



Maryanne Corder Neighborhood Grant Application FY 2022/2023

Created in 1994, this grant funds neighborhood-initiated projects designed to benefit all community members. It is named in recognition of the founder and first director of the city's Neighborhood Services Program. **Applications must be submitted by 5 p.m. on April 25, 2022.**

Lake Park Villas HOA

Name of association

144

of households

Lake Park Villas HOA (Rural and Baseline), Tempe, AZ 85283

Project location or major cross streets



Primary contact address

Authorizing individual address

1. Project description: Describe your project in three sentences.

Getting the residents of a 50-year old "green" community in the Lakes to accept a more sustainable landscape is an enormous challenge. The goal of this project is to facilitate community understanding and "buy in" by helping residents visualize how landscaping can be aesthetically pleasing yet designed to conserve water, and reduce costly damage to fences and walls by wasteful over spray. A landscape designer will create multiple color renderings of grass areas around the community pool showing different degrees of xeriscaping, and present these at community meetings. The preferred concept will be revised based on community input and then go to the Board for approval. The designer will provide construction documents.

2. Project Budget

Expenses	Amount
Community engagement including preliminary and kick-off meetings,	\$ 20,359.50
conceptual/schematic alternative landscape	\$
designs, 2 community meetings, design selection and revisions,	\$
construction documents for selected design (The Design Laboratory *)	\$
Articles will be submitted to the Lakes newspaper regarding project outcomes	\$ 0.00
Match (HOA and Crime Free Multi-family Housing properties only) 25% of project total:	\$ 5,089.88
Grant funds requested:	\$ 15,269.62
TOTAL PROJECT COST:	\$ 20,359.00

* Although the Design Laboratory's bid was the highest, this design firm had the clearest understanding of the project, and was the only firm that meet with board members and toured the grounds.

Maryanne Corder Neighborhood Grant Application—pg. 2

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

- Neighborhood Services staff (circle at least one):
Brenda Clark, Laura Kajfez, Elizabeth Thomas, Shauna Warner
- ADA Accessibility: Nanette Odell
- Art: Rebecca Rothman
- Landscape/Lighting/Walls: Steve Abrahamson Kaminski, Planning
- Parks/Playground: Dave McClure
- Signs: Mike Scarpitta
- Trees: Richard Adkins
- Traffic Calming: Cathy Hollow
- Water Conservation: Tina Sleeper
- Other:

Kellie Dunn, Water Specialist; Diana Kaminski, Planning; Nancy Woods, Community Development; attended two Neighborhood Workshops
--

4. **Narrative**—applications are evaluated based on how well the project meets the provided criteria.

Ability: If approved for funding, briefly describe your ability to complete the project in a year and how it will be maintained in the future.

ABILITY:

The Villas board has invested heavily in maintaining and updating the community, and has successfully completed previous neighborhood grants. A growing list of volunteers has helped complete projects including among others sponsoring holiday celebrations in the common area around the pool to encourage community involvement and identity, and most recently preparing the walls along Southshore for new signage. The holiday celebration on April 17 drew 40-50 participants and some 400 eggs spread across the whole community were hunted down by children. Selecting a landscape design firm that works in coordination with our current landscaping vendor, assures follow through.

Community Impact, Outreach and Outcomes: How does your project plan demonstrate meaningful and varied efforts to increase neighbor participation and include diverse participants? Share how your outreach and strategies will be as intentional and inclusive as possible. Describe how your project will impact the neighborhood/community and the desired outcome. (i.e. better health due to more physical activity or public art promoting community identification and pride).

GOAL/OUTREACH:

This project is all about community engagement. Goal is to facilitate community "buy in" for landscape modifications needed to make the landscaping that has been "green" for over 50 years more sustainable and less costly to maintain. The HOA Board—which reflects the diversity of the community—and community representatives were also involved in selecting this project for submission for a Neighborhood Grant. (See attachments.) The Villas is one of the most economically diverse communities in the Lakes. Despite escalating housing prices, the Villas still provides "entry level" housing for the Lakes.

OUTCOMES:

The outcome will be community understanding and support for transitioning to sustainable landscaping and providing a model for the greater Lakes community as the first sub-HOA to be proactive in modifying its landscaping in response to climate warming and drought. The outcomes will be shared with the master Lakes HOA through articles in its newspaper and presentations to the Lakes board.

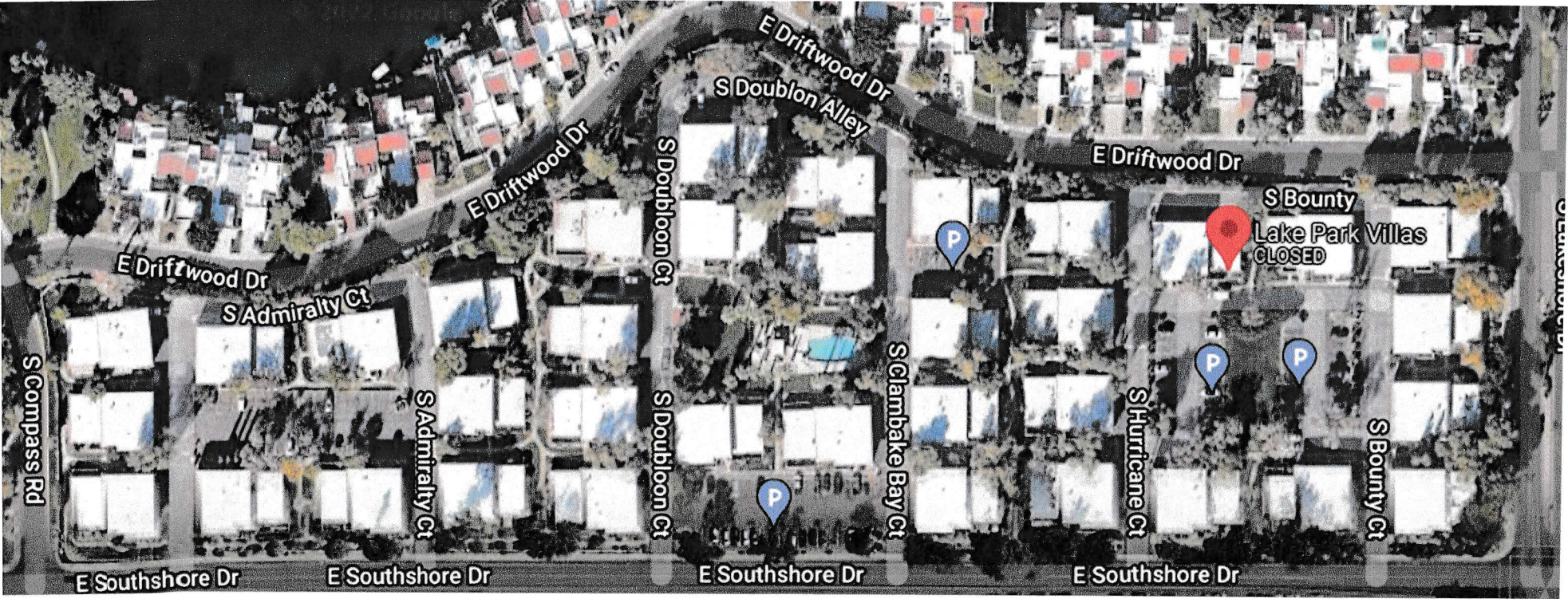
IMPACT:

The Lakes have attracted residents for 50 years largely because it is "green". The impact of the project is to get community "buy in" for landscape modifications that will conserve water and reduce damaging over spray. As the largest sub-HOA in the Lakes, the Villas will set an example for the rest of the Lakes—a traditionally year-round green community struggling with the issue of sustainability in the face of climate warming and growing water shortage.

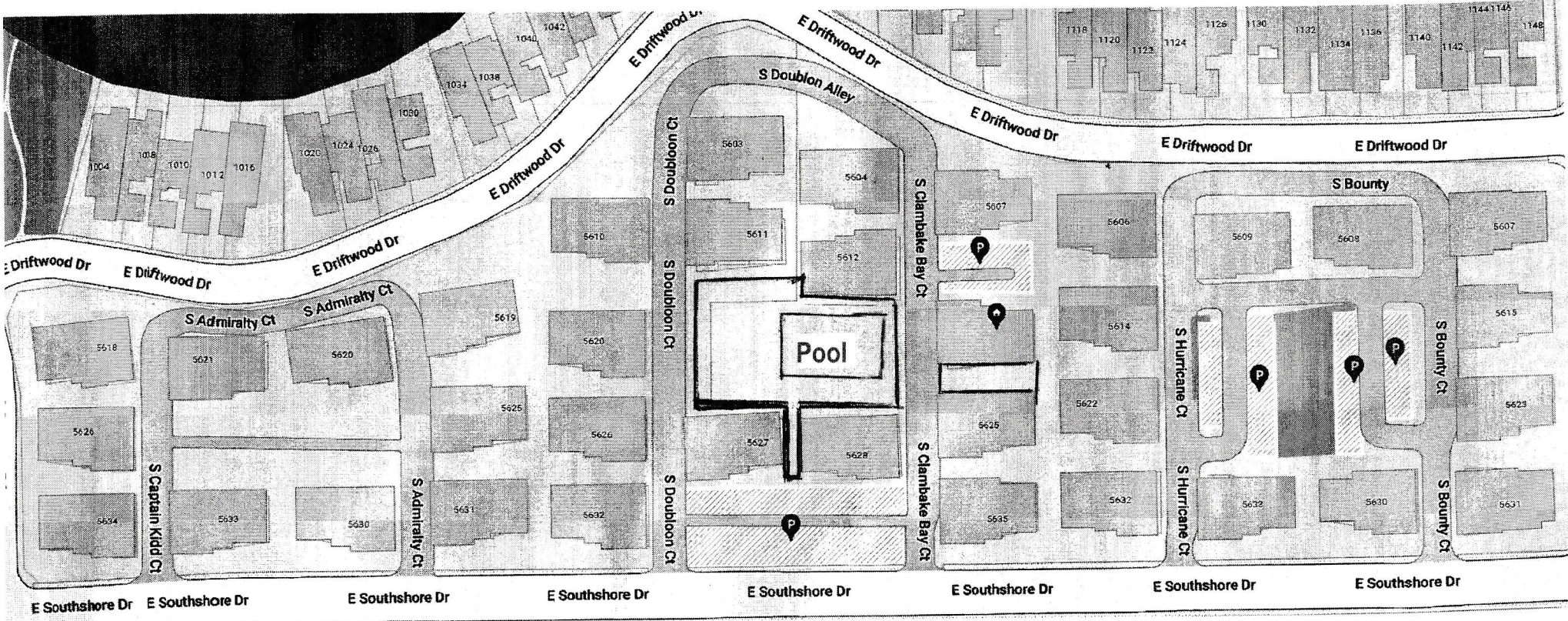
COMMUNITY ENGAGEMENT:

This project is focused on community engagement through a systematic, multi-stage process that involves the community and board in envisioning how modifications to a more sustainable landscape can be achieved while maintaining the traditional appeal of the Villas. The community was also involved in selecting the project for submission. The broader Lakes community will receive information about the project through its newspaper.

LAKE PARK VILLAS HOA



LAKE PARK VILLAS



AREAS FOR LANDSCAPE RENDERINGS OUTLINED BY BLACK LINE

LAKE PARK VILLAS AREAS SELECTED FOR LANDSCAPE REDESIGN PLANS



POOL AND SURROUNDING OPEN GRASS AREAS



EAST/WEST ALLEY BETWEEN UNITS NORTH/SOUTH ALLEY BETWEEN UNITS

Location of areas marked on Villas map

LAKE PARK VILLAS POOL AREA IRRIGATION ISSUES



UNDER 2 FEET

Grass areas too narrow
to water without wasteful and damaging over spray



WALL DAMAGE

Wall damage resulting from watering grass adjacent to wall



RUST

SPRINKLER
HEAD

New pool fence rusting from adjacent grass over spray

LAKE PARK VILLAS - REQUEST FOR PROPOSALS-2022

PROJECT: BUILDING COMMUNITY SUPPORT FOR TRANSITIONING FROM TRADITIONAL GREEN TO SUSTAINABLE LANDSCAPING

DESCRIPTION:

Lake Park Villas HOA, a 17 acre, sub-association of The Lakes, has been attracting residents for over 50 years in large part because of its green landscape. With climate changes, sustaining this this landscaping is costly and environmentally irresponsible. However, getting the residents of a green community to embrace a more sustainable landscape will be an enormous challenge. The goal of this proposal is to facilitate community understanding and "buy in" by helping residents visualize how the landscape can be aesthetically pleasing yet modified to conserve water, eliminate damage to walls and fences caused by irrigating areas of grass too narrow to water without wasteful over spray, and eliminating unattractive areas where grass will not grow due to dense shade. To accomplish this, a landscape architect will be hired to create multiple color renderings of three areas of the landscape: an area surrounding the pool accessible to and enjoyed by residents, and two adjacent narrow areas between buildings, one north-south and one east-west. Renderings showing different sustainable xeriscaping possibilities for these areas will be prepared. The architect will make multi-media presentations in person and online for residents to help them understand the impact of climate change, and visualize alternate ways of maintaining the lushness of the landscape while conserving water and reducing costs. Once an alternative is selected and revised based on community input, the architect will provide specifications necessary for implementation. Incrementally the landscape modifications will be expanded throughout the Villas, and serve as a model for the greater lakes community.

SCOPE OF WORK:

1. Meet once with Board representative to walk area selected for landscape design modification. (Map showing proposed area attached.)
2. Prepare several color renderings of the selected area showing different degrees of xeriscaping.
3. Meet two times with board and community members to show and explain color renderings, help community understand the climate changes to which the landscape modifications are responsive, outline how the changes will conserve water, reduce damaging and wasteful over spray, and reduce costs. Community input will be solicited. Meetings will be online and/or in person.
4. Revise selected alternative rendering based on community input. Revised rendering to be made available in hard copy and online.
5. Prepare construction documents for implementation of revised alternative.

Work to be completed by March 15, 2023.

March 30, 2022

John Agria
Lake Park Villa
5609 S. Hurricane Ct.
Tempe, AZ. 85283

Re: Fee Proposal for Landscape Architecture Services for Lake Park Villa Landscape Renovation

Dear John,

It is our pleasure to submit our fee proposal for Design Services for the landscape renovation of the Lake Park Villa Community located at 5609 S. Hurricane Ct., Tempe, AZ. 85283. Our fee responds to your invitation to participate in a project which will be organized and carried out based on developing strategies to reduce water consumption, eliminate damage to walls and fences cause by the irrigation of grass and to eliminate areas where grass is not growing properly. SBD-studio will develop conceptual ideas for three areas of the community: an area surrounding the pool accessible to and enjoyed by residents, and two adjacent narrow areas between buildings, one north-south and one east-west. The conceptual ideas will be focused on showing different sustainable xeriscaping options.

SBD-studio is prepared to assist Lake Park Villa Community by providing landscape architecture services rooted in a process capable of identifying design solutions that relate functionally, aesthetically and materially to all the surrounding outdoor areas, and the existing systems/infrastructure.

To achieve a solution which responds to the client's vision, requirements, schedule and budget, our design team will have a Strategic Kick Off meeting with all parties involved in the project. After this meeting our design team will engage the existing surveyed drawings and start to document the existing elements of the Lake Park Villa Community. The following are the recommended tasks necessary to ensure the success of this project:

- Strategic Kick-off Meeting
- Conceptual / Schematic Design
- Construction Documentation

SCOPE OF WORK

The proposed scope consists of providing the necessary information for developing a Construction Documentation Set for an overall landscape renovation at Lake Park Villa. At present we understand that the landscape renovation will consist of the following:

1. Strategic Kick-off Meeting: Meet once with Board representative to walk area selected for landscape design modification. The cost of this task is \$2,860.00.
2. Conceptual / Schematic Design:
 - A. Prepare 2 overall landscape design concepts with 3 vignettes each to further understand the overall proposed character of each area. The landscape design concepts will show different degrees of xeriscaping, water consumption reduction, planting, and hardscape options for the different areas. The cost of this task is \$7,840.00.
 - B. Meet two times with board and community members to show and explain color renderings, help community understand the climate changes to which the landscape modifications are responsive, outline how the changes will conserve water, reduce damaging and wasteful over spray, and reduce costs. Community input will be solicited. Meetings will be online and/or in person. The cost of this task is \$1,520.00.
 - C. Revise selected alternative rendering based on community input. Revised rendering to be made available in hard copy and online. The cost of this task is \$1,720.00.
3. Construction Documents: Prepare construction documents for implementation of revised alternative. Work to be completed by March 15, 2023. The cost of this task is \$4,580.

Strategic Kick-off Meeting:

SBD-studio will attend a strategic kick-off meeting with all involved parties and consultants at the Lake Park Villa Community to confirm and resolve the following:

- Level of expectation for all site improvements which fall under SBD-studio's responsibility.
- Review, discuss and confirm landscape program elements.
- Review, discuss and confirm core design principles, objectives, and vocabulary for establishing the vision for the project.
- Review, discuss and confirm budget parameters for all landscape, hardscape, and site design which fall under SBD-studio's responsibility.
- Review, discuss and confirm the project schedule including key milestones and deadlines.
- Discuss and confirm the team communication protocol and process for managing and distributing information.

SBD-studio
[Landscape Architecture – Environmental Design – Planning]
2019 N. 91st Place, Chandler, AZ. 85224
Tel: (480)-284-4100, www.sbd-studio.com

Conceptual / Schematic Design (C/SD):

Based on the feedback obtained from the Lake Park Villa Community, SBD-studio will proceed to the Conceptual / Schematic Design phase of work. Our Schematic Design information will illustrate in detail the scale and relationship of the project components and systems. This phase of work includes a site plan, layout plans, and key elevations. This phase will include:

- Existing conditions plan reflecting pertinent layout, irrigation, and drainage information
- Landscape plans. SBD-studio will prepare two (2) design concepts.
- Indicate key elevations for major design elements
- Identify and illustrate key landscape design elements
- Attend up to two (2) design meetings with the Client

Construction Documents (CD):

A Construction Document set will be prepared based on the approved Schematic Design set and any adjustments or modifications authorized by Lake Park Villa Community in the program, schedule, or construction budget. The Construction Document Phase shall consist of drawings and other pertinent documents which will focus on fixing in place the design intent and describe the size and character of the project's landscape architectural systems, elements, and overall infrastructure, including the elements it proposes to deliver in built form, such as adjustment of irrigation, drainage, and any other elements, materials and details which may be appropriate to communicate the vision. Tasks associated with this phase of work include:

- Site plan
- Irrigation plan
- Key elevations of major design elements indicating the type(s) of material(s), construction type, and vertical dimensions
- Planting plan
- Coordination with all pertinent sub-consultants
- Attend up to two (2) meetings with the Client
- Submit final documents to client

SCHEDULE

Our proposal is based on the following project schedule. SBD-studio estimates to initiate tasks on April 21, 2022 thus formally starting an sixteen (16) week design process.

Strategic Kick-Off Meeting	2 weeks
Conceptual / Schematic Design	8 weeks
Construction Documents	6 weeks

This schedule is reflecting the time that SBD-studio will require to accomplish these tasks.

SERVICES / ITEMS NOT INCLUDED

The following items are not part of Basic Services, but may be provided as an Additional Service if requested and authorized by the Client:

- Permit Fees
- Acoustical design and vibration analysis
- Audio / Visual design
- Civil, Mechanical, Electrical Engineering
- Geological survey.
- Historical report
- Phase I and II Environmental Investigation and Assessment Report
- Renderings beyond specifically indicated in scope of services
- Security system design
- Site survey (include existing structures, boundary, topographic changes and utility survey)
- Legal description
- Lot combination
- Preparation of off-site improvements
- Title report
- Structural Special Inspections
- Project bidding and contractor selection services
- Soil testing data and foundation recommendations
- Work due to existing conditions uncovered during construction
- Work due to constructed conditions not in accordance with contract documents
- Financial feasibility or other studies
- Services of consultants or other than the normal landscape architectural portions of services for the project provided as a part of Basic Services.

COMPENSATION

The needs and requirements of each client and project are carefully reviewed by SBD-studio, and a fee structure is established which closely matches project requirements. SBD-studio has developed a consistent track record of satisfactorily arriving at agreements with clients regarding our fees for services, based on the cost effectiveness of services rendered. For the services outlined above, we propose the following fee breakdown:

Kick Off Meeting / Site Inventory	\$ 2,860.00
Conceptual / Schematic Design	
- Prepare Two Landscape Design	\$ 7,840.00
- Community Meetings (Two Meetings)	\$ 1,520.00
- Revisions to Final Concept	\$ 1,720.00
Construction Document	\$ 4,580.00
PROFESSIONAL SERVICES FEE	\$ 18,520.00

In contracting with SBD-studio for professional services, the client warrants those funds are available to compensate SBD-studio for the total amount of services and expenses contracted and that these funds are neither encumbered nor contingent upon subsequent granting of approvals, permits or financial commitments by lending institutions or other third parties.

It is our policy to ask for a retainer fee prior to commencement of work to off-set initial mobilization costs. An initial fee of \$3,000.00 (three thousand dollars) shall be due upon commencement of work. It is requested that the retainer fee and subsequent payments be made by check payable to SBD-studio. Invoices are prepared monthly according to the progress of the design and documentation of the project. Client (Lake Park Villa Community) shall pay SBD-studio within 30 days following receipt of payment from Client. SBD-studio expects to get paid in full for each submitted invoice. Past due invoices are charged at an interest rate of 1% per month.

Reimbursable expenses:

Reimbursable expenses include all printing for design review, project coordination (other than SBD-studio review) and government agencies review; express courier service; one reproducible set for bidding; and other direct expenses incurred in performing Work on this project. These reimbursable expenses will be billed at cost and added to the monthly invoice.

If SBD-studio is required to perform any services in addition to those described in this Agreement, whether by reason of substantial changes ordered by the Client, or for any reason beyond SBD-studio's reasonable control, SBD-studio will be entitled to receive payment of such additional services in accordance with rates provided for additional services under the Proposal. SBD-studio will not be obligated to perform these additional services until it receives authorization in writing from the Client.

SBD-studio Hourly Rates:

Lead Designer \$ 110.00
Landscape Designer \$ 80.00


ACCEPTANCE

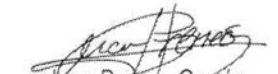
This agreement is entered between Lake Park Villa Community and SBD-studio LLC. If this contract meets with your approval, please sign below, and return one [1] copy for our files.

We will begin work immediately upon receiving a signed copy of this proposal and the indicated retainer check; this initial payment will be held by SBD-studio and applied against the final invoice.

We can be reached at 480-284-4100 should you have any questions regarding this proposal. Thank you again for selecting SBD-studio LLC to assist you in achieving your goals on this project.

Sincerely,


John Suarez
jsuarez@sbd-studio.com


Juan Brenes-Garcia
jbrenes@sbd-studio.com

APPROVED and ACCEPTED this _____ day of _____, 2022

Signature:

Name: _____ Title: _____



March 21, 2022 REVISED

John Agria & John Devine
Lake Park Villas HOA
5627 S Doubloon
Tempe, AZ 85283

Re:RVSD: Proposal for Professional Landscape Architectural Services for the Lake Park Villas in Tempe, AZ

Dear John and Council:

It was great meeting you and John to discuss the potential enhancements to the entire complex at Lake Park Villas. Our general understanding of the scope of the project is to look at redefining the landscape and public spaces throughout the open space in the complex, identifying any issues for maintenance and long term viability of the complex. The goal will be to retain the sense of a lush and green atmosphere while looking at the ability to lower the water use and maintenance across the property.

The process will be broken into 4 Phases outlined below. Following the potential structure we discussed on our site walk with the first 4 phases will lead into future phases for the entire complex.

1. Initial site Documentation - only for 3 select concept sites
2. Conceptual Designs
3. Preliminary Master Plans for 3 selected sites
4. Construction Documents for 3 selected sites (60% & 100%)

The Process will include a public meeting with in-person & online component to gather feedback and garner community buy in, as well as meeting check-in points with the HOA Board or a designated landscape community. This is outlined in the Planning process

These initial steps to developing a plan for the entire complex will include:

- A meeting with the selected board representative(s) prior to work beginning of the selected 3 concept sites
- Prepare Plans and graphics for the 3 selected concept sites
- Meet/ present to the community 2 times in a hybrid virtual and in-person model to garner feedback
- Plans and graphics are to be revised based on board and community feed back and made available digitally and hardcopy
- Prepare Construction documents for the final design of the 3 selected concept areas.

We look forward to working with you and the entire Lake Park Villas Community to bring together a landscape plan that looks to the future 50 years of the complex

Justin Azevedo, PLA, ASLA

PROJECT UNDERSTANDING

- Work with the HOA Board and the community to create a master plan for the entire complex in terms of landscape
 - The project may be phased over many years and should be considered as part of the design and layout
- The initial designs should take into consideration different levels of the inclusion of grass. The Master association currently requires 80/20, develop 2 concepts for each site that include 50/50, and 20/80 on the inclusion of grass not following the master association outline
 - The exterior of the complex walls must remain 80/20 but should be looked to unify with any improvements to the interior
 - Retain grass in the larger gather areas
 - Remove grass from against all walls and buildings
 - Remove all grass areas smaller than 8' across
- Look at ways to address future water concerns
- Take into consideration the current green aesthetic of the complex in the future designs as some people bought into the complex because of the current look and feel.
- Address the age of the landscape and hardscape components of the complex
- Identify any trees that may cause future damage, planted incorrectly, or are susceptible to die off due to age or disease
 - Retain plantings where possible in an attempt to keep the mature feel of the complex
- All new plantings should look lush in the space, succulents and cactus are okay
 - Cactus should not be where people can be poked along walkways
- Address all issues with walkways where lifting and heaving have become issues. Make recommendations for alternatives to existing concrete sidewalks or methods of repair
- Consider full redesigns for major gathering spaces such as the pool area
 - Fencing needs repair at the pool area, look at the expanding area the area within for more entertainment space
 - Look at adding additional amenities to the common spaces that make the complex more attractive to future homeowners
 - Bocce ball, bbq, additional seating areas, etc
- Consider community furniture and usable resources throughout complex
- Throughout the design, look at the views and access points to ensure that they are thought out in their aesthetics
- The majority of the north south walkways are wider than the east west
 - Consider retaining some grass in the north south while the east west are likely to be more of a planted space
- Irrigation is currently all on a single valve system and must be addressed
 - As the complex is 50 years old, it will be recommended to complete a total replacement of the existing system
 - The future system should have trees, shrubs, succulents, and grass all on separately controlled valves to adjust for true water needs and resources
 - Include a rain sensor and water flow as part of the future system conserve resources to detect rain and leaks.
- Include a low voltage lighting plan for the complex
- Designs should take a lower maintenance stance on implementation for future upkeep

ASSUMPTIONS

- Site base maps will be based upon any site plans provided by the Client and as necessary utilize Maricopa County Assessors maps/aerials and additional site verification measurements by The Design Laboratory.
- Building permits are to be pulled by the contractor or Client. Permit fees to be a part of construction bids.
- Every attempt will be made to make the design as economical, water conscious and maintainable as possible.

PLANNING PROCESS

Basic Scope of Services

1.0 Initial Start up

- 1.1 Site Visit for Base Map Measurements/Inventory of only the **The 3 Selected Concept Areas (Pool area, a Section of Walkway between buildings North South, a Section of Walkway between buildings East West)**.
- 1.2 Create Base Map for each site.

2.0 Alternative Concepts Plan Phase

- 2.1 2 Alternative Concept Plans for **The 3 Selected Concept Areas (Pool area, a Section of Walkway between buildings North South, a Section of Walkway between buildings East West)**. Produce scaled plans that show general plant locations and types, hardscape location and materials and special features.
- 2.2 Concept Inspiration, Materials Booklet, initial water estimates, and one picture rendering per a space.
- 2.3 Public Meeting(in-person & on-line components)
- 2.4 Board Meeting: Review and discuss 2 Alternative Concepts and public feedback to determine direction for the Preliminary Master Plan

3.0 Preliminary Master Plan Phase

- 3.1 Revise and consolidate the concepts from phase 2.1 utilizing feedback from 2.3 & 2.4.
- 3.2 Public Meeting(in-person & on-line components)
- 3.3 Revised Inspiration, Materials Booklet, initial water estimates, and one picture rendering per a space.
- 3.4 Board Meeting: Review and discuss Preliminary Master Plan and public feedback to determine direction for the Preliminary Master Plan

4.0 Construction Documents for 3 selected sites (60% & 100%)

- 4.1 60% Construction Documents for the **The 3 select Sites**. Incorporate comments from Task 3.4 to produce a scaled, illustrative design plan showing plant locations, general grading, hardscape layout, special features such as walls, planters, other amenities, and general materials.
- 4.2 Coordinate with contractor on developing an Opinion of Probable Cost for Preliminary Master Plan.
- 4.3 Client Meeting: Review 60% Plans
- 4.4 100% Construction Documents for the **The 3 select Sites**. To include the following. Planting Plan, Hardscape Plan, Layout Plan, Irrigation Plan,
- 4.5 Client Meeting: Review 100% Plans

Deliverables Summary

- 2 Alternative Concept Plans for each of the 3 selected sites
- Concept Inspiration & Materials Booklets, initial water estimates, one picture rendering per concept.
- Preliminary Master Plan
- Opinion of Probable Cost for the 60% Plan
- 60% Construction Documents as outlined for 3 selected sites
- 100% Construction Documents as outlined for 3 selected sites

Basic Scope of Services Fee Summary

Phase	Description	Fee
1.0	Project Start Up	\$3085.00
2.0	Alternative Concepts Plan Phase	\$6482.50
3.0	Preliminary Master Plan Phase	\$4282.00
4.0	Construction Documents for 3 selected sites (60% & 100%)	\$6510.00
TOTAL		\$20,359.50

CLIENT'S RESPONSIBILITIES

- Client agrees to provide The Design Laboratory with all information, CC&Rs, surveys, reports, recommendations and any other related items requested by The Design Laboratory in order to provide its professional services. Client agrees to provide the items described and to render decisions in a timely manner so as not to delay the orderly and sequential progress of The Design Laboratory's services.
- The Design Laboratory may rely on the accuracy and completeness of these items.
- Client or chosen contractor will obtain and pay for all necessary permits from authorities with jurisdiction over the Project.

USE AND OWNERSHIP OF LANDSCAPE ARCHITECT'S DOCUMENTS

- Upon the parties signing this Agreement, The Design Laboratory grants Client a nonexclusive license to use The Design Laboratory's documents as described in this Agreement, provided Client performs in accordance with the terms of this Agreement. No other license is implied or granted under this Agreement. All instruments of professional service prepared by The Design Laboratory, including but not limited to, drawings and specifications, are the property of The Design Laboratory. These documents shall not be reused on other projects without The Design Laboratory's written permission. The Design Laboratory retains all rights, including copyrights, in its documents.

COMPENSATION AND PAYMENTS

- **Basic Scope of Services.** As described above. Client agrees to pay a NOT TO EXCEED fee up to the combined total for Phases 1 through 4 PLUS direct Reimbursable Expenses.
- **Allowances.** None proposed at this time. A request to exceed the Basic Scope of services will be billed on a Time and Materials basis as outlined in Additional Services below.
- **Reimbursable Expenses.** Mileage (@ \$.70/mile), materials, and reproduction costs will be billed directly plus 10%.
- **Additional Services** of The Design Laboratory as requested and approved in writing and/or email by Client in excess of the outlined Basic Scope of Services, will be billed at the following hourly rates per staff person including required materials:
 - Principal/Landscape Architect: \$125/ hr

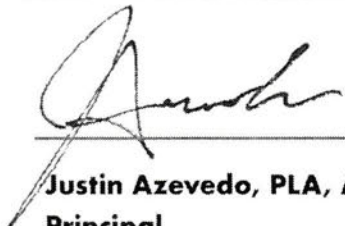
- Landscape Designer II: \$95/hr
- Landscape Designer I: \$85/hr
- Additional Services include but are not limited to:
 - Drawings in addition to those identified above.
 - Meetings in addition to those identified above.
 - Paperwork, plan documentation and submittal requirements in addition to the identified contracted documents if determined necessary by the Responsible Jurisdiction and/or an HOA.
 - Off-site product and material inspection and selection.
 - General project coordination related to any of the above additional services.
- **Payments.** The Design Laboratory shall bill Client for Basic Scope of Services, Additional Services, Allowances, and Reimbursable Expenses once a month or upon completion of any major deliverables. All payments are due to The Design Laboratory within 30 days of receipt of invoice.
- **Late Fees.** Invoices not paid within 30 days of invoice date will accrue interest in the amount of 10% per month until payment is made, plus any attorney's fees.
- **Proposal Cancellation.** This proposal is good for 30 days. After 30 days proposals are subject to change and alteration by The Design Laboratory.
- **Deposit to Begin Work.** A deposit of \$2,500 is required to begin services.

*If this proposal is acceptable to you, please sign and date below, keep a copy for yourself and return the original to me with your deposit check of **\$2,500.00** made out to The Design Laboratory. Upon receipt we will schedule the site measurement site visit within 2 weeks.*

Please do not hesitate to call or email with any questions. We would enjoy working with you on this project.

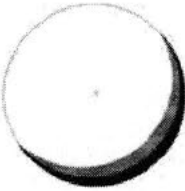
**Basic Scope of Services for the Lake Park Villas HOA Landscape & Property Update
Design Services Phases 1 through 4:**

\$20,359.50



Justin Azevedo, PLA, ASLA
Principal
The Design Laboratory, PLLC
Date: March 21st, 2021

Authorized Signer
(Print Name) _____
CLIENT
Date: _____



Waibel & Associates Landscape Architecture, LLC

www.waibel-la.com
8611 S Priest Drive, Suite 101
Tempe, AZ 85284
480-893-3849 phone
480-893-3846 fax

**Fee Proposal for
Landscape Concept Design**

**Lake Park Villas
Tempe, AZ**

February 22, 2022

Between:



and

Waibel & Associates Landscape Architecture LLC
8611 South Priest Drive, Suite 101
Tempe, AZ 85284

Phone: 480.893.3849
email: janet@waibel-la.com

Sent by: Janet Waibel
Waibel & Associates Landscape Architecture, LLC

PROJECT NAME: Lake Park Villas
Tempe, Arizona

Waibel & Associates Landscape Architecture, LLC will prepare a total 3-4 color renderings to represent ideas and recommended materials for the open area around the pool and immediately adjacent areas between buildings. The renderings will show different degrees of xeriscaping.

The vantage points for the renderings will be determined with a representative for the community.

Landscape architect will meet with the Board and community to present alternatives and invite input.

Once an alternative is selected, plant material data sheets will be provided to represent the palette recommended for the new landscape plan along with construction documents.

Fees: \$ 3,200

*Fees include one revision of color renderings based on comments received via community feedback.

Representative for HOA/Community Date
(initial tasks selected to indicate Notice to Proceed on those tasks)
Please return signed agreement to janet@waibel-la.com

Terms and Conditions

ADDITIONAL SERVICES

Should additional work for detailed construction documents or revisions be required beyond the scope of this Agreement, notification will be given to the Client for further fee authorization.

AUTHORIZATION

WLA is prepared to commence services immediately upon receipt of authorization to proceed. Please verify acceptance of this proposal by executing the Agreement for Professional Services and returning to WLA. This proposal will be considered a binding agreement for the Client to be invoiced based on WLA fee structure, hourly rate, as well as the terms and conditions of this Agreement.

CONSTRUCTION OBSERVATION/CONSTRUCTION ADMINISTRATION (CO/CA)

If the Client or his assigns elects not to contract with WLA, to perform CO/CA services for construction site observations and walk-throughs with the Client's contractors during periodic review of progress and complete final construction, the Client or his assigns assumes all responsibility to perform these duties on his own.

CREDIT

Any work, published or exhibited, shall give appropriate credit to WLA, on all reproductions. Drawings and renderings created by WLA shall not be shared electronically or as hard copies with other prospective landscape architects or contractors without written permission from WLA.

DISPUTES

In the event of any dispute arising under the terms of the Agreement, or in the event of nonpayment and the matter is turned over to an attorney for collection, the party prevailing in such dispute or action shall be entitled, in addition to other damages of costs, to receive reasonable attorneys' fees and court costs from the other party. Fees shall be awarded and paid whether such dispute is settled through litigation, arbitration, or through amicable settlement. In the event of any dispute, WLA will retain all drawings until the dispute is resolved.

EXPIRATION

The fees as set forth in the agreement shall be in effect for a period of ninety (90) days from the date of this Agreement.

JURISDICTION AND VENUE

The parties expressly agree that this Agreement has been made and executed by them in Arizona and is intended to be performed by them there and shall be subject to and governed by the laws of the state of Arizona, without regard to its choice of laws rules. The parties further agree that Arizona District Courts have exclusive jurisdiction for trial or resolution of all disputes or other issues arising between them that relates to the Agreement and that venue therefore lies exclusively in Maricopa County, Arizona. The parties mutually waive any objection to jurisdiction or venue as stated herein.

LIMITATION OF LIABILITY

It is understood that any and all professional liabilities incurred by WLA throughout the course of rendering professional services on this project shall be limited to a maximum of the net fee received by WLA, not including reimbursable expenses and subconsultants, for all services rendered on the project. Certificates of general liability insurance, as well as errors and omissions insurance are available upon request.

OWNERSHIP

Drawings, Specifications, and Reports prepared by LA, are, and shall remain, the property of WLA whether the project is executed or not. If WLA is selected for the design work, the Client shall be permitted to retain copies of said Drawings, Specifications, and Reports including reproducible copies, for information and reference in connection with the Client's use on this project upon receipt of payment in full for any and all outstanding invoices.

PRINTING

Plans shall be transmitted electronically as a PDF file to the designated recipient for the client. If hard copies of plans are needed the client may send, transfer, or personally take the PDF file on a storage device to local printer with a large format printer to print the size plans desired and in the requested quantity. If a request is received by Waibel & Associates to provide hard copies, fees associated with production of the size prints requested shall be billed with payment at time plans are delivered or picked up by the client.

PAYMENT TO THE CONSULTANT

Services performed on a fixed fee basis will be billed every 30 days based upon percentage of completion. Services performed on an hourly basis will be billed every 30 days at the rates specified in the Agreement for Professional Services. Invoices are due and payable upon receipt. Should payment not be made within thirty (30) days of the invoice date, WLA reserves the right to add interest at the maximum rate allowed by law, but not to exceed 1.5% per month. Final payment for all services and for all costs and expenses shall be due upon completion of the Consultant's work covered in this Agreement. Payment is not subject to the approval of the project and/or the cash flow status of the project. See also DISPUTES above.

PROJECT DELAYS

In the event that a project is put on hold by the Client for a 3-month period or longer, LA, reserves the right to charge an administrative hourly fee to restore and reactivate the project. If a project requires reactivation after a period of 1 year or longer, LA, reserves the right to adjust fees upward due to annual inflation and increased costs of doing business.

REVISIONS AND ADDITIONAL WORK

Should revisions and additional work be requested or required, other than those specified in this contract, or preparation of additional drawings such as detailed installation drawings for elements selected, exhibits, or presentations be necessary, or time for additional meetings be required, time will be invoiced at the rates specified in the Agreement for Professional Services. Prior to commencement of revisions or additional services, WLA will obtain a written work authorization from the Client. However, non-written directives to proceed such as during a meeting, via telephone, or e-mail will be verified as authorization to proceed and will be considered a binding agreement for the Client to be invoiced in addition to this contract per the hourly rate schedule as well as the terms and conditions of this Agreement.

TERMINATION

This Agreement may be terminated without cause by either party by written notice from one party to the other at least seven (7) days prior to termination. Upon termination, payment will be made to WLA for all services performed and reimbursable expenses up to the date of the termination.

Lake Park Villas Homeowners' Association
Minutes of the Open Session Board Meeting
Tuesday, January 18, 2022 – 7:00 PM
Via Zoom

Board Members Present: John Agria, John Devine, Mackenzie Cooke and Juliet Sabori

Board Members Absent: Artie Patchen

Management Present: Alex DeRario, Community Manager, Vision Community Management; Regis Salazar, Vice President of Ancillary Services, Vision Community Management

Homeowners Present: See Sign In Sheet

Call to Order: The open session was called to order by John Agria at 7:01 PM.

Previous Minutes: The **motion** to approve the previous open meeting minutes from November 16, 2021 with the revision to correct the month of the accepted financial report was made by Mr. Agria, seconded by Mr. Devine, and opened for discussion. With no further discussion, the motion carried unanimously.

Financial Statements: The **motion** to accept the November 2021 financial statements was made by Mr. Devine, seconded by Mr. Agria and opened for discussion. With no further discussion, the motion carried unanimously.

Community Manager Report: The Community Management Report was given by Alex DeRario, Community Manager, and is emailed to the Board each week.

Unfinished Business:

- **Mansard Project** – Regis Salazar/Vision Community Management provided the current information regarding the mansard project to the Board of Directors.
- **Pass Through Policy** – A **motion** was made by Ms. Cooke to seek legal counsel on a pass through policy for the Lake Park Villas community, seconded by Mr. Devine and opened for discussion. The Board requested counsel to address if homeowners' are liable for costs exterior to the Unit if they need/should modify their personal insurance. With no further discussion, the motion carried unanimously.
- **Landscape Design Proposal** – John Devine presented a Landscape Design proposal to the Board and homeowners. The **motion** to approve a Phase I concept scale drawing(s) Not To Exceed \$7,600.00 when the budget and prioritization permits was made by Ms. Cooke, seconded by Mr. Agria and opened for discussion. With no further discussion, the motion carried unanimously.
- **Grant Applications 2021/2022:** Mr. Agria discussed that the landscape project discussed in the previous agenda item could be submitted to the City of Tempe as a Neighborhood Grant item.
- **Revision of Tree Doctors Proposal Approval** – A **motion** was made by John Agria to approve the corrected Tree Doctors, Inc. Proposal #68645 in the amount of \$25,545.15 in lieu of the previous incorrect amount of \$24,145.86. The bid was seconded by Mr. Devine. The motion carried unanimously.
- **Electrical Panel Request – 5627 S Doubloon Ct #C** – Management to provide three (3) proposal to the Board of Directors for review and consideration.

New Business

- **Deck Repairs at 5609 S Hurricane #E** – A **motion** was made by Mr. Agria to approve the Busby Properties Estimate #11813 to repair the walking deck in the amount of \$2,700 pending inspection to determination if any homeowner negligence/causation is involved and a fully developed pass-through policy is put in place. The motion was seconded by Ms. Cooke and opened for discussion. With no further discussion, the motion carried with three votes in favor and one abstention (Mr. Devine).
- **Signs on Dumpsters** – The Board of Directors thank the homeowner for their input.

- **Tree Removal Request – 5634 S Captain Kidd #E** – The board of Directors requested a bid from Tree Doctors to review at the February 2022 meeting.
- **Pool Inspection Repair** – The Board requested a third bid for review at the February 2022 meeting.
- **Electrical Panel – Request for Reimbursement** – The homeowner affected confirmed to the Board of Directors there was no request for reimbursement.
- **Maintenance Repair 5609 S Hurricane #E** – A **motion** was made by Mr. Agria approve the Busby Properties Estimate #11842 in the amount of \$1,475.00 for the repair of the rotted wood subject to the determination of cause of damage. The motion was seconded by John Agria and opened for discussion. With no further discussion, the motion carried with three votes in favor and one abstention (Mr. Devine).
- **Roof Recoating** – The Board of Directors requested proposal for the repair and recoat or replacement if necessary of nine (9) roofs in the 2022 calendar year.
- **5604 S Clambake Bay: Dead Pine Tree** – A **motion** was made by John Agria to approve the Tree Doctors, Inc. Proposal #69763 to remove and stump grind the dead pine tree (#64 in tree inventory) in the amount of \$2,605.79. The motion was seconded by Mr. Devine and opened for discussion. Mr. Agria requested management solicit a bid for (3) replacement trees from Redwood Landscaping. With no further discussion, the motion carried unanimously.

Homeowner Comment Period: The owners present were given the opportunity to address the Board with their questions, comments, and concerns.

Next Meeting Date: The next meeting is scheduled for **February 22, 2022 at 7:00 PM via Zoom.**

Adjournment: A **motion** was made by John Agria to adjourn the meeting at 9:50 PM.

Respectfully Submitted,

Alex DeRario, Community Manager
Vision Community Management

Lake Park Villas Homeowners' Association

Board of Directors Meeting

Tuesday, February 15, 2022
7:00 PM

REFERENCE
HIGHLIGHTED

Zoom 5, Video: <https://us02web.zoom.us/j/87959546635>, Phone: +1 (669) 900-6833, Alt. Phone: +1 (346) 248-7799, Meeting ID: 879 5954 6635, Password: (community zip code)



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. Meet The Candidates
3. Approval of Previous Meeting Minutes Pages 3-4
4. Acceptance of Financials Pages 5-15
5. Community Manager Report Pages 16-31
6. Unfinished Business
 - a. Mansard Project
 - b. Roof Recoating 2022 Pages 32-41
 - c. Pool Inspection Repair Pages 42-51
 - d. Pass Through Policy Pages 52-56
 - e. Tree Removal Request - 5634 S Captain Kidd #E Pages 57-62
 - f. Electric Panel Request - 5627 S Doubloon Ct #C Pages 63-69
 - g. Restriction of Short Term Rentals
 - h. Landscape Proposals
 - i. Grant Applications 2022/2023
7. New Business
 - a. Landscape Border at Pool Page 70
 - b. Roof Leak - 5617 S Clambake #C Pages 71-75
8. Review Action Item List
9. Homeowner Comment Period
10. Adjournment
 - a. Next Meeting Date: March 15, 2022

**Lake Park Villas Homeowners' Association
Minutes of the Open Session Board Meeting
Tuesday, February 15, 2022 – 7:00 PM
Via Zoom**

Board Members Present: John Agria, John Devine, Mackenzie Cooke and Juliet Sabori

Board Members Absent: Artie Patchen

Management Present: Alex DeRario, Community Manager, Vision Community Management;

Homeowners Present: See Sign In Sheet

Call to Order: The open session was called to order by John Agria at 7:07 PM.

Meet the Candidate: The sole candidate, Edwin Young, was invited to introduce himself and the Owners present ask questions.

Previous Minutes: The **motion** to approve the previous open meeting minutes from January 18, 2022 as presented was made by Mr. Agria, seconded by Ms. Sabori, and opened for discussion. With no further discussion, the motion carried unanimously.

Financial Statements: The **motion** to accept the December 2021 and January 2022 financial statements was made by Mr. Agria, seconded by Ms. Cooke and opened for discussion. With no further discussion, the motion carried unanimously.

Community Manager Report: The Community Management Report was given by Alex DeRario, Community Manager, and is emailed to the Board each week.

Unfinished Business:

- **Mansard Project:** Status update was not available for the meeting.
- **Roof Recoating:** Only Renco Roofing evaluation was available at time of meeting. Renco Roofing recommended replacement/repair in lieu of re-coating.
- **Pool Inspection Repair:** The **motion** to approve the MEH Pool Services Option 1 proposal to repair and patch miscellaneous areas of deck cracks and chips to meet county requirements in the amount of \$2,745.00 was made by Mr. Agria, seconded by Ms. Cooke and opened for discussion. With no further discussion, the motion carried unanimously.
- **Pass Through Policy:** The Board of Directors requested clarification of the language in the CC&Rs to the language of the statute during the next free management free legal session.
- **Tree Removal Request – 5634 S Captain Kidd #E:** The motion not to accept the Tree Doctors Proposal for removal of the tree was made by Mr. Agria. With no second, the motion failed and the item was closed with no action.
- **Electrical Panel Request – 5627 S Doubloon Ct #C:** Management provided recommendation to have electrician perform inspection and maintenance of all building electrical panels in lieu of replacing one (1) electrical panel. The motion not to proceed with the estimates for panel replacement at 5627 S Doubloon Ct. was made by Mr. Agria, seconded by Ms. Cooke and opened for discussion. It was discussed not to proceed with inspection of all panels as recommended by management. With no further discussion, the motion carried unanimously.
- **Restriction on Short Term Rentals:** After discussion, the Board requested management to obtain pricing for single CC&R Amendment to address short term rentals (not less than 30-days) from counsel.
- **Landscape Design Proposal:**

- The motion to put the landscape proposal at the pool fence for implementation and funded by a 2022/2023 grant was made by Mr. Agria, seconded by Ms. Sabori and opened for discussion. With no further discussion the motion failed with two votes for (Mr. Agria, Ms. Sabori), one vote against (Mr. Devine) and one abstention (Ms. Cooke).
- The motion to create a landscape plan and scope of work for an RFP for a limited area, design only, and design costs to be funded by a 2022/2023 grant application was made by Mr. Agria, seconded by Mr. Devine and opened for discussion. With no further discussion, the vote passed with three votes for and one against (Mr. Agria).
- **Grant Applications 2021/2022:** Mr. Agria agreed to work on and submit grant application for landscape design to be funded by grant.

New Business

- **Landscape Border at Pool:** This item was put on hold pending the landscape design and grant application.
- **Roof Leak - 5617 S Clambake #C:** A motion to approve the Icon Roofing proposal Quote #541 in the amount of \$1,475.00 was made by Mr. Agria, seconded by Mr. Devine and opened for discussion. With no further discussion, the motion carried unanimously.

Homeowner Comment Period: The owners present were given the opportunity to address the Board with their comments.

Next Meeting Date: The next meeting is scheduled for **March 15, 2022 following the Annual Meeting at 7:00 PM via Zoom.**

Adjournment: A motion was made by John Agria to adjourn the meeting at 9:14 PM.

Respectfully Submitted,

Alex DeRario, Community Manager
Vision Community Management

Lake Park Villas Homeowners' Association

Board of Directors Meeting

Tuesday, March 15, 2022

7:30 PM

AGENDA SENT TO
ALL OWNERS BY
EMAIL-
REFERENCE
HIGHLIGHTED

Zoom 5, Video: <https://us02web.zoom.us/j/88615976659>, Phone: +1 (669) 900-6833, Alt. Phone: +1 (346) 248-7799, Meeting ID: 886 1597 6659, Password: (community zip code)

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 4-5
3. Acceptance of Financials Pages 6-13
4. Board of Directors
 - a. Board Member Resignation & Appointment
 - b. Select Office Positions
5. Community Manager Report Pages 14-28
6. Unfinished Business
 - a. Mansard Project
 - b. Restriction of Short Term Rentals
 - c. Roof Recoating 2022
 - Icon Roofing_LPV Quote 564 5626 S Cpt Kidd #B Foam Repair \$1275 Pages 29-30
 - Icon Roofing_LPV Quote 566 5630 S Admiralty Lower Roof Replace \$5822 Pages 31-33
 - Icon Roofing_LPV 5622 S Hurricane Lower Quote #622 \$2520 Pages 34-36
 - Icon Roofing_LPV Quote 565 5626 S Cpt Kidd Lower & Upper ReCoat \$6435 Pages 37-40
 - Icon Roofing_LPV 5617 Clambake Lower Quote #620 \$6510 Pages 41-44
 - Icon Roofing_LPV 5609 Hurricane Upper Quote #621 \$4680 Pages 45-47
 - Icon Roofing_LPV Quote 567 5632 S Doubloon Upper ReCoat \$4290 Pages 48-50
 - d. Pass Through Policy & Maintenance Matrix Revisions Pages 51-55
 - e. Grant Applications 2022/2023

7. New Business

a. 5626 S Doubloon #D: Cracked Wall at Garage Door

Page 56

b. Electric Panel Inspections & Maintenance

Page 57

c. Holiday Egg Hunt: April 23, 2022

8. Review Action Item List

9. Homeowner Comment Period

10. Adjournment

a. Next Meeting Date: April 19, 2022

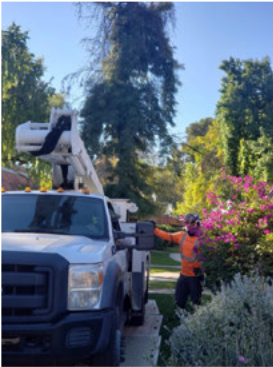


Lake Park Villas Newsletter February 2022

- full version later via eblast

VILLAS BOARD NEWS

At its January 18th meeting, the Villas HOA Board received an oral report from Regis Salazar, VP of Vision, on the mansard project. Emphasis is on repair, not replacement; once Vision receives a written recommendation from the engineer working with the contractors, contractors will submit proposals and bids that should be available by the February meeting. The Board continued to discuss implementation of the pass-through policy: a motion was approved to ask legal counsel to draft formal policy to be voted upon at the February meeting. The Board modified and approved the tree trimming proposal to include the removal of one more tree; the trimming will be underway late January. The President reported to the Board that the signage funded by the Tempe Neighborhood grant is now in production. Repairs to the pool and decking based on the county's inspection were deferred until a third bid is received. The Board voted to get bids for the plan to recoat 9 roofs in 2022; should any of the 9 need replacement, the roofers will reflect that in their bids [to be voted upon in February]. Approval was given contingent on funding for up to \$7,600 for landscape renderings and implementation schematics for 3 areas within the community to reduce water consumption and damage to stucco and walls; a decision on actual funding was deferred until expenses for major projects are clear. This initial landscape project stage is to help owners visualize how the Villas could remain 'green' more cost effectively. The next Board meeting: via ZOOM 7 PM, February 15.



IMPORTANT FEBRUARY AGENDA ITEMS:

- Action on the pass-through policy, mansard repair and roof/repair replacement.
 - Neighborhood Grant proposal for 2022. - Suggestions invited but maintenance does not qualify. We have been awarded \$40,000 to date for lighting, irrigation, signage.
 - Meet the Candidates up for election in March: 1 Board opening for a 3 year-term
- Board meeting agendas can be found every month in the LPV section of the Vision website.

CITY OF TEMPE GRASS RECOMMENDATION: "No overseed? No problem." [...December 2021 Water Department newsletter.] Benefits from NOT overseeding [in future] winters: **SAVE MONEY** - Planting winter ryegrass in existing summer lawns requires the purchase extra water, seeds and fertilizer. **SAVE TIME** Avoid time spent preparing the lawn for overseeding, planting seed, adjusting the watering schedule and mowing. Instead consider using the cool winter days to evaluate existing sprinkler irrigation system to ensure it will be efficient next summer. **SAVE WATER** - Winter ryegrass requires as much as 8,000 gallons of water for 1,000 square feet of grass. Dormant Bermuda grass only needs to be watered once every 3 to 4 weeks when it does not rain. **IMPROVE SUMMER GRASS PERFORMANCE** - Foregoing winter ryegrass can improve the quality of Bermuda grass in the summer. A common but incorrect process is to scalp the Bermuda grass prior to overseeding. This practice does not improve the performance of winter ryegrass, and it can interfere with the storage of energy in Bermuda grass roots. The two grasses also compete in spring, leading to more stress on Bermuda grass as it attempts to return from dormancy.



AROUND THE GROUNDS:

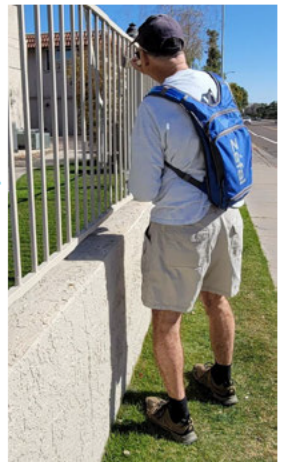
Getting equipment in place was half the battle for Tree Doctors as they trimmed the Villas' trees in late January, including the palms. Two dead trees were also removed. Irrigation repairs were underway in the pool area and green space area between Bounty and Hurricane. Repair of a hard to diagnose lighting malfunction in the southwest corner of the development has been completed.



VOLUNTEERS PARTICIPATE in VILLAS' 50th ANNIVERSARY PROJECT



Following close upon Robin Butler's and Edwin Young's spectacular leadership and contribution to the December Villas Holiday Village celebration in the park adjacent to the Villas' pool, volunteers armed with paint and brushes have finished off painting the newly repaired fencing and wall along Southshore, west of Captain Kidd. The volunteer efforts are part of the Tempe Neighborhood grant project that will result in new signage along Southshore and related landscaping including at the western approach to the Villas. As soon as the sign company completes its work,



the new Lake Park Villas signs and landscaping officially will be installed along Southshore. Thanks to everyone who helped make this latest grant-match volunteer outreach a success. Photo below: At left, the Lakes with only the Villas [at right in photo] completed.



Celebrating 50 Years . . .
one of the Valley's oldest planned communities

1971 - 2021

