

Maryanne Corder Neighborhood Grant Application

Due Monday, April 27, 2020 at 5 pm - late or incomplete applications will not be accepted.



Name of Association Alameda Park Condominium Association # of households 136

Project Name Alameda Park Turf Conversion/Xeriscape Project

Project Address 35, 103, 109 W Concorda Drive

Name of primary project contact: Alex DeRario

Email: [REDACTED] Phone: [REDACTED]

Address (& city/state/zip) 35, 103, 109 W Concorda Drive

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

Address (& city/state/zip) 35, 103, 109 W Concorda Drive

Email: [REDACTED] Phone: [REDACTED]

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

Convert approximately 9,000 SF of turf from between buildings and adjacent to front patio areas to granite (convert turf irrigation to drip and remove unnecessary turf valves no longer needed). Install low water usage plants/trees and install new PVC piping for drip system. Install approximately 335 LF of curb border and 75 tons of granite.

2. Project Budget

| Expenses | Amount |
|--|---------------------|
| <u>Turf Conversion/Xeriscape Project</u> | <u>\$ 20,630.00</u> |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| TOTAL PROJECT COST: | \$ 20,630.00 |
| Match (HOA and Crime Free Multi-family Housing properties only) 25% of project total | <u>5,630.00</u> |
| Grant funds requested | <u>\$ 15,000.00</u> |

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

The project location is in the Association common areas that are already maintained on a rotating weekly basis. The contracted landscape vendor will continue to maintain the requested project areas.

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4. Staff contacts

Please check all staff that you have met with and/or contacted:

- Neighborhood Services (circle at least one): Brenda Clark, Laura Kajfez, Erin Kirkpatrick, Elizabeth Thomas, Shauna Warner
- ADA Accessibility: Michele Stokes
- Art: Rebecca Rothman
- Landscape/Lighting/Walls: Steve Abrahamson
- Water Conservation: Tina Sleeper
- Parks/Playground: Dave McClure
- Signs: Dean Miller
- Traffic Calming: Steve Horstman
- Trees: Richard Adkins
- 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 Association hopes to accomplish increased water conservation with the removal of the turf in the project area. The use of flowering plants will provide additional attractiveness/aesthetic and the use of Chinese Pistache trees will provide shade in the summer and allow sunshine on the buildings in the winter. Removing turf away from the buildings will allow for decreased water-based maintenance on the building structures as well.

Mandatory attachments (all project types):

- **Bids**
 - * The amount requested must match a bid amount from a licensed, insured contractor.
 - * Total project costs under \$5,000: attach a minimum of 2 bids for the work outlined in the grant, including sales tax.
 - * Total project costs over \$5,000: attach a minimum of 3 bids for the work outlined in the grant, including sales tax.
 - * 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.



1 Gallon Kati Ruellia

1 Gallon Gold Lantana

24" Box Chinese Pistache tree

New concrete curb

5 Gallon Mexican bird

5 Gallon Torch glow Bougainvillea

109 W Concorda Dr

W Concorda Dr

© 2019 Google

Google Earth




© 2019 Google

Google Earth

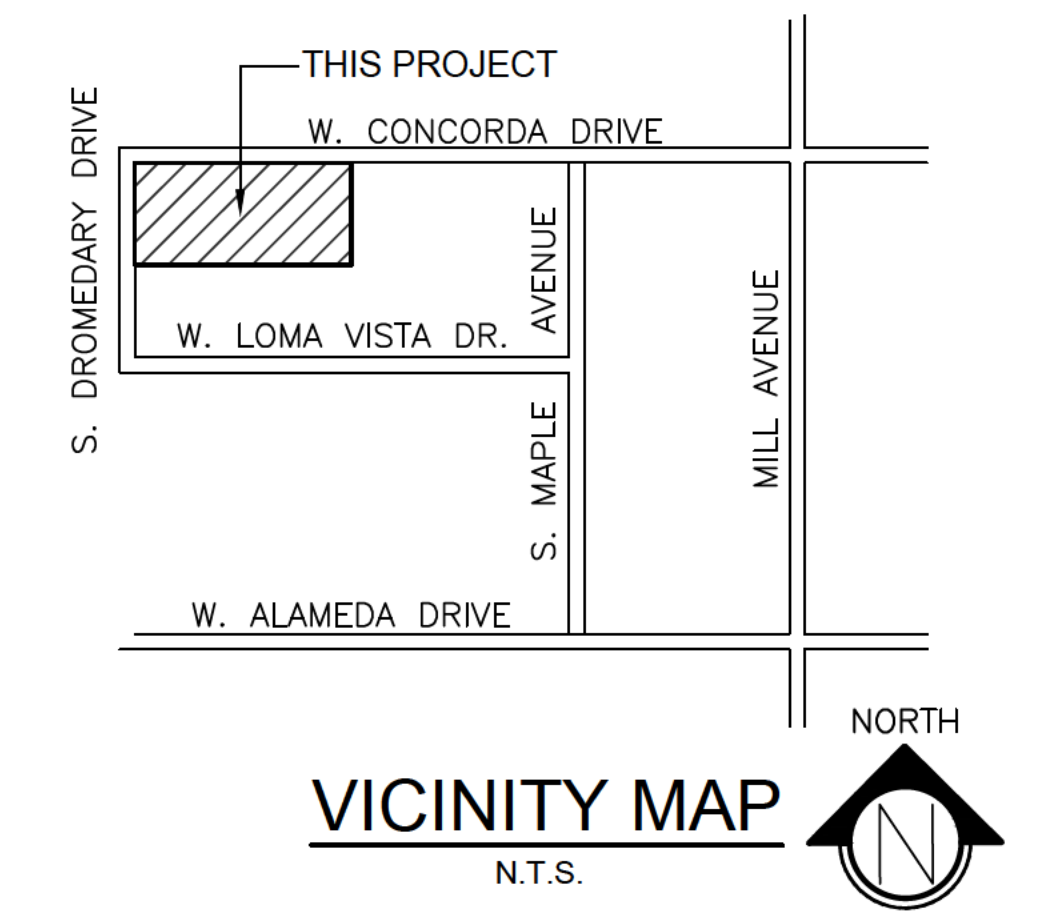


EXISTING CONDITIONS

NORTH



N.T.S.

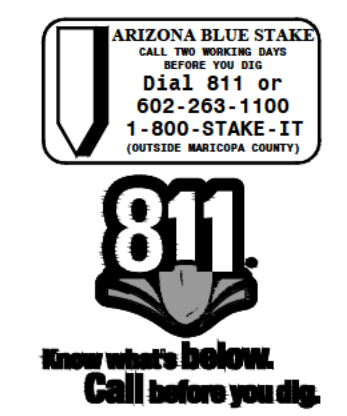


January 21, 2020

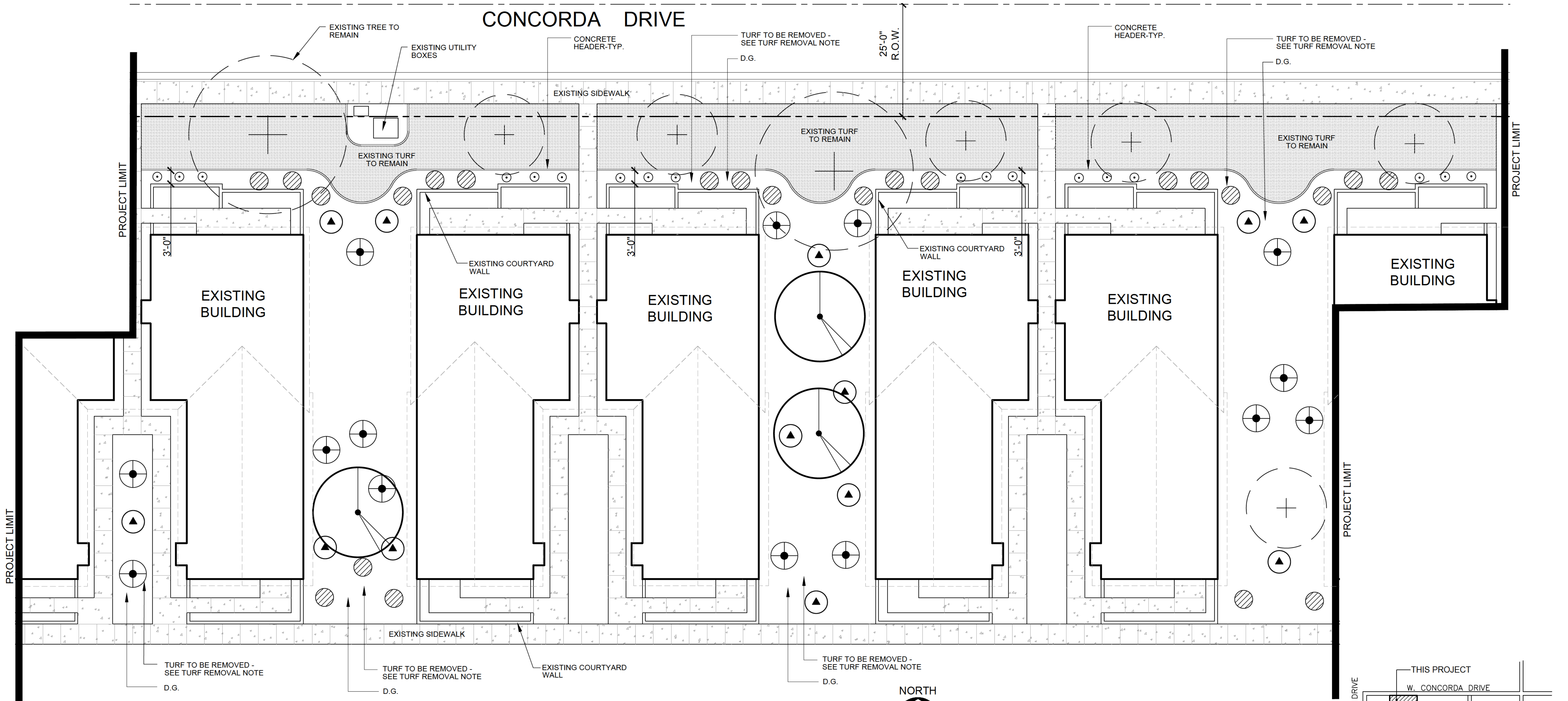
LANDSCAPE TURF REMOVAL PLAN FOR:

ALAMEDA PARK

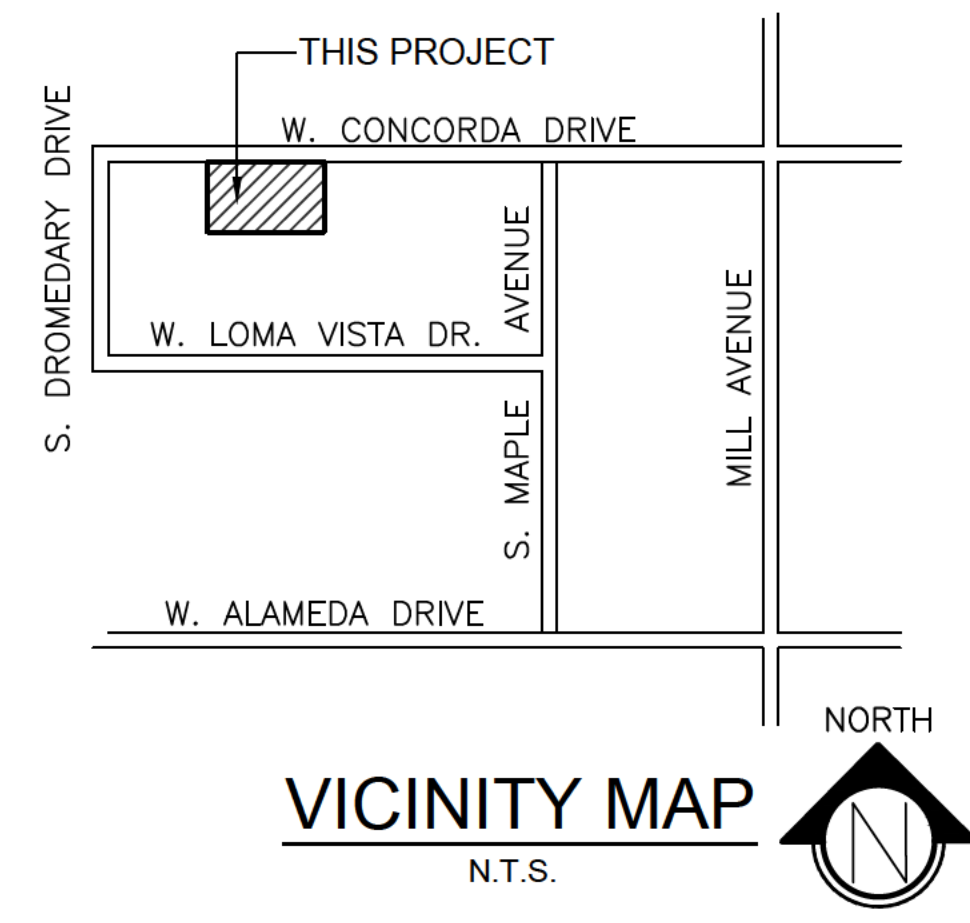
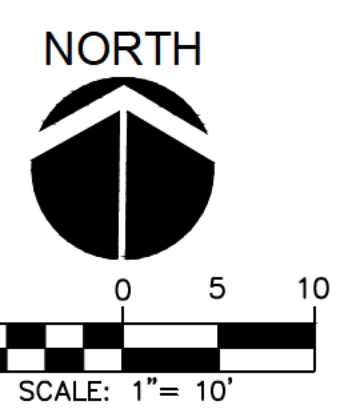
LOCATED: 124 W. CONCORDA TEMPE, AZ.



CONCORDA DRIVE



TURF REMOVAL/NEW PLANTING PLAN



MATERIALS LEGEND

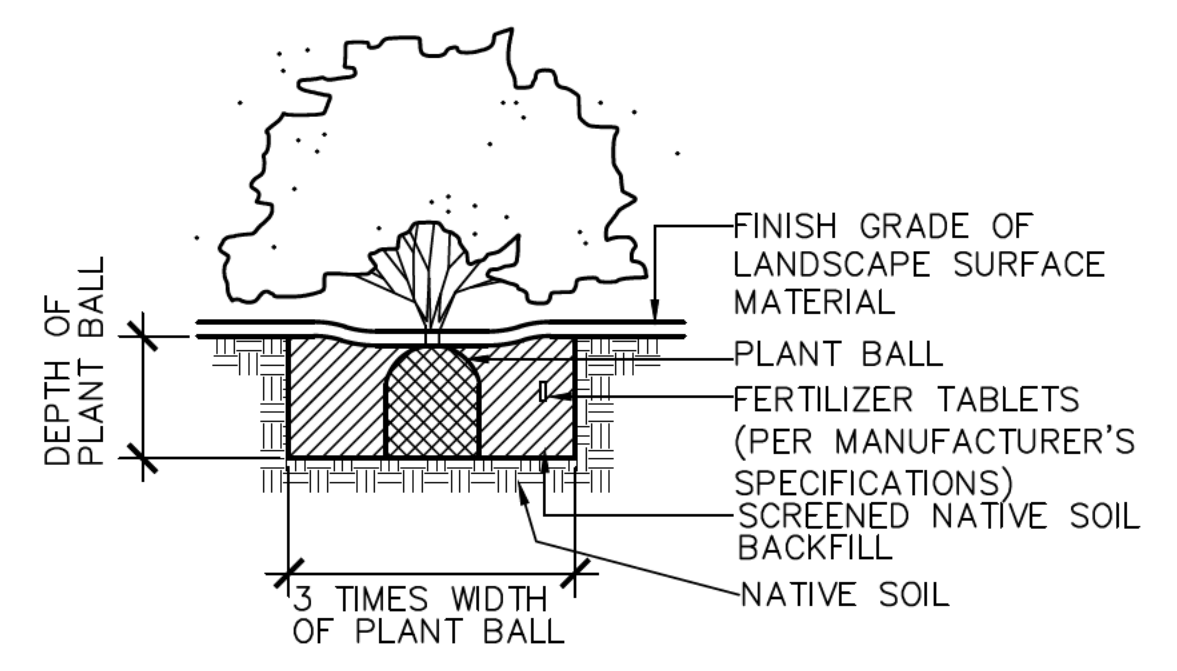
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY | COMMENTS |
|---|---|--------------------------|---------------|-----|-----------------------|
| PROPOSED TREES | | | | | |
| | PISTACIA CHINENSIS | CHINESE PISTACHE | 24" BOX | 3 | SELECT FOR UNIFORMITY |
| PROPOSED SHRUBS, ACCENTS, GROUNDCOVERS | | | | | |
| | BOUGAINVILLEA | TORCH GLOW BOUGAINVILLEA | 5 GAL. | 13 | |
| | CAESALPINIA MEXICANA | MEXICAN BIED OF PARADISE | 5 GAL. | 14 | |
| | LANTANA CAMERA | 'GOLD MOUND' LANTANA | 5 GAL. | 23 | |
| | RUPELLIA BRITTONIANA | 'KATIE' RUPELLIA | 1 GAL. | 18 | |
| | 4" x 6" CONCRETE HEADER | | 315 LIN. FT. | | AS SHOWN ON PLANS |
| | 2" DEPTH DECOMPOSED GRANITE- MATCH EXISTING COLOR | | 8,220 SQ. FT. | | AS SHOWN ON PLANS |

TURF REMOVAL NOTES:

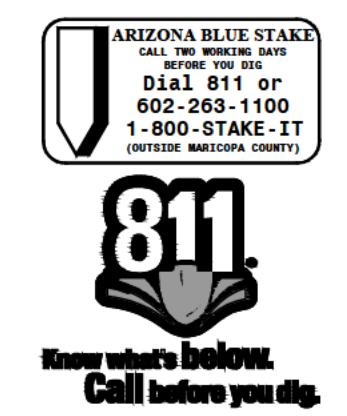
SCOPE OF WORK INCLUDES TWO APPLICATIONS OF POST-EMERGENT SPRAY TO KILL TURF IN AREA TO BE CONVERTED TO DECOMPOSED GRANITE. DEMO AND REMOVE, HAUL OFF TURF IN THE NEW DECOMPOSED GRANITE AREAS. APPLY PRE-EMERGENT APPLICATION TO D.G. AREAS PRIOR TO GRANITE INSTALLATION. INSTALL NEW CONCRETE 4"x6" CURB TO SEPARATE TURF FROM GRANITE AREA. INSTALL 1" SCREENED YAVAPAI CORAL GRANITE IN CONVERTED AREAS. POST-EMERGENT WEED APPLICATIONS TO BE DONE AS NEEDED AFTER INSTALLATION IS COMPLETE.

IRRIGATION NOTES:

CONNECT TO EXISTING DRIP VALVES WITH PRESSURE REGULATORS AND FILTERS (FIELD VERIFY LOCATIONS).
 INSTALL PVC PIPE DRIP SYSTEM WITH BOWSMITH 2 GPH MULTI-PORTS FOR EXISTING TREES/SHRUBS AND NEW SHRUBS. EXISTING TREES TO HAVE 2 OR 3 MULTI-PORT EMITTERS PER TREE DEPENDING ON SIZE OF TREE.
 ELIMINATE (2) TURF VALVES FROM TURF TO D.G. CONVERSION AREAS
 MOVE OR CAP EXISTING POP-UP SPRAYS AS NEEDED.
 REPLACE EXISTING TORO SPRAY NOZZLES WITH MP ROTOR NOZZLES IN TURF AREAS.
 REPLACE EXISTING 2" POP-UP SPRAY BODIES WITH 3" POP-UP BODIES IN TURF AREAS.



1 SHRUB PLANTING N.T.S.



January 21, 2020
 LANDSCAPE TURF REMOVAL PLAN FOR:
ALAMEDA PARK
 LOCATED: 124 W. CONCORDA TEMPE, AZ.





2915 East Jones Avenue
 Phoenix, Arizona 85040
 (P) 602-276-5177
 (F) 602-268-9198

Estimate

| | |
|----------|------------|
| Date | Estimate # |
| 1/7/2020 | 31454 |

Ship To
 Alameda Park Condo Assoc.
 124 W. Concorda
 Tempe, AZ 85282

| P.O. No. | Terms | Due Date | Project | Sales Rep | W.O. # | |
|---|--------|----------|---------|------------------|-----------|-----------|
| | Net 30 | 2/6/2020 | | Antonio Santa... | | |
| Description | | | | Qty | Price | Total |
| Convert approximately 9,000 square feet of turf to granite by 109, 103 and 35 W. Concorda. Convert 4 turf valves to drip and remove 3 turf valves no longer needed. Spray to kill existing turf 2 applications and then strip and haul off dead grass. Install 3-24" box Chinese pistache trees, 13-5 Gallon Torch glow bougainvillea, 14-5 Gallon Mexican bird of paradise, 18-1 Gallon Katie Ruellia and 23-1 Gallon Gold Lantana. Install new PVC piping for drip system with Bowsmith multi and single port emitters to water new plants and existing trees. Install approximately 335 linear feet of 4"x6" curbing and install 75 tons of granite. | | | | | 20,630.00 | 20,630.00 |

| | |
|---------------------------|-------------|
| Subtotal | \$20,630.00 |
| Sales Tax (5.265%) | \$0.00 |
| Total | \$20,630.00 |

Signature

Signature



SINCE 1977

AZTEC

LANDSCAPE MAINTENANCE
& ANGUS CATTLE

Terry Van Hilsen
2467 E. Arrowhead Trail
Gilbert, AZ 85297
(480) 963-6324



SINCE 1960

ESTIMATE

Estimate No: 05-31454

Date: May 10, 2020

Property: Alameda Park

Terms: Upon Receipt

Salesman: Terry Van Hilsen

PROPERTY

Alameda Park Condominiums
c/o Vision Community Management
16625 S Desert Foothills Parkway
Phoenix, AZ 85046

Description- Turf to Granite Conversion

Remove 9000 SF of turf

Apply necessary spray to kill existing Bermuda grass.

Convert 7 lawn valve to 3 drip valves.

Install the following plants.

14 5-gallon Mexican Birds of Paradise.

23 1-gallon Gold Lantana.

3 24" box Chinese Pistache trees,

18 1-gallon Katie Ruellia.

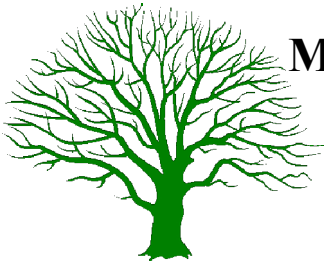
13 5-gallon Torch Glow Bougainvillea

Install all necessary irrigation to accommodate water to trees and plants

Install 77 tons of granite

Install 335 linear feet of curbing

| | |
|----------|-------------|
| SUBTOTAL | \$23,130.00 |
| TAX | \$ 0.00 |
| TOTAL | \$23,130.00 |



Mesquite Landscape Services

Professional Grounds Maintenance

PO Box 2938

Chandler, AZ 85244

P: (480)615-0103 F: (480)615-9887

Estimate

| | |
|----------|------------|
| Date | Estimate # |
| 5/1/2020 | 138 |

Alameda Park Condos
 C/O Vision Community Management
 16625 S. Desert Foothills Pkwy.
 Phoenix, AZ 85048

Project

Alameda Park Condos

| | |
|-----------------|-----------------------------------|
| E-mail | Web Site |
| info@hmlsaz.com | www.MesquiteLandscapeServices.com |

| Qty | Description | Total |
|-----|--|----------|
| | The following estimate is to convert the turf area by 103,109, and 35 W Concorda to granite. | |
| 13 | 5-Gallon Torch Glow | 351.00 |
| 14 | 5-Gallon Mexican Bird of Paradise | 378.00 |
| 18 | 1-Gallon Ruellias | 198.00 |
| 23 | 1-Gallon Gold Lantanas | 253.00 |
| 3 | 24" Boxed Trees-Chinese Pistache | 867.00 |
| 2 | Apply pre and post emergent to kill existing grass | 945.00 |
| 18 | Dump Fee for the removal of the excessive amount of dirt and grass | 1,530.00 |
| 300 | 335' of Curbing to match existing border around property | 1,320.00 |
| 75 | Installation of 3/4' Granite | 4,125.00 |
| 15 | Installation of a bowsmith drip system | 128.70 |
| 1 | Misc. Irrigation parts: Parts to connect to existing water and cap off all lines that no longer have plants or grass to them | 2,000.00 |
| 110 | General Labor Services to install plants and trees | 4,950.00 |
| 80 | Irrigation Technician Time used for repairs. | 4,400.00 |

All projects with a total of more than \$1,000 will require a deposit of one-half to be scheduled start date.

Total Estimate \$21,445.70

This Estimate is good for 90 days. Any changes, additions or deletion from job on bid will be adjusted on the invoice.

Please Sign and fax back to us 480-615-9887

Estimate

Accepted by: _____

ALAMEDA PARK

COMMUNITY NEWSLETTER

JANUARY 2020

City of Tempe Grant Program—Xeriscape Project (2020/2021)

The Board of Directors plans on submitting an application for the 2020/2021 City of Tempe Neighborhood Grant. The Board of Directors plans to continue to xeriscape the community, transitioning turf areas next to and between buildings to decomposed granite and low water plants. The Association completed xeriscape modifications at the pool and 117 W Concorda in 2018. The Board of Directors is planning to continue working east along the south side of Concorda Drive from the edge of the last completed project. Homeowners are encouraged to attend the January 23, 2020 Board of Directors meeting to discuss the project.

Landscaping, Plumbing and Maintenance

It's that time of year again! The Association would like to remind all residents to keep your patio clear of weeds, especially with all of the recent rain. Killing and removing weeds early and often is the best way to avoid violation letters and monetary penalties.

If you notice any exterior water or irrigation leaks or slow drainage happening in your unit, please report it to Vision right away and maintain your garbage disposals periodically.

Please also remember to tend to the items in your home that require annual maintenance, such as electric panels, air ducts, A/C filters and condensate lines, dryer vents, and chimney cleaning.

Dogs

Dogs must be kept on leashes whenever not enclosed in within a unit. This helps to ensure the safety of all residents and pets in the community. Owners may receive violation notices and fines if observed outside of a unit with a dog who is not on a leash.

Vision Portal

Did you know that our community has a website? Owners can log on to Association Website to review account balances, submit architectural applications, make an online assessment payment, or download Association documents and forms. Visit our webpage at www.WeAreVision.com by clicking "Find Your Community" and selecting Alameda Park.

Feedback

The Association wants to hear from you! If you have ideas, suggestions or concerns, please reach out to Vision Community Management at AlamedaPark@WeAreVision.com. Owners are also welcome to attend general session meetings of the Board. Contact Vision Community Management for more information.



16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Ph: 480.759.4945
Fax: 480.759.8683
AlamedaPark@WeAreVision.com

Don't be in the Dark

The Association communicates with owners in various ways, so it is important that we have your correct contact information. Be sure to provide an updated mailing address, email and phone number to Vision Community Management at (480) 759-4945 or via email at AlamedaPark@WeAreVision.com so you aren't left out of important notices and updates!

**Next Meeting:
January 23, 2020**

Meetings are held at University Presbyterian Church (139 E Alameda Dr., Tempe) at 6:30 PM. All homeowners are welcome and encouraged to attend!

An executive session will follow the open session. The executive session shall be a closed meeting pursuant to ARS §33-1248/33-1804(A)(3) and (5).