



ANNOUNCEMENT

Pursuant to the Bylaws of the Armory Park Del Sol Homeowners Association, Article II, Section 2.1, Annual Meetings, the Board of Directors announces:

Armory Park del Sol Annual Membership Meeting Notice and Agenda

February 20, 2017 5:30 to 7:30 p.m.
St. Andrew's Episcopal Church Sanctuary
545 South 5th Avenue

- 1. Sign In 5:30 p.m.**
- 2. Call to order (6:00pm)**
 - a. Establish Quorum
- 3. Introductions**
- 4. Approval of minutes of 2016 Annual Meeting** (distributed prior to meeting)
- 5. Tucson Police—Officer Bustamante or representative**
- 6. Reports**
 - a. President: Michael Katz
 - b. Treasurer/Finance: Matt Fischler
 - c. CC&R Compliance: John Heyl/Melinda Ford
 - d. Architectural Review: Matt Fischler
 - e. Landscaping: Shirley McGhee
 - f. Clean and Safe: Carol Baumgarten
 - i. Map: Susan Klement
 - g. Hospitality Committee (Okun)
- 7. Election of 2016 Board of Directors** (Nominations Committee report and statements of Board Candidates distributed prior to meeting)
- 8. Announcement of new Board; call to participate in committees**
 - a. Recognition of outgoing Board members Anne Padias and Matt Fischler
- 9. Homeowners' Questions and Comments**
- 10. Adjournment of Members' meeting**
- 11. Organizational Meeting of the Incoming Board to Elect Officers**

Light refreshments will be served, arranged by the APdS Welcome Committee.

PRESIDENT'S REPORT 2017 ANNUAL MEETING

Armory Park del Sol HOA has completed another successful year. We live in a great neighborhood with great neighbors. I feel fortunate to live in APdS and to be a small part of our success. The APdS HOA continues to be a strong, viable and stable organization

Management Service

The biggest challenge of the 2016 membership was the unexpected loss of our management service. Given the abrupt, unprofessional manner in which First Service Residential (FSR, previously Y Cross) canceled our contract with them, the Board self-managed the HOA for several months while we recruited new management services. Providing HOA management in this was not what any of the Board members signed up for, but everyone rolled up their sleeves, dealt with some financial issues with FSR, and the interim, self-management period did not significantly impact day-to-day services. During this time, a management service committee was formed, comprised of Matt Fischler, John Heyl, Tom Skinner and myself. A Request for Proposal was developed and distributed, responses were assessed, references checked and the finalist companies interviewed. The committee felt that Cadden Community Management was clearly the best based on quality of services and cost, and Cadden became our management service as of May 1. Knowing we were in an interim self-management phase, Cadden staff were very gracious in working with us, particularly to help get our finances re-organized, even before the contract started. Melinda Ford is our current manager, and she has been doing a great job for us.

Finances

One of the most important tasks of the Board is to assure financial stability of the organization. This past year was more difficult since we did not have management services for 3 months, and there was a disruption of our normal accounting. Also, the fee negotiated with Cadden was about 8% higher than what we were paying FSR. As Treasurer Matt Fischler will describe in more detail, we finished the 2016 budget year with a small deficiency. In addition to the unexpected effect of our management service change, some 2016 expenses were unpredictable such as water and landscaping repairs (irrigation leaks, storm damage), arborist services and legal expenses. The 2016 Board continued to take a cautious approach in how it spends your money, and the credit for strong financial management goes to Treasurer Matt Fischler and our management staff.

The revenue from the increase in the 2016 homeowner assessment was designated to be used for landscaping improvements. The revenue from the 10% assessment increase for 2016 (approx. \$9000 in additional revenue) will be used solely for the irrigation system replacement project.

Landscaping

The cost of landscaping (including our landscaping contractor, maintenance and repairs) comprises about 75% of our annual expenses. This was our first year with McColley Smith Landscaping (MSL) as our maintenance vendor. Overall, MSL has provided excellent service, and we all owe tremendous thanks to Shirley Mcghee who was the primary link between MSL, the Board and homeowners. This past year we continued our project of renewing the landscaping (plants and hardscape) of selected front yards based on recommendations from Greg Corman, our landscaping consultant. Some homeowners who were not on our priority list chose to fund their own front yard landscape renewal. Several yards also underwent work to improve some drainage-related issues. The front yard renewal project will be on hold for at least the next year as we embark on a multi-year irrigation system replacement.

The irrigation system has been on the Board's radar screen for many year. This is a significant expense, and over the past several months the Board decided that we can no longer delay due to increasing repair and water expenses from the many leaks. The Board selected MSL to do the work. The neighborhood has been divided into 10 irrigation zones, and the Board will select zones in order of importance (based on # of leaks) and overall cost. This project will take 2.5-3 years to complete based on projected expenses and revenue. In addition to reducing leaks, another benefit will be the ability to subdivide each zone so that plants with different water needs can receive more appropriate irrigation.

A substantial amount of time and funds were spent regarding a complaint from a homeowner who alleged that tree roots were causing problems with the foundation and causing a minor crack in the front porch slab. Our arborist assessed the situation, and in a written report to the Board felt that tree roots were in no way the cause of any foundation or porch slab problems. Despite that report, the Board paid for replacement of the slab. The homeowner still was not satisfied and requested the tree be removed, which the Board refused to do.

CC&R Compliance

The Board is legally responsible for assuring our governing documents are complied with, and I believe the Board has carried out this difficult task in a fair and responsible manner. This year we have continued to see several instances in which homeowners started improvement projects without seeking prior approval from the HOA. In some, but not all cases these were by new homeowners who had not familiarized themselves with the governing documents to which we all are legally responsible to comply. Each new homeowner received a document that summarizes key aspects of our governing documents, and that document is being updated by the Board

Perhaps the most contentious CC&R issue over the past year was related to parking. Enforcement of the parking restrictions as outlined in the CC&RS has long been an issue for both Board and homeowners, made more difficult by the lack of clarity in the CC&R language.

The controversy was triggered by an HOA parking enforcement action against a homeowner. This stimulated vigorous discussion and debate, both at a community meeting and on-line. While there was significant disagreement among homeowners and residents about the issue, the discourse was always civil, and based on the community's input, the Board implemented a rule that alters parking enforcement on 3rd Ave. and 16th St.

Web Site

The APdS web site (www.armoryparkdelsol.org) continues to function well, and it serves as the public face for the HOA.

The screenshot shows the website's layout. On the left is a dark brown sidebar with white text for navigation. The main content area is yellow. At the top right of the main area is a photo of a house. Below the navigation is a large banner with the APdS logo and the text 'Welcome to Armory Park del Sol!'. To the left of this banner is another photo of a house. To the right is a text block about the community. Below that is a section titled 'Solar Energy' with a text block and a photo of solar panels on a roof.

apds@armoryparkdelsol.org
archevcomm@armoryparkdelsol.org
board@armoryparkdelsol.org
ccrcomm@armoryparkdelsol.org
cleansafecomm@armoryparkdelsol.org
landscaping@armoryparkdelsol.org
manager@armoryparkdelsol.org
president@armoryparkdelsol.org
staff@armoryparkdelsol.org
webmaster@armoryparkdelsol.org

Board members and manager
 ARC Chair, President, manager
 Board members only
 CC&R committee Chair, President, manager
 Clean/Safe committee chair, President, manager
 Landscape committee chair, President, manager
 Manager only
 President only
 Manager and assistant
 Webmaster

Yahoo Listserv

The APdS@yahoogroups.com listserv is not an official HOA service but it a convenient way for APDS homeowners and residents to communicate as a group. Cassa Palmer (ccpalmer123@gmail.com) is the moderator. If you are not currently a member, simply email her and she will add you. Official; HOA communications such as meeting announcements are sent through a different list and platform.

Volunteers

As with any organization, our success is due to the efforts or many. Each Board member, Committee Chair and Committee member volunteers their time of behalf of us all. I hope each and every homeowner shows their appreciation to these volunteers. As with many volunteer organizations, the work of APdS is accomplished by a small group. We cannot depend on this same small group to work on our behalf forever, and several current Board members and committee chairs have been volunteering for several years. As a member organization, the work of APdS is the responsibility of each and every homeowner. We need more people involved--as committee members and Chairs and, in the future, as Board members. We have quite a few new residents in APdS, and your active involvement is most welcome. Everyone is busy, but if we all pitch in and do our fair share, the work will be more evenly distributed. Please sign up for a committee! If you cannot attend the Annual Meeting, let me know how you want to help.

Community

The APdS HOA very specific duties and functions as defined by Arizona Statute. In most cases, the HOA has little impact on our day-to-day lives, and that is how it should be. More important is the sense of community that I hope we share, whether that is simply saying hello and chatting as we walk the neighborhood, to taking a neighbor for a medical visit or providing support when a loved one has passed away. While I believe almost all of us who live in APdS believe in and appreciate our community, APdS, like any community has a small number who don't share that vision or behave in an appropriate way. Speaking as one of your neighbors and not as the HOA president, I hope that when a community members falls below our standards for behavior or civility (whether it involves the HOS or not) that the community will help those individuals to understand our community expectations and help them work towards becoming more appropriate and accepted members.

Respectfully Submitted,

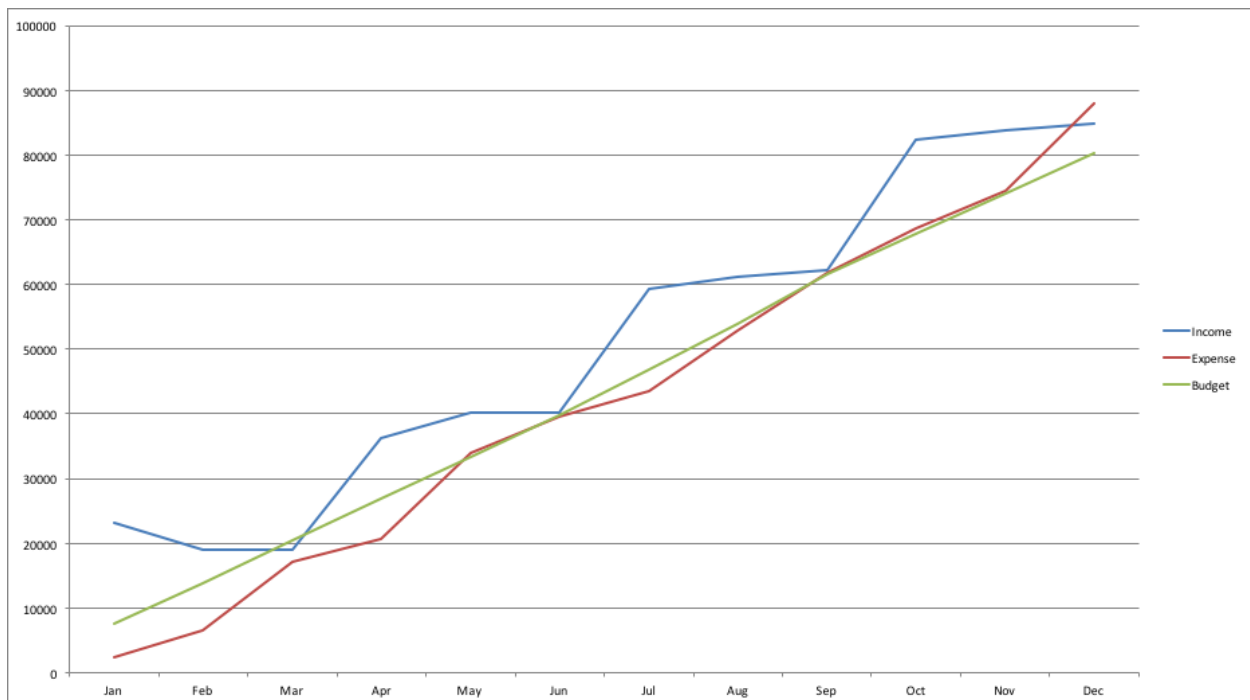


Michael Katz, President

Treasurer's Report

As many of you know, we had a very unexpected interruption in the normal operations of the HOA early in the year when the management company we were using dropped us unceremoniously, leaving us to scramble to both replace them with another management company and to maintain our finances by ourselves for several months. As a result, during these months our budget and expenses were not exactly as per normal operations, however, we survived the transition successfully and were back on track by mid-year. Initial numbers had us approximately \$2000 over our budget at the end of the year, mostly due to our arborist finally invoicing us for all the work done this year (which did not leave us any flexibility in determining whether some work could have been postponed), and the rest to the changes in costs from our having to switch management companies. On closer examination, approximately half of the tree trimming bill is going to be covered by reserve funds, that being the (unbudgeted) cost of removal of the tree which was interfering with the recent fiber optic work at the corner of Ott and 3rd, so the final overage is \$1000 – Spending \$86.8K with a budget of \$85.8K (1.1% over). Our running bank balance is well in excess of this (\$1K) amount and can be safely absorbed. This year's budget should account for both expected management and tree trimming numbers. Please also note that all of the increase in dues for 2017 is being devoted to building up the portion of our reserves which is earmarked for replacement of our aging irrigation system.

As of Jan 1, 2017, Reserves were a total of \$33368, divided between General Reserves of \$13857 and Landscape/Irrigation Reserves of \$19511. (This does not include the \$1K transfer for tree removal.)



Matt Fischler, Treasurer

CC&R Committee Report

1. Monthly neighborhood walkthroughs: A committee member has walked the neighborhood with Melinda Ford (Community Association Manager) on a monthly basis to assist with identifying CC&R violations. Homeowners have been very responsive to Melinda's communications regarding needed repairs, repainting, etc.

2. Clarification of CC&R 5.1-5.2 regarding walls and financial responsibility for their maintenance/repairs: A case that originally came before the Architectural Review Committee raised the issue of the financial responsibility for maintenance/repairs to APdS walls. CC&R 5.1-5.2 seemed confusing, perhaps contradictory, on the issue. With the inevitable cracks and other deterioration to APdS walls over time, it seemed timely to try to clarify the issue. Lane Oden drafted the consensus view of the committee, which we are forwarding to the APdS Board for its review.

CC&R 5.1-5.2 Walls - (a) Front and rear walls on an APdS lot, including the cost of any maintenance/repairs, are the sole responsibility of the homeowner of that lot. (b) With the exception of a few short walls interior to a lot, all other walls are Party Walls, in the sense that they are either between lots or between a lot and a common area (walkway, sidewalk, park, etc.) In the former case, financial responsibility for maintenance/repairs is shared equally by the two homeowners. In the latter case (what CC&R 5.2 calls an "Association Wall"), financial responsibility for maintenance/repairs is shared equally between the homeowner and the HOA. (c) The general rules of law regarding willful negligence or damage to Party Walls shall apply. The Party (homeowner or HOA) causing the damage to a Party Wall shall bear financial responsibility for its repair. (d) In case of a dispute over financial responsibility for wall maintenance/repairs, a process of arbitration is outlined in CC&R 10.16.

CC&R Compliance Committee Members: Lane Oden, Jerry Swatez, Tom Skinner, Brad Stroup, John Heyl (Chair).

Landscaping Committee

ANNUAL REPORT Landscape January 2017

See Attached complaint re 466 Codd dated Jan. 2016. Juan Barba spent two days addressing root issues, his report attached, root issues could not be attributed to cracks in the home owner foundation or porch slab see attached report dated Oct 2016. HOA voted to replace slab, however home owner still wanted Mesquite tree removed claiming Mesquite had infestation. Our arborist found no infestation. HOA did not act to remove Mesquite.

Oct. 2 and 3, Juan Barba here to remove Palo Verde that fell, generated list Nov. 7.

Tree List Fall 2016

PV Palo Verde, W Willow, SA Sweet Acacia, TE Texas Ebony, K Kidney Wood, M Mesquite, CB China Berry, P Privet, RL Roolansia, IW Ironwood, LY Lysoloma, D Desert Cordia

442 Downtown PV	451 16th CB
443 Anatole W,SA	443 16th SA
451 Anatole SA	579 16th M
459 Anatole M, W (prune into tree)	569 Third W
477 Anatole D	555 Third SA
487 Anatole TE	Walkthrough 15th PV,
488 Downtown SA	541 Third P (take one out)
496 Downtown W	523 Third SA
499 Anatole W	513 Third SA
504 Downtown M	15th RL
16th and 2nd M	475 Third SA
467 16th M	467 Third M
491 16th P	459 Third RL
459 16th TE	Walkthrough (clean up)

437 Third SA LY	Ott and Third Texas Ebonies and Mexican PV
425 Third PV	
403 Third PV	Detention Area IW, PV (leaning) New M prune
489 Third W	455 Codd LY
365 Third PV	End of Codd prune new M
345 Third SA, PV	474 Codd M
331 Third SA	485 Laos M

Dec. 23, Juan Barba finished up his list, and returned to grind stumps.

Mid Dec. Clay Smith and team spent two days mitigating the water flow at 454, 496 and 494 Historic. We are replacing gravel at 504, 501 and 493 Laos where we removed major trees. Major pruning will begin in February. Several homeowners will be doing some minimal planting. The community should put off replanting or gravel in those areas that will be the first zones to get an irrigation update. We should plan to re-gravel those areas as needed in tandem with irrigation project.

Pruning has begun in the community. Feb. 2017

Respectfully submitted Shirley McGhee

Architecture Committee report

Activity in 2016 has been typical of the past few years: Changes in paint colors and replacement/installation of metal gates and security doors made up the majority of requests. Remember, if it is clearly visible from the street, any changes need to have the approval form submitted. This does not include normal repairs that do not alter the appearance of your home. As always, thank you to the members of the Committee, John Heyl, Mike Katz, Laura Kitchen and Dave Mewhirter.

Matt Fischler, Chairman

1/15/16	Repaint, similar to original colors	1/15/16	Acknowledged as pre-approved
1/20/16	Install security door, screens	1/21/16	Approved
2/11/16	Repair/Replace fencing	2/22/16	Approved as repair work
3/20/16	Repaint, add metal gates	3/31/16	Approved
5/23/16	Add water harvesting equipment	5/31/16	Approved
6/11/16	Repaint, original colors	6/11/16	Acknowledged as pre-approved
6/11/16	Install metal gates	7/18/16	Approved [by default]
6/17/16	Repaint, new colors	6/21/16	Approved
6/20/16	Install security doors	7/6/16	Approved
6/20/16	Install gate	7/6/16	Approved
6/23/16	Repaint, original colors	6/23/16	Acknowledged as pre-approved
7/6/16	Install metal gates	7/6/16	Approved
7/12/16	Repaint, new colors	7/18/16	Approved
7/19/16	Repaint, original colors	7/19/16	Acknowledged as pre-approved
7/31/16	Extend wall, add trellises	8/24/16	Approved
8/2/16	Install gate	8/16/16	Approved
8/5/16	Add wall extension	9/1/16	Approved with conditions (owner responsible for any shared wall damage)
9/2/16	Repaint, new colors	9/5/16	Approved
9/27/16	Repaint, original colors	9/27/16	Acknowledged as pre-approved
10/28/16	Repaint, new colors	11/3/16	Approved
11/2/16	Repaint, original colors	11/2/16	Acknowledged as pre-approved
11/22/16	Permission for metal awning	12/15/16	Approved with conditions (maintenance over time)
11/23/16	Hide water softener pipes	12/3/16	Approved

Annual Report from Safe and Clean Committee

Dear Neighbors,

We have a great group of volunteers that are keeping the neighborhood safe and clean on a daily basis:

Walkers include, but are not limited to the following people:

- Tura and Fred Eisele
- Susan Klement
- Alice Dance
- Cheryl and Jim Leidich
- Jim and Karen Carson

These and Shirley McGhee (who picks up dog poop and dead animals!) Are keeping the hood lite and garbage picked up.

A BIG THANK YOU TO THESE NEIGHBORS!!!

We are switching all the bulbs to LED-buying when they are on sale at Costco and saving a lot of money in the future we hope.

Doggie waste bag stations have been installed at the north and south ends of the development-this appears to be cutting down on the amount of you know what in the neighborhood.

There is a lot of new traffic because of the new social service agencies on Toole. Not all good either. Please remember to lock your gates, garage doors and homes!

Also, I had my phone stolen by a man on his bike who asked to use it. I handed it to him and he took off on his bike! Pay attention and don't be fooled. The police should be called on anything you think is out of line behavior. They come pretty rapidly.

Let's stay positive and do our best in this climate of change and uncertainty.

Warm Regards,

Carole B.

Neighborhood Map and Directory Report

The Neighborhood Map and Directory is a project of the APdS Safe and Clean Committee. It facilitates communication between our residents and helps to ensure that all of us can contact owners in cases of emergency or issues such as open garage doors or straying pets. The next version will be released shortly with updated information provided by homeowners. Any changes or questions may be directed to the Chair at map@armoryparkdelsol.org.

Welcome Committee Report

Our small committee continues to welcome new neighbors; and if anyone has any interest in volunteering with us, the time commitment is minimal. Our annual potluck was cancelled due to rain and another is planned for Sunday April 23 at Ashley Park. Though not officially sponsored by the Welcome Committee our Annual Cookie Exchange was attended by more than fifty neighbors and enjoyed by all. We look forward to another event between Thanksgiving and Christmas. Thank you. Priya Okun