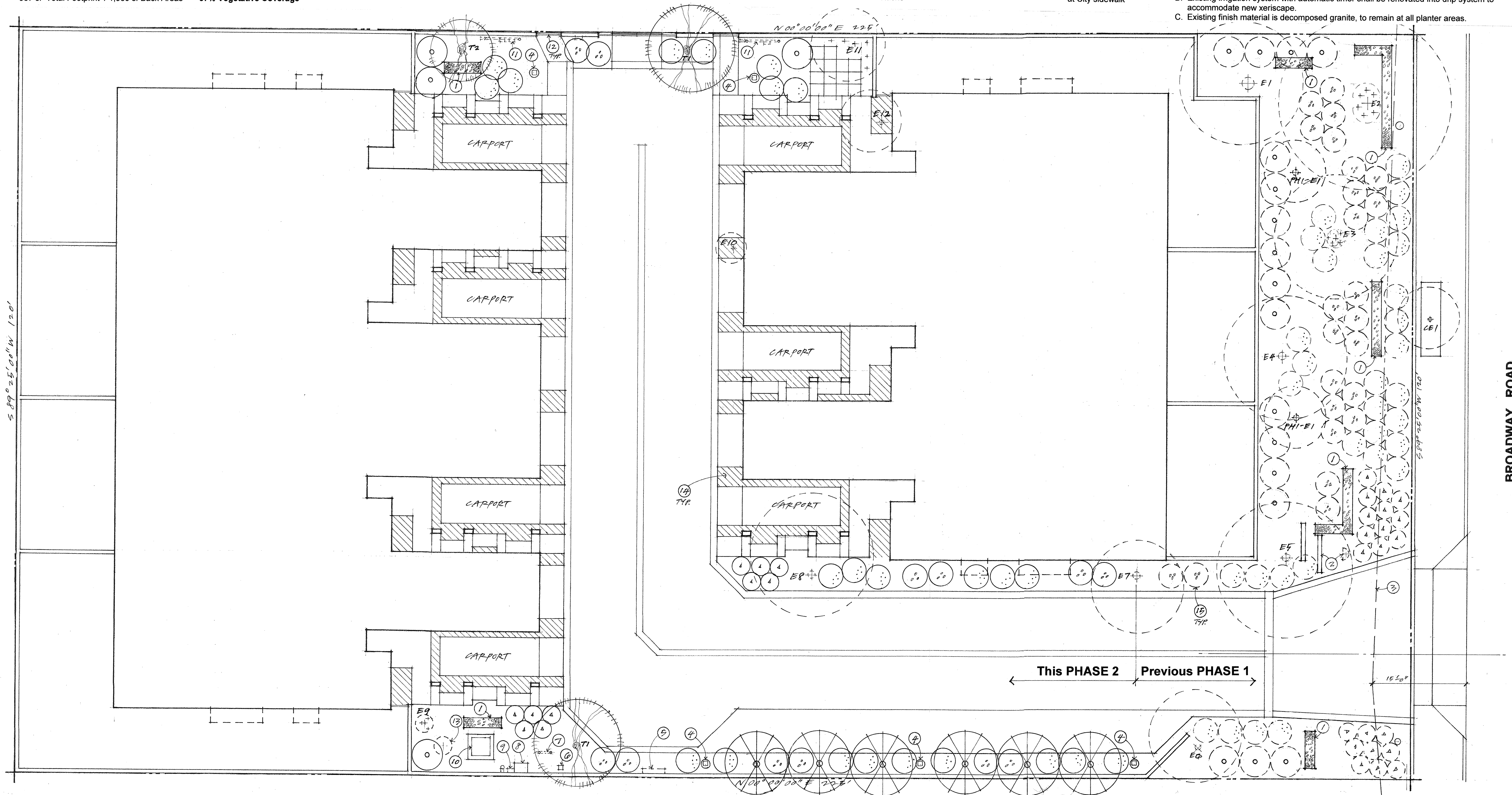
Existing Trees at Frontage Areas	Overall Canopy Size	Comments
E1 Date Palm	± 20'	
E2 Tenaza grove	± 30'	
E3 Tenaza grove	± 20'	
E4 African Sumac	± 20'	
E5 African Sumac	± 25'	
E6 African Sumac	± 15'	
E7 Bottle Tree	± 15'	
PH1-E1 Live Oak	± 6'	planted in Phase 1
CE1 Chinese Pistache		at City sidewalk

## KEYNOTES

- Existing gabion wall.
- Existing signage and light fixture.
- Sight line.
- Existing light pole.
- Existing mailboxes on wall.
- Existing telcom box.
- Existing irrigation shut-off valve.
- Existing irrigation valves.
- Existing timers on wall.
- Existing transformer.
- Existing gas meters.
- Existing gate(s).
- Remove existing Oleander.
- Shaded areas indicate "private" planters that are each unit owner's responsibility for planting and maintenance.
- Shrubs, groundcovers, and accent plants shown dashed represent previous Phase 1 Frontage Areas Landscape Renovation Plan.

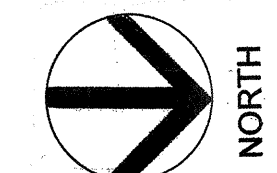
## NOTES

- Back Areas 1,585 sf (this Phase 2) + Frontage Areas 2,705 sf (previous Phase 1) = 4,290 sf total.
- Existing irrigation system with automatic timer shall be renovated into drip system to accommodate new xeriscape.
- Existing finish material is decomposed granite, to remain at all planter areas.



# BROADWAY TOWNHOMES PHASE 2 BACK AREAS LANDSCAPE RENOVATION PLAN

1/8" = 1'-0"



455 E. BROADWAY ROAD TEMPE ARIZONA 85282

Date: 3-1-19

# 455 Broadway Townhomes

Proposed Complex Common areas for Rejuvenation

And

Proposed Vegetation Descriptions





# East Side of Entry Way

455 Broadway Townhome Association



# West Side of Entry Way

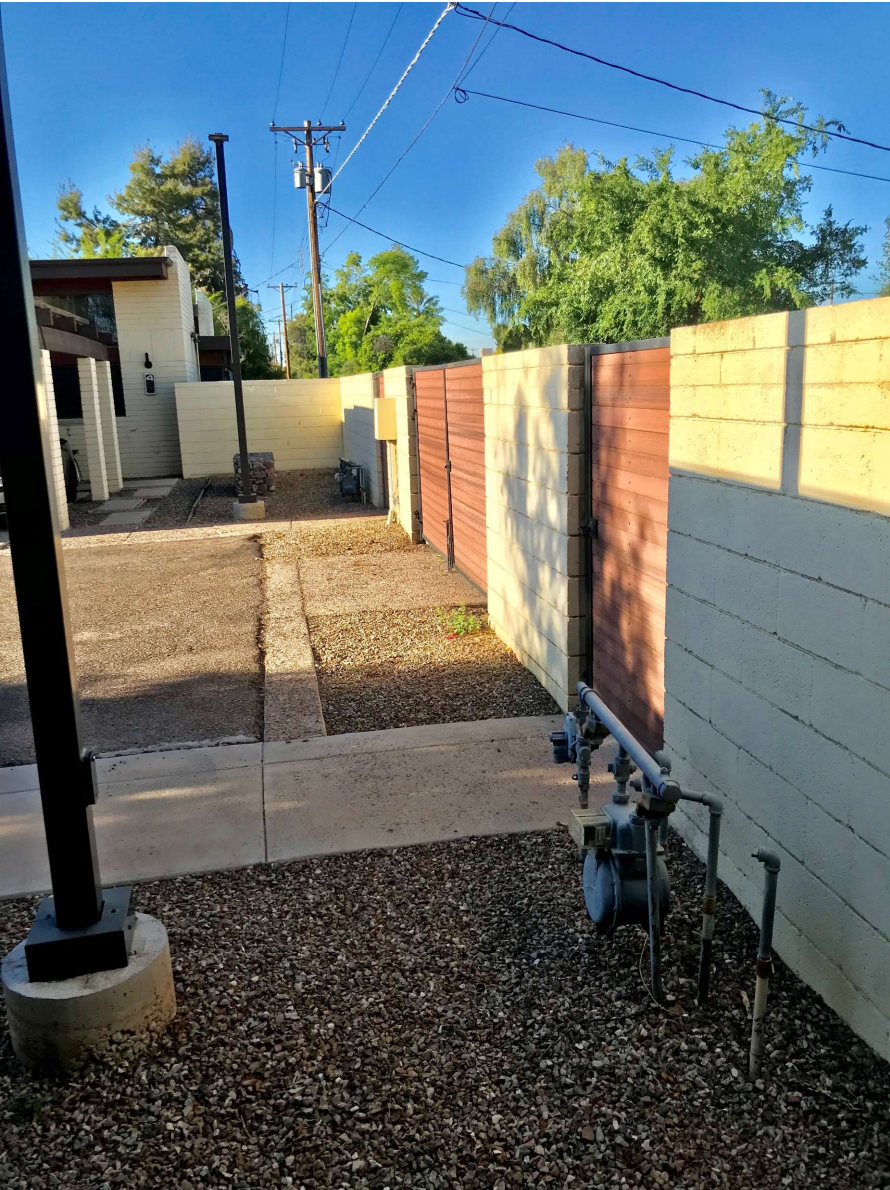
455 Broadway Townhome Association





# East Common Area

455 Broadway Townhome Association



# West Common Area – Alley

455 Broadway Townhome Association





# West Common Area – Alley Gate

455 Broadway Townhome Association



Dawes Aloe



Live Oak



Trailing Lantana



Thunder Cloud Sage

# Vegetation Proposed

455 Broadway Townhome Association





Chuparosa



Sisso Tree



Mexican Bird of Paradise

# Vegetation Proposed

455 Broadway Townhome Association

**Phoenix Landscaping and Pools,LLC**

17414 n 13th pl  
 Phoenix AZ 85022  
 ROC# CR21-310463

Estimate



4/28/2019 5189319



Tempe AZ

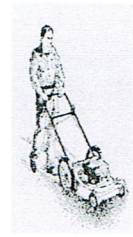


Description	Qty	Rate	Total
5 gallon dawes aloe	10	30.00	300.00
5 gallon trailing lantana	23	20.00	460.00
5 gallon chuparosa	12	30.00	360.00
5 gallon silver cloud sage	4	25.00	100.00
36inch box Tipu tree	2	900.00	1,800.00
36 inch box Live Oak		900.00	900.00
15 gallon Mexican bird of paradise	6	75.00	450.00
planting 5 gallon	49	7.50	367.50
planting 15 gallon	6	15.00	90.00
planting 32 inch box tree	3	200.00	600.00
irrigation extension/flexible PVC		2,100.00	2,100.00
sales tax		617.25	617.25

**Total**

\$8,144.75





# EZ Breezy Lawn Care

P.O. Box 7163  
Tempe, Arizona 85281  
(907) 942-5626

[www.lawnmaintenanceintempez.com](http://www.lawnmaintenanceintempez.com)

[ezbreezylawncare@gmail.com](mailto:ezbreezylawncare@gmail.com)

Broadway Townhomes  
455 E. Broadway Rd.  
Tempe, Az. 85281  
Attn: Lawrence Massa

This estimate to include the following.

Installation of drip system connected to existing timer for new plants, and trees.

Approximately 345 lf of 1/2" drip line, with 1/4" tubing with emitters.

Dawes Aloe (10) 2.5 gallon plants @ \$10.00 ea.	\$100.00
Trailing Lantanas (23) 5 gal. plants @ \$14.00 ea.	\$325.00
Chuparosa (12) 5 gal. plants @ \$15.00 ea.	\$180.00
Thunder Cloud Sage (4) 5 gal. plants @ \$15.00 ea.	\$60.00
Tipu Tree / Sisso (2) 36" box trees @ \$390.00 ea.	\$780.00

Live Oak Tree (1) 36" box tree @ \$390.00 ea. \$390.00

Mexican Bird of Paradise (6) 15 gal. @ \$50.00 ea, \$300.00

Planting Soil (2) loads @ \$75.00 ea. \$150.00

Materials Total Cost \$2,285.00

Labor \$1,500.00

Equipment \$1050.00

**Total Cost \$4,835.00**

Materials, Labor, and Equipment are included.

If you have any questions please don't hesitate to call,  
Thank you,  
Ted Ruiz





AZ Contractors License  
CR21 ROC172822

**IDT LANDSCAPING, LLC**  
**1876 East 3<sup>rd</sup> Street**  
**Tempe, Arizona 85281**  
**Phone: (480) 829-8530 Fax: (480) 829-9395**

***Estimate***

DATE: April 16, 2019  
RE: 455 E Broadway Townhomes  
455 E Broadway Rd  
Tempe, AZ 85282  
ATTN: Lawrence Massa  
PHONE: [REDACTED]  
EMAIL: [REDACTED]  
FROM: Raul Chacon  
PROJECT: Install plants and irrigation

I propose to furnish all materials and perform all labor necessary to complete the following

**West side of entrance by building wall:**

- Install 3 outlet emitters for plants and trees
  - There is already pvc pipe there that we will be using
- Install 17 shrubs

LABOR: \$760.00  
MATERIAL: \$515.00  
**TOTAL NOT TO EXCEED: \$ 1,275.00**

\_\_\_\_\_  
**ACCEPT WORK**

\_\_\_\_\_  
**DECLINE WORK**

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Date Signed

All of the above work to be completed in a substantial and workman like manner according to standard practices. Any alteration and deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this contract. IDT is not responsible for any damage that occurs underground. *PRICES SUBJECT TO CHANGE WITHOUT NOTICE AFTER 30 DAYS.*





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RE: 455 E Broadway Townhomes  
455 E Broadway Rd  
Tempe, AZ 85282  
ATTN: Lawrence Massa  
PHONE: [REDACTED]  
EMAIL: [REDACTED]@idtl.com  
FROM: Raul Chacon  
PROJECT: Install new irrigation pipe

I propose to furnish all materials and perform all labor necessary to complete the following

- Install new irrigation pipe east to west of front garage on both sides (north and south)

LABOR: \$1,520.00  
MATERIAL: \$80.00  
**TOTAL NOT TO EXCEED: \$ 1,600.00**

\_\_\_\_\_  
**ACCEPT WORK**

\_\_\_\_\_  
**DECLINE WORK**

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455 E Broadway Rd  
Tempe, AZ 85282  
ATTN: Lawrence Massa  
PHONE: [REDACTED]  
EMAIL: [REDACTED]  
FROM: Raul Chacon  
PROJECT: Install plants and irrigation by east wall

I propose to furnish all materials and perform all labor necessary to complete the following

**East wall by entrance:**

- Install 6 outlet emitters for plants and trees
  - There is already pvc pipe there that we will be using
- Install 21 shrubs
- Install 6 Mexican bird
- Install 1 – 36 box tree

LABOR: \$2,280.00  
MATERIAL: \$1,215.00  
**TOTAL NOT TO EXCEED: \$ 3,495.00**

\_\_\_\_\_  
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455 E Broadway Rd  
Tempe, AZ 85282

ATTN: Lawrence Massa

PHONE: [REDACTED]

EMAIL: [REDACTED]

FROM: Raul Chacon

PROJECT: Install plants and irrigation west perimeter

I propose to furnish all materials and perform all labor necessary to complete the following

**West perimeter:**

- Install 1 – 1” valve by unit #4
- Install filter and regulator
- Run new poly line to west wall perimeter
- Install 1 valve box
- Install 13 shrubs
- Install 2 – 36 box trees

LABOR: \$3,040.00

MATERIAL: \$1,395.00

**TOTAL NOT TO EXCEED: \$ 4,435.00**

\_\_\_\_\_  
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\_\_\_\_\_  
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EMAIL: [REDACTED]  
FROM: Raul Chacon  
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**East wall by entrance:**

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  - There is already pvc pipe there that we will be using
- Install 21 shrubs
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- Install 1 – 36 box tree

LABOR: \$2,280.00  
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# BROADWAY TOWNHOMES ASSOCIATION

3431 E. MISSION LANE  
PHOENIX AZ 85028

## 2018-2019 MEETING MINUTES

**Meeting Date:** Saturday, 9 February 2019 at 2:00 p.m.

**Location:** Conference Room at 2101 E. Broadway Rd, Tempe, AZ

**Meeting Time:** approximately 2:10 p.m. to 3:45 p.m.

**Attendees:** Carolyn Johannsen – Unit 5

Rich Comroe – Unit 7

Lawrence Massa – Unit 4

Lawrence Massa representing Christina Bates – Unit 6

Yin Pang – Unit 1

Yin Pang representing Nyuk Chin – Unit 3

**Quorum:** established by 6 available votes

**Meeting Minutes Prepared by:** Yin Pang

### (1) 2018 FINANCIAL STATUS

HOA Fees Paid: \$12,600

Special Assessments Paid: \$ 9,450

Total Collected: \$22,050

Fees & Assessments Collected: \$22,050.00

Account Balance at beginning of 2018: \$12,892.35

City's Share received for Landscape Renovation: \$ 9,172.14

\$44,114.49 Total Available

Regular Expenses: \$12,624.15

HOA's Share of Landscape Renovation: \$12,185.70

City's Share of Landscape Renovation: \$ 9,172.14

\$33,981.99 Total Paid

Regular Expenses Monthly Average: \$ 1,052

Account Balance at end of 2018: \$ 9,042.50

Account Balance on 9 Feb 2019: \$15,763.90 (all dues and all bills paid to date)

#### Water Usage Notes:

2018 - \$491 monthly average before Landscape Renovation, with one spike: \$556 in Jan;  
\$490 monthly average after Landscape Renovation

2017 - \$463 monthly average, with two spikes: \$550 in Jun & \$562 in Aug

2016 - \$404 monthly average, with two spikes: \$504 in Jun & \$561 in Aug

**Reviewed and accounted to reflect all dues and all bills paid to date at time of meeting.**

**Carolyn inquired about amount and coverage of property insurance.**

**Yin's understanding is that the policy paid by the Association covers the shell structure including doors and windows. It also includes general liability for the Association and its common areas. Each unit's Owner would separately insure the contents within the shell space of the unit, with the extent of coverage determined by the Owner.**



## **(2) 2019 BUDGET**

The Quarterly HOA Fee and Special Assessment for 2019 stays at \$450 each, or \$900 total per unit.

\$12,600 HOA Fees

\$12,600 Special Assessments

\$15,763.90 Current Account Balance (all dues and all bills paid to date)

Current Account Balance includes:

\$3,150 Paid 2019 1<sup>st</sup> Qtr Fees by all 7 Units;

\$3,150 Paid 2019 1<sup>st</sup> Qtr Special Assessments by all 7 Units;

\$371.92 Yet-to-be-used reimbursement from Travelers Insurance for  
Unit 3 street-side window damage claim (shots from BB gun)

\$12,000 Projected Expenditure for regular items (based on a monthly budget of \$1,000 )

**Reviewed and accounted to reflect all dues and all bills paid to date at time of meeting.**

## **(3) ELECTION OF OFFICERS**

Current President: Yin Pang, since 2005

Current Vice-President: Carolyn Johannsen, since 2005

Unless there are volunteers for consideration to replace them, their duties continue.

Unless there are objections, Yin Pang will also continue with the duties of Secretary and Treasurer.

Unless there are objections, Lawrence Massa will continue to assist in the conduct of Association matters.

**Reviewed and approved.**

## **(4) CAPITAL IMPROVEMENTS AND REPAIRS**

### **a. LANDSCAPE RENOVATION**

#### **PHASE 1 Frontage Area**

Installation occurred during the 2<sup>nd</sup> Quarter of 2018, per the City-approved Landscape Plan and related ordinance requirements. The completed project, per the approved requirements included a vast amount more in quantity of plant material, as well as in larger sizes compared to the original proposal.

To increase the City's share of the costs from the original proposal, Lawrence worked with the project coordinator at the City and succeeded in obtaining formal approval for the increase.

Replacement of the under-warranty plants that did not survive installation will begin in mid-January 2019.

In the process of removing and relocating the river-run rock to the designated gabion wall locations, the rock's actual depth became evident, which was far deeper than anticipated. The waves of surplus rock was absorbed by a few more gabion walls, but when the economics and logistics of adding more gabions became untenable, extra rock was ultimately removed from the project via roll-off containers from the City's refuse department. The removed rock would be recycled by the City, for re-use at public works projects.

**a. LANDSCAPE RENOVATION**

**PHASE 1 Frontage Area con't**

A substantial portion of the labor for river-run rock removal, relocation to gabion walls, loading roll-off containers, and gabion assembly was donated by Lawrence and his crew. It became extensive when the unravelling of surplus rock continued and Lawrence bore a lot of the labor by himself.

The opportunity was also taken to spend a little bit extra to refinish the planters in the Back Area with matching decomposed granite so that the entire complex will have an overall finished look.

The costs incurred were:

\$16,338.26	Landscaping & Irrigation, Decomposed Granite, Metal Edging
\$ 4,560.00	Gabions
\$ 459.58	Roll-Off Container charges
<u>\$21,357.84</u>	Total
\$ 9,172.14	City's share
\$12,185.70	HOA's share

**Reviewed: No additional comments.**

**PHASE 2 Back Area**

2019 - 2020 Time Frame

With City's current share of 75%, it makes sense to apply for grant money. Estimated renovation cost is  $\pm$  \$6,000, of which City's share would be  $\pm$  \$4,500 and Association's,  $\pm$  \$1,500.

Yin will update initial Phase 2 Landscape Plan in the next couple of weeks and provide pdf for bidding by the end of the month.

Lawrence will obtain bids, prepare application forms, and coordinate submittal. Grant application package is due by 5 p.m. on Monday, April 22, 2019.

**b. DRIVEWAY REPAIR / RESEAL**

2020 Time Frame.

**\$2,854 Proposal from ACE Asphalt to repair and seal asphalt paving looks reasonable.**

**Implementation will occur after Phase 2 Back Area landscape renovation.**

**Proposal is valid for only 30 days, so will need to revisit cost with ACE Asphalt when the time comes.**

**c. EXTERIOR REFINISHING**

2020 Time Frame

**Options are painting or sandblasting and clear-sealing masonry walls.**

**Sandblasting's anticipated cost is  $\pm$  \$20,000, and less for painting.**

**Wood fascia/soffit repair and gutter replacement by respective unit's Owner must be completed by the end of 2019.**

**Lawrence will obtain bids for both options.**

**Special Assessments to fund project continues through 1<sup>st</sup> Qtr 2020.**



## **(5) PREVENTIVE ROOTERING / Cleanout Cap**

Agreed on rootering the line once a year for preventive purposes.  
Discussed missing cleanout cap in the driveway, which Lawrence will work on replacing prior to asphalt repair and reseal.

## **(6) LANDSCAPE MAINTENANCE**

Maintenance continues to be done every two weeks by Branko Mirjacic's company, Phoenix Landscaping and Pools. So far, Branko is still only charging \$80 per visit, even with the increased number of plants at the Frontage Area.

Vegetation within planters at carport and front patio/entry areas remain cared for by each unit's resident(s).

Branko has replaced some of the Phase 1 Frontage Area plants that did not survive. Yin will review which ones were replaced when he is out there to verify various existing gabion wall and tree locations for updating Phase 2 Landscape Plan.

To clean up overgrowth and to prevent breakage, the Date Palm, Tenaza groves, African Sumacs and Bottle Tree at the common areas need trimming.  
For the work described, Lawrence will consult with Shel to obtain a quote for consideration.

For the respective Owner's consideration, Yin requested obtaining separate cost numbers from Shel for the following:

1. At Unit 3 carport, remove African Sumac branch resting on wood trellis, which has grown too big and will break the wood structure; and
2. At Unit 1 side yard, trim down Eucalyptus tree.

## **(7) FOR FUTURE CONSIDERATION - If The Need Arises**

### **a. INDIVIDUAL WATER METER**

The purpose would be to mitigate differing water usage by each unit's resident(s) and/or visitor(s) and, if prompted by an unusual and sustained billing/usage spike, to pin point location of leakage (under-slab location in particular).

An estimated cost obtained in 2016 is  $\pm$  \$600 per Unit, for a meter in an accessible irrigation-type vault.

Discussed information provided by Rich on individual water-metering and electronic recording.

Individual metering may be a way to administer quarterly or semi-annual payment for proportionate water use by each unit, but agreed that there are no signs yet that would warrant such a change.

Yin will inquire with his Mechanical Engineer consultant on whether a clamp-on-to-pipe volume-flow metering device is available for monitoring and identifying water spike location.

### **b. WATER METER VALVE TEST**

If billing for water usage spikes to unusual levels again, we may want to spend  $\pm$  \$50 to determine if the water meter is functioning properly.

Discussed and noted that prior spikes may have been a function of meter reader error and not malfunctioning meter.