

Maryanne Corder Neighborhood Grant Application

Due Monday, April 27, 2021 at 5 pm—late or incomplete application will not be accepted.



Name of Association Lake Park Villas HOA # of households 144

Project Name Signage and framing landscaping

Project Address Lake Park Villas HOA, Tempe, AZ 85283

Name of primary project contact [REDACTED]

Email [REDACTED]

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

Name of authorizing individual (who can accept funds, sign contract - if different than above) [REDACTED]

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

Email [REDACTED] Phone: [REDACTED]

1. Project description: Brief three sentence description of your grant project. (tip: cut and paste in from a separate Word document)

As part of its 50th anniversary celebration, Lake Park Villas (one of the oldest planned communities in the region), through this grant proposes to create and install a community signage/identification system along Southshore—both a safety, community building and aesthetic issue. Currently the Villas is the only Lakes sub-HOA without such a system. The proposed grant is part of a long-term strategy to bring the Villas' 36 buildings-grounds into the modern era yet maintain its historic character, including nearly \$200,000 in recent Villas-funded capital improvements and previous Tempe Neighborhood grants for dark-sky public lighting and irrigation upgrades.

2. Project Budget

Expenses	Amount
Fabrication/install two channel letter signs on Southshore Dr wall and building ID numbers and letters at each of six entrances (Davis Signs)	\$7,124.86
Plants to fill area around/frame channel letter signs on Southshore wall (Ecosphere Landscaping-single source contractor)	\$ 622.50
	\$
TOTAL PROJECT COST:	\$7,747.36
Match (HOA and Crime Free Multi-family Housing properties only) 25% of requested funds	\$1,936.84
GRANT FUNDS REQUESTED	\$5,810.52

3. Maintenance: Describe specifically how the association intends to maintain the project - if funded. (tip: cut and paste in from a separate Word document)

The signage will be maintained by the HOA handyman; the landscaping by Ecosphere Landscaping under contract to Lake Park Villas HOA.

Maryanne Corder Neighborhood Grant Application—pg. 2

4. **Staff contacts** Please place an “x” or key the name of staff that you have contacted about this project:

x Neighborhood Services staff (select at least one):
Shauna Warner, Elizabeth Thomas, Laura Kajfez, Brenda Clark
Laura Kajfez

ADA Accessibility: Nanette Odell

Art: Rebecca Rothman

x Landscape/Lighting/Walls: Steve Abrahamson, Diana Kaminski
Steve Abrahamson

Parks/Playground: Dave McClure

x Signs: Dean Miller

Traffic Calming: Steve Horstman

Trees: Richard Adkins

Water Conservation: Tina Sleeper

Other: J Roffler/Dan Miller *Tempe Museum*

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. (tip: cut and paste in from a separate Word document)

QUALITY/GOAL: To create and install a signage-building ID system [see attached renderings] for the Villas on Southshore to enhance public safety, community identity and aesthetics--- framed by environmentally-friendly landscaping. Proposed are 2 planning-compliant, foot-high LAKE PARK VILLAS signage installations along the quarter-mile outer walls on Southshore and detailed street numbering at 6 Villas entrances, framed by environmentally-friendly landscaping to fit the historic community character. Consultation (see Community Engagement below) including with signage designers ensures quality of the project. **IMPACT:** The improved ID system positively impacts access for emergency/utility services as well as the public. Design is compatible with other Lakes' HOAs and the Villas' architecture/color palette. **ABILITY:** A \$200,000 capital improvements campaign and previous Neighborhood grants (lighting and irrigation upgrades) demonstrate the Villas commitment to use all possible resources to improve public safety, environmentally-sound aesthetics, and community identity. As of 2021, volunteers provide annual cleaning-maintenance for the grant-funded lighting; water conservation continues (articles in the Master HOA and LPV newsletters). A standing Board-treasurer led Committee is being formed to deal with ongoing and long-range capital improvements. **COMMUNITY ENGAGEMENT:** Preparing this proposal, the Board consulted with residents (LPV Newsletter and 2 Board meetings), with Planning, Grant and History Museum staff. Volunteers will touch up the outer walls for the signage. As part of the master Lakes HOA 50th year celebration and with the History Museum, the Villas Board will dedicate the new system, open to residents and the public, highlighting the Villas unique role in Tempe's history.

• 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.

DAVIS

SIGNS & GRAPHICS

3640 E Washington St, Phoenix, AZ 85034

PROPOSAL

210075-01

Date: 02/08/2021

Expires: 03/10/2021

Drawing Numbers:

Project:

Contact:



We are pleased to offer this proposal for the following services at the above location.

Project Description:	Item Total:
Non-Illuminated Reverse Pan Channel Letters	\$4,400.00
Fabricate and Install two (2) sets of Non-illuminated Reverse pan channel letters. Pin mounted Flush to wall.	
Building ID's	\$2,250.00
Fabricate and Install (6) Six sets of 1/4" Painted acrylic letters and numbers.	

Deposit Rate: 50%	Subtotal:	\$6,650.00
Deposit: \$3,562.43	Tax:	\$474.86
	Total:	\$7,124.86

THIS PROPOSAL IS GOOD FOR 30 DAYS. 50% DEPOSIT DUE AT SIGNING, 50% DUE ON INSTALLATION. INVOICES & CANCELLATION OF ORDER:

Vendor prepares your order according to your specifications. Therefore prior to its commencement, your order can only be cancelled with the vendors prior written consent. After commencement of your order (the point at which materials are assembled and work has begin), your order cannot be cancelled. The customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of the copy. By signing your own proof, you approve of its content and release the vendor to commence.

TERMS OF PAYMENT:

Upon ordering you must give vendor 50% deposit. Your balance is due upon delivery and or installation.

COLLECTION PROCEDURES:

invoices are considered delinquent ten (10) business days away from the day your order is completed. \$100 late charge will be charged. At the twenty (20) mark and final payment has not been received we will be placing a pre-lien on the property. By signing you authorize work to begin according to terms.

Salesperson: Danny Flores

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

PREPARED FOR:

PROOF PRESENTED BY:



OFFICE:



3640 E Washington St.,
Phoenix, AZ 85034

480-945-0196

www.davis-signs.com
info@davis-signs.com

ROC 292437

OUT TEAM:



SALES:

Danny Flores

818-554-6993

danny@Davis-Signs.com

DESIGN:

Planning & Consultation

Design & Fabrication

Installation & Removal

Maintenance & Repair

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NOTES:



Customer Is Responsible For Providing A Dedicated Electrical Circuit Within 6 Feet
of Each Sign Location and any Desired Electrical Timing Devices.

FILE PATH:

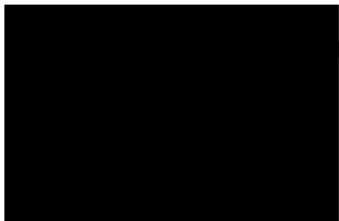


P:\Lake Park Villas\LAYOUTS\PROOFS

DRAWING NUMBER
210075-03

CLIENT

LAKE PARK VILLAS



REVISIONS

- 01 210075-01-Lake Park Villas-EXT.ai
- 02 210075-2-Lake Park Villas-EXT.ai
- 03 210075-3-Lake Park Villas-EXT.ai

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS



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 3640 E Washington St., Phoenix, AZ 85034

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ROC 292437



DRAWING NUMBER

210075-03 | 01 OF 04



CLIENT

LAKE PARK VILLAS

REVISIONS

- 01 210075-01-Lake Park Villas-EXT.ai
- 02 210075-2-Lake Park Villas-EXT.ai
- 03 210075-3-Lake Park Villas-EXT.ai

APPROVALS

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DRAWING NUMBER

210075-03 03 OF 04

PROPOSED SIGNAGE

SIGN HEIGHT: 4'- 1 1/2"
 SQUARE FOOTAGE: 13.8 sf

A | NON-ILLUMINATED REVERSE PAN CHANNEL SIGN | Scale: 1/2" = 1'-0"

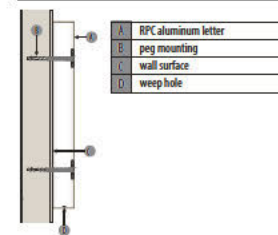
NOTE:
 Fabricate and install Two (2) Set of Non-Illuminated PC logo/letters as illustrated.

FACE: .125" Alumium
RETURN: 2" Deep - .063 Aluminum
INSTALL: Stud Mounted Flush

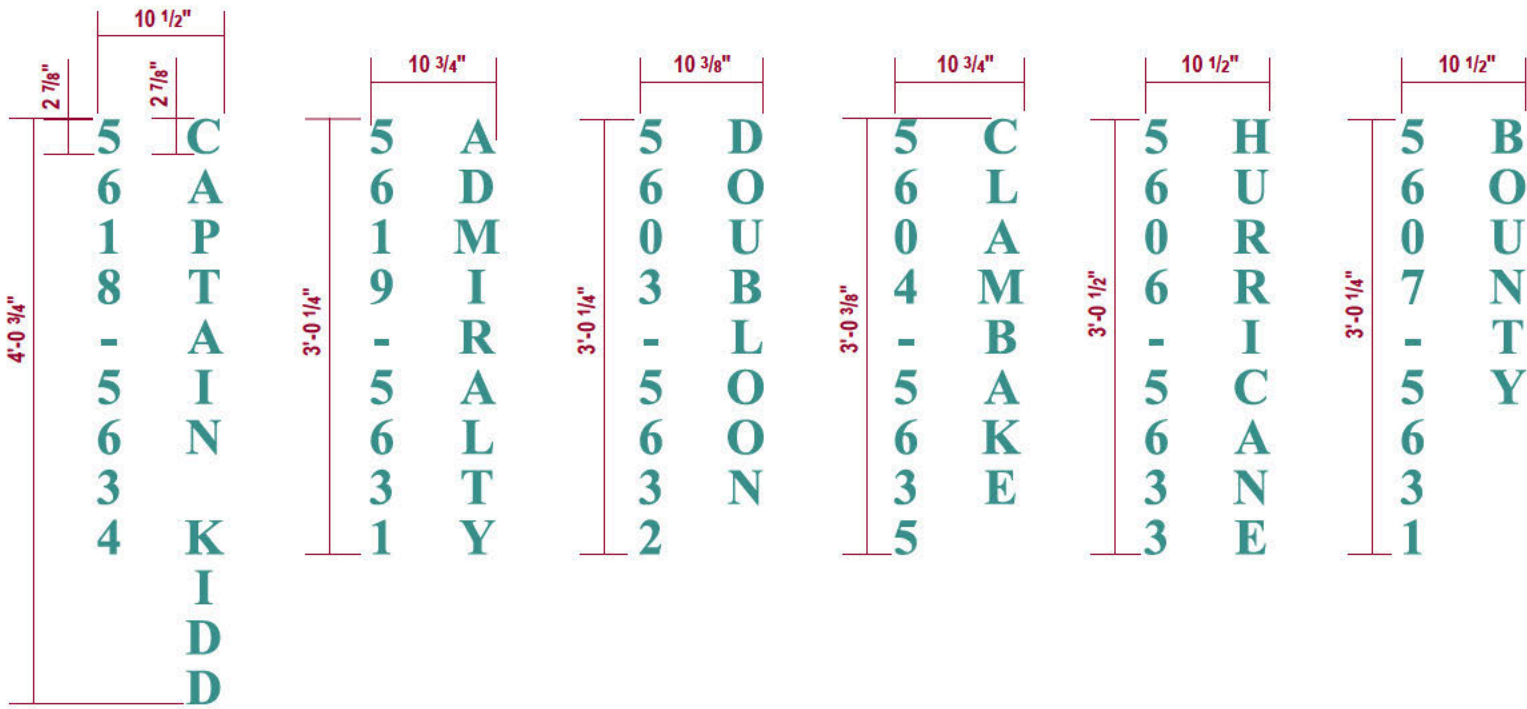
FACE

- 1/8" Aluminum
- RETURN COLORS | PERIM: 62'
- To Match Building Trim
- PAINT COLORS
- To Match Building Trim

CROSS SECTION DETAILS



RPC | 3D VIEW



CLIENT

LAKE PARK VILLAS

REVISIONS

- 01 210075-01-Lake Park Villas-EXT.ai
- 02 210075-2-Lake Park Villas-EXT.ai
- 03 210075-3-Lake Park Villas-EXT.ai

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS



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DRAWING NUMBER

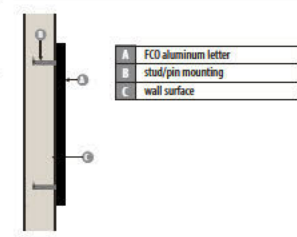
210075-03 | 04 OF 04

B | FCO (Flat Cut Out) DISPLAY | Scale: 1/2" = 1'-0"

NOTE:
 Fabricate and install six (6) Sets of FCO logo/letters as illustrated.

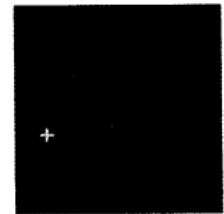
SUBSTRAIGHT: Acrylic
 RETURN: 1/4" Deep
 PAINT: SEE PAINT COLORS**
 INSTALL: Flush on the wall

CROSS SECTION DETAILS

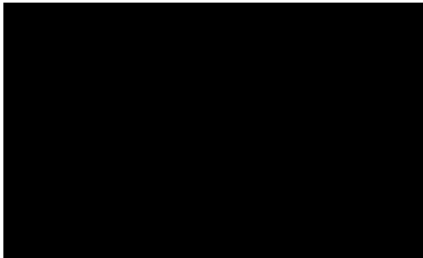


NORTH ELEVATION | Scale NTS

Axe Signs + Wayfinding
P.O. Box 5005 #35
Rancho Santa Fe, CA 92067 US
alexa@axesigns.com
www.axesigns.com



Estimate



ESTIMATE # 1432
DATE 03/24/2021

ACTIVITY	QTY	RATE	AMOUNT
Channel Letters NON-LIT STAINLESS STEEL PIN MOUNTED CHANNEL LETTERS Height: 13" Width: 141.3/4" Depth: 1/4"	2	2,495.00	4,990.00
Channel Letters -All the numbers on specs sheet -Painted and routed 1/4" In depth	1	2,995.00	2,995.00
Installation INTALL ALL SIGNAGE	1	1,995.00	1,995.00
Permit Acquisition Not Applicable	1	0.00	0.00
TOTAL			\$9,980.00

Accepted By

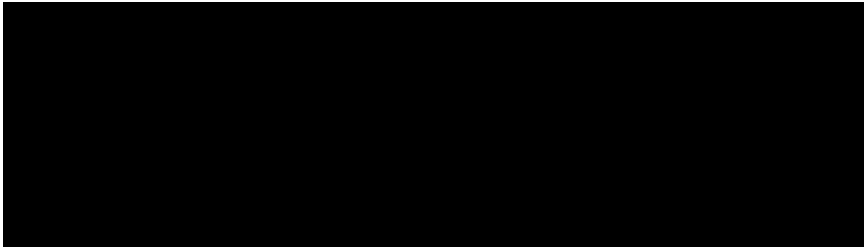
Accepted Date

Type text here



Number One Sign Corp
1842 E Third Street, Suite #104
Tempe, AZ 85281
(480)970-8060
sales@number1signs.net

Quote



QUOTE # 4041
DATE 03/02/2021

ACTIVITY	QTY	RATE	AMOUNT
Large Sign EXTERIOR COMMUNITY WALL SIGN: FABRICATE INDIVIDUAL REVERSE PAN CHANNEL LIGHT LETTERS, 1" DEEP, COPY: "LAKE PARK VILLAS" SIZE: APPROXIMATELY 15" TALL, 24 SQ FT MAX. FINISH: ENAMEL PAINTED, COLOR TBD	2	2,100.00	4,200.00T
Installation INSTALLATION: LETTERS TO BE CLIP MOUNTED	1	250.00	250.00
Permit PERMIT PROCUREMENT, ACTUAL PERMIT FEE BY OTHERS.	1	250.00	250.00T

SUBTOTAL	4,700.00
TAX	360.45
TOTAL	\$5,060.45

Accepted By

Accepted Date



Number One Sign Corp
1842 E Third Street, Suite #104
Tempe, AZ 85281
(480)970-8060
sales@number1signs.net

Quote



QUOTE # 4067
DATE 03/02/2021

ACTIVITY	QTY	RATE	AMOUNT
Large Sign DRIVEWAY ENTRANCE ADDRESSES: FABRICATE 1/4" THICK, FLAT CUT ALUMINUM LETTERS/NUMBERS. CONSISTING OF STREET NAME AND ADDRESS NUMBER SPREAD. STUD MOUNTED TO MASONRY COLUMNS. COLOR TBD	6	650.00	3,900.00T
SUBTOTAL			3,900.00
TAX			315.90
TOTAL			\$4,215.90

Accepted By

Accepted Date

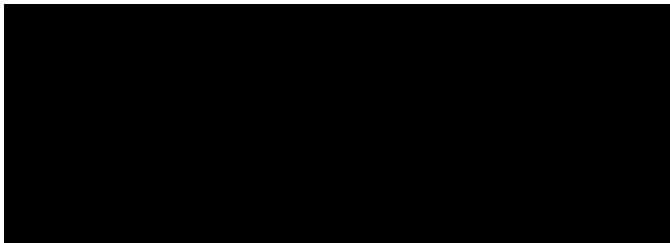
Note: Under contract to provide landscaping and irrigation



ESTIMATE #2138

SENT ON:

03/04/2021



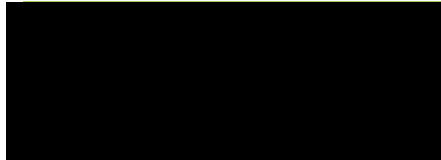
P.O. Box 2118
Mesa, AZ 85214

Phone: (480) 964-3989

Email: info@ecosphereandscaping.com

Website: www.ecosphereandscaping.com

CONTRACT: ONCE SIGNED BY CUSTOMER CONTRACT IS IN FORCE



PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Staked 5 Ga on p ants	P ants 5 Ga on - Price for P ant and Insta tion The 5 ga on staked p ants to be insta ed on each side to frame the signage and at southwest corner on Southshore Dr. Staked p ants to be determined as pricing to stay the same.	9	\$32.50	\$292.50*
P ants 5 Ga on	P ants 5 Ga on - Price for P ant and Insta tion Based on two community signage areas we wi insta six 5 ga on shrubs to frame underneath the ettering. P ants to be determined as pricing to stay the same.	12	\$27.50	\$330.00*

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$622.50
City of Tempe (8.1%)	\$0.00
Total	\$622.50

Signature: _____ Date: _____



Plant species proposed for the Signage enhancement:

Trumpet vine
Passion vine
Snail vine
Star Jasmine
Honeysuckle
Heavenly Bamboo

Red Deer grass
Lantana
Outback Sunrise
Ruellia
Little Johns
Emu bush
Mexican Honeysuckle
Dwarf Oleander

Here you go Adam, thanks for the help.

Proposed signage and plantings

Lake Park Villas HOA



- A** Location on 6 entrance pillars of address letters/numerals
- S** Location on wall where “Lake Park Villas” signs are located
- Plantings at west end approach and framing signs

(Irrigation drip system already in place. Water source: Tempe Water)

NOTE: Villas HOA is 2 parcels and the area from wall to curb on Southshore is maintained by the HOA

LAKE PARK VILLAS HOA

Proposed signage and plantings renderings on Southshore



East End of Southshore Wall



West End of Southshore Wall

Building ID Rendering
One on each of 6 entrance pillars



Plantings along Southshore Wall just West of Signage

Shows capacity to successfully complete projects



Tempe Neighborhood Spotlight: Lake Park Villas



Lake Park Villas has been a Tempe neighborhood for nearly 50 years. The community was recently awarded a neighborhood grant for landscape water irrigation efficiency upgrades. The neighborhood, led by HOA Board President John Agria, upgraded hundreds of sprinkler heads in common areas with turf throughout the community.



Their efforts didn't stop there as members of the community engaged and educated neighbors on water conservation by encouraging them to find leaks and upgrade water-related fixtures at their private residences.



To generate a budget for their grant application, Lake Park Villas identified and verified the location of more than 800 existing sprinkler heads in their neighborhood. Each was then replaced or upgraded to feature more efficient rotator nozzles. While traditional spray nozzles often lead to wasteful misting, rotator nozzles increase the ability for water to gently soak into the soil. This is accomplished by distributing multiple streams more slowly than from traditional spray nozzles, which also contains larger drops of water. This upgrade will make it easier for the HOA to keep their common area grass healthy and efficiently watered.

Once the installation was complete, volunteers from the community worked diligently to engage residents in water conservation education. They assembled water conservation packets, using resources provided by the City of Tempe, and distributed the packets to the 144 units in the community. Each packet included a brochure highlighting incentives that the residents created, as well as additional conservation-related content selected by neighborhood residents from City resources specifically because they felt it was most relevant to the community. One volunteer created and distributed a conservation-themed video.



Thank you to Lake Park Villas for doing your part to conserve water and increase efficiency! Keep up the great work!

The Water Conservation Team is always looking for more water conservation related stories. Please contact us at conservation@tempe.gov if you have a story you think would interest our followers.



:
<https://youtu.be/MjeYxrwWLRk>

SENT TO ALL RESIDENTS

Lake Park Villas Homeowners' Association

Board of Directors Meeting

Tuesday, January 19, 2021

7:00 PM

Open Session Agenda

Community members are permitted to address the Board on agenda items after discussion by the Board and before the Board takes formal action on an agenda item, for up to 2 minutes per homeowner/unit per issue, pursuant to A.R.S. § 33-1248(A) / § 33-1804(A).

1. Call to Order / Establishment of Quorum
2. Approval of Previous Meeting Minutes Page 3
3. Acceptance of Financials Pages 4-17
4. Community Manager Report Pages 18-31
5. Unfinished Business
 - a. Short Term Rental Restriction Prices Pages 32-38
 - b. 5626 Doubloon Ct. #E - Mansard Repairs Pages 39-58
 - c. Water Conservation Grant Final Report Discussion
6. New Business
 - a. Block Wall Repairs- Stratton Revised is pending to include all walls Pages 59-69
 - b. Tree Trimming / Tree Inventory List and Map Page 70
 - c. Roofing Evaluation and Plan For Repairs Pages 71-72
 - d. Staircase Landing/Patio Repair- 5611 E Doubloon St. #E Pages 73-75
 - e. 2021 Meeting Schedule Discussion
 - f. BBQ GRILL Regulations- City Code Pages 76-78
 - g. ARC Requests for Plants to be installed in Common Area Pages 79-83
 - h. 90 Day Limit for Approved ARC Requests Discussion
 - i. 2021 Grant Application Discussion
7. Homeowner Comment Period
8. Adjournment
 - a. Next Meeting Date: February 16, 2021

Lake Park Villas Homeowners' Association

Board of Directors Meeting

Tuesday, February 16, 2021

7:00 PM

Open Session Agenda

Community members are permitted to address the Board on agenda items after discussion by the Board and before the Board takes formal action on an agenda item, for up to 2 minutes per homeowner/unit per issue, pursuant to A.R.S. § 33-1248(A) / § 33-1804(A).

1. Call to Order / Establishment of Quorum
2. Approval of Previous Meeting Minutes Pages 3-4
3. Acceptance of Financials Pages 5-10
4. Community Manager Report Pages 11-22
5. Unfinished Business
 - a. 5626 Doubloon Ct. #E - Mansard Repairs Pages 23-25
 - b. Short Term Rental Restriction Prices Pages 26-27
 - c. 2021 Grant Application**
 - d. Staircase Landing/Patio Repair- 5611 E Doubloon St. #E Pages 28-30
6. New Business
 - a. Reimbursement of Plumbing Repair Pages 31-32
 - b. Engineering Study for Mansards Page 33
7. Review Action Item List
8. Homeowner Comment Period
9. Adjournment
 - a. Next Meeting Date: April 20, 2021



Lake Park Villas Newsletter February 2021

VILLAS BOARD NEWS

At the January 17 ZOOM monthly meeting,

The Board was introduced to the new community manager, Sherry Roberts from Vision. The Board approved the following: replacing an upper roof on Clambake; replacing 3 wood/stucco patio walls with cement block walls; okayed a bid for mansard replacement on Doubloon with the stipulation that the contractor document the process with photos and diagrams so that the techniques can be used if other

mansard replacements are needed in the future. The Board authorized Vision attorneys to draw up policies limiting leases to 6 months or longer. There was also a preliminary discussion of the upcoming grant proposal to the city of Tempe. Ecosphere was granted a tree-trimming contract to discourage roof rodent issues and damage to roofs. The Board passed a regulation that all approved ARC work must be completed within 90 days or a new ARC request needs to be submitted. Two terms on the Board end in March. Candidate application forms have been sent to all owners. Ballots for the election will be mailed and must be received by the annual meeting on March 16th. The next Board meeting will be on Tuesday, February 16th via ZOOM.

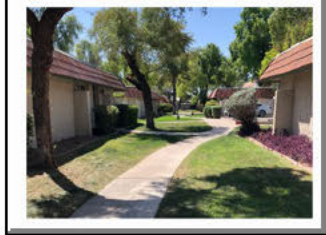


Footings for a patio wall.

AROUND THE GROUNDS: A FRIENDLY REMINDER: When disposing of cardboard boxes in the recycling bins, please flatten them so that we avoid overfilling the dumpsters. At right: what's wrong with this picture? We can do better.

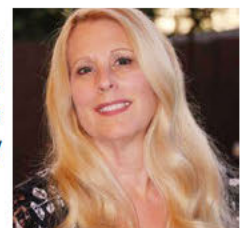


Tempe Neighborhood Spotlight:
Lake Park Villas



WATER-SAVER Campaign Continues . . . The January 2021 issue of the Tempe Water Conservation e-newsletter featuring the Lake Park Villas water conservation project is reproduced on the last page below. The article praises the Villas for our innovative irrigation upgrades and water saving campaign. In addition, at the request of Lake's management, the article will be made available to all Lakes residents in the March Lakes Log. The video produced by a volunteer exclusively for the Villas promoting water conservation is still online at <https://youtu.be/MjeYxrwwLrk>. Tempe Water Department staff will be returning to the Villas again to conduct additional tests before completing their water usage study and sharing the results.

NEW COMMUNITY MANAGER: Sherry Roberts comes to Lake Park Villas with 5-years-experience in HOA management. She previously worked as an Assistant Community Manager for an onsite community with 3,500 homes. Sherry has been with Vision Community Management since 2019 and recently became our new Community Manager effective January 11th.



NEW GRANT PROPOSAL: The Board is working on a grant from Tempe for 2021 to create an outdoor picnic areas with table and charcoal grill. [Residents are not allowed to use open-flame grills elsewhere in the community.] Also under consideration is new signage for the Villas along Southshore. Unlike other sub-HOAs at the Lakes, the Villas does not have a major identifying sign along its walls. The proposal will be finalized at the February meeting. Previous Tempe Neighborhood grants have included pole lights; garage fixtures and irrigation upgrades. Over three years, the Villas have received almost \$35,000 from the City of Tempe for improvements.



Even sheltering in place, we can see beauty everywhere.

ORBITING THE NEIGHBORHOOD

Don't want to drive, or can't? Wish there was convenient, efficient and affordable public transport that would take you to shopping etc. from The Lakes? Now there is! It's called the Tempe Orbit Bus, and the best thing is, **it's FREE!!!!**

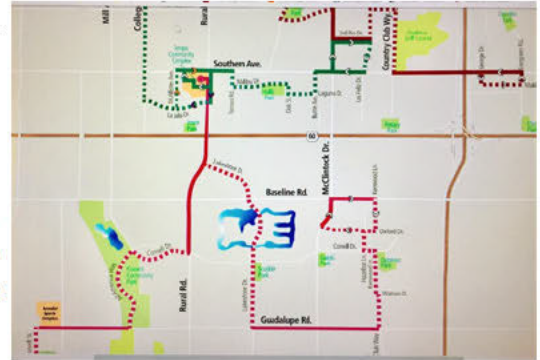
You might have seen the bright blue bus going up and down Lakeshore. Well, that's it: Orbit. Our route through the Lakes is called "Saturn". Just consult the map, see which way you need to go, then simply walk out to the closest spot on Lakeshore and wait. Make sure you're on the right side of the road for the direction you're going. For instance, if you're going to the Library, you would stand on the East side. Just wave down the driver and he or she will stop for you. The buses come in both directions a few minutes before the half-hour and hour. Be there early.

Often it will be just you and the driver on the bus. You can take the bus down to Kiwanis Park, get off, walk around the park or take a picnic lunch, then catch the bus home. Go as far south as WalMart, or as far north as the Library/Senior Center. The route also includes Trader Joe's, Petsmart or yes, Baskin Robbins, for a treat!!! It's quick and easy. Just ask the driver. Masks are required.

Six interlocking Orbit routes Mercury, Venus, Earth, Mars, Jupiter and Saturn serve neighborhoods and connect people to local destinations such as shopping areas, other neighborhoods, major bus routes, schools and multi-generational centers. All are free. All routes operate seven days a week, 365 days a year with 15 minute frequency on most routes. The one you see on Lakeshore (Saturn) runs every 30 minutes.

All the other Orbit routes also use "flag" stops: which means that the driver will pick up and drop off passengers in neighborhoods as long as it's safe. Passengers should wave to let the driver know that they would like to be picked up. But on major streets like Mill Avenue, University Drive, Broadway Road, Rural, or Priest Drive, designated bus stops should be used. To get off the bus in a neighborhood, passengers should pull the cord located near the windows.

Even if you don't have to go anywhere, but want to get out of the house for a while, just go get on the bus and take a ride, enjoy the scenery and let someone else do the driving. For more information, visit: <https://www.tempe.gov/government/engineering-and-transportation/transportation/bus-light-rail-paratransit-streetcar/orbit>





Lake Park Villas Newsletter

VILLAS BOARD NEWS

At the February 16th ZOOM monthly meeting, The Board confirmed the contract for mansard replacement on Doubloon and deck repair on Doubloon. Board members also agreed get proposals for an engineering study of the mansards. Approval was given to submit an application to the Tempe Neighborhood office for new signage along Southshore. The Board agreed to spearhead a [redacted] an and put protective coatings on the bells of the post lamps: volunteers should ema [redacted] A law firm was selected to go ahead and prepare a proposed CC&R amendment to [redacted] hs or longer. The annual Board meeting will be held on March 16th at 7 PM via ZOOM followed by the regular monthly Board meeting.

AROUND THE GROUNDS: Apache Plumbing was able to clear roots from sewer lines serving the sewer system in one neighborhood. Three new patio walls also are complete: the stucco needs to dry for 30 days before painting. Our maintenance man Greg Smith has finished seal-coating two roofs on Clambake; Renco has done warranty work on a roof on Hurricane and has replaced a roof on Clambake. Rebuild of the mansard on Doubloon is underway.



VOLUNTEERS NEEDED FOR ANNUAL LAMP POST SPRUCE-UP:

The Arizona sun can be tough on paint jobs. In order to extend the life of the finish on Villas' new post lamps, it is recommended that the bells be cleaned annually and treated with a light protective coating. Two community volunteer currently have come forward to handle the project in their neighborhood. Supplies and instructions will be provided. It takes about five minutes a fixture to complete the job. Plan is to do posts one year and garage lights the next. Anyone wishing

to help out should contact [redacted]

CURBING YOUR DOG Makes a Difference

Under the best of conditions, greening up the lawns is a perpetual challenge. Pet waste bag stations around the community make it easier to pet guardians to clean up after their animals. But with a little more effort, dogs also can be trained and encouraged to use stony or curb areas to avoid the damaging effect of uremic acid on the grass. At some points in the year the dark tufted areas in this photo actually appear as bare or 'bald' spots due to poisoning of the soil—requiring prolonged reseeding. When it comes to the green look for which the Villas is famous, responsible pet walking makes a huge difference.



NEIGHBORHOOD GRANT PROJECT: The Board has agreed to move ahead with an application to the Tempe Neighborhood Grant Program for new signage for the Villas. In addition to signs along Southshore, address ranges are proposed for each of the six entrances to our HOA. We are the only sub HOA in the Lakes with no clear identification signs along the exterior walls. Attractive signage surrounded by framing plants will greatly improve the curb appeal of the Villas and make it easier for emergency services to find specific units within our Association. The current metal signs are faded, corroded, and barely visible from the street. If the proposal is approved, funding would become available in July or August 2021.