



Armory Park del Sol

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 19, 2018 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 2017 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 2018 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**
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 2018 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

2017 was our first full year with Cadden providing our management services. Melinda Ford has been our assigned manager, and we are fortunate to have her providing guidance to the Board and assistance to homeowners.

Finances

One of the most important tasks of the Board is to assure financial stability of the organization. Treasurer John Heyl will provide more details in his report, but we finished 2017 with a small deficit. After many years of discussion, the Board moved ahead on a multi-year project to replace our landscape irrigation system. Some parts of the system are over 15 years old, beyond the life expectancy of the materials. We were seeing increasing numbers of leaks resulting in excess water use and labor costs for repairs. To accomplish this costly project (estimated total \$75,000) without a special assessment or dues increase, the Board is using the funds previously designated for front yard renewals. Therefore, we will have a moratorium on HOA-funded front yard renewals until the irrigation project is completed (estimated end of 2019). Some 2017 expenses were unpredictable such as water and landscaping repairs (irrigation leaks, storm damage), arborist services and legal expenses. The 2017 Board continued to take a cautious approach in how it spends your money, and the credit for strong financial management goes to Treasurer John Heyl and our management staff.

Landscaping

The cost of landscaping (including our landscaping contractor, maintenance and repairs) comprises about 75% of our annual expenses. This was our 2nd 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 and Melinda Ford who are the primary links between MSL, the Board and homeowners.

Front Yard Drainage

We have been aware for some time about front yard drainage issues with several homes on Historic. These homes have front yards that slope towards the homes, and several of the affected homeowners have expressed flooding concerns to the Board. The Board is continuing to assess its responsibility in regards to a major front yard drainage issue since the CC&Rs mandate HOA responsibility for front yard maintenance, and it is not clear if this issue is one of maintenance. While the HOA Board has not decided on its responsibility, we went ahead and obtained as consultation from the Watershed Management Group which has expertise and experience in this area. Thanks to Board member Greg Bedinger for taking the led on this issue.

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

The Board implemented a rule in 2016 that alters parking enforcement on 3rd Ave. and 16th St. While a few homeowners have noticed an increase in cars parked on those streets, it is not clear if those cars belong to APdS residents. Please note that parking in the APdS interior is still restricted to guests.

Web Site

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

APdS

- Home
- News and Announcements
- Neighborhood
- Homeowners Association
- Calendar and Activities
- Resources and Links
- Contact Us

Armory Park del Sol

Welcome to Armory Park del Sol!

Armory Park del Sol is a community of close to one hundred single-family homes located in historic Armory Park and within walking distance of the local public school, theaters, restaurants and other amenities of downtown Tucson. Although the colorful homes were designed to harmonize with those of their Armory Park neighbors, a closer look reveals that they were all built in the 21st century.

Solar Energy

All APdS homes were designed for energy efficiency, with photovoltaic panels and solar water heaters that are unobtrusive at street level. Two of the existing houses are zero-energy homes that create more energy than they use. Other construction details common to all houses add to their energy saving capabilities.

apds@armoryparkdelsol.org	Board members and manager
archrevcomm@armoryparkdelsol.org	ARC Chair, President, manager
board@armoryparkdelsol.org	Board members only
ccrcomm@armoryparkdelsol.org	CC&R committee Chair, President, manager
cleansafecomm@armoryparkdelsol.org	Clean/Safe committee chair, President, manager
landscaping@armoryparkdelsol.org	Landscape committee chair, President, manager
manager@armoryparkdelsol.org	Manager only
president@armoryparkdelsol.org	President only
staff@armoryparkdelsol.org	Manager and assistant
webmaster@armoryparkdelsol.org	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 of 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.

Committees

Architectural Review
 CC&R Compliance
 Clean and Safe
 Finance
 Hospitality
 Landscape

Respectfully Submitted


 Michael Katz, President

Treasurer's Report

1. **Operating account revenue and expenses** remained in a narrow range throughout the year. The 2017 APdS budget year ended with a deficit of \$3,672. This occurred mainly because two unbudgeted/over-budget expenses (walkway repairs, Ashley Park landscaping) toward the end of the year. The deficit corresponds roughly to overdue quarterly dues (\$4,268), which will largely be made up in January 2018.
2. **Quarterly dues payments:** E-mail reminders to homeowners should become a routine part of the billing process as APdS eliminates coupon books.
3. **Funding the Multi-year Irrigation Replacement Project:** The current estimate of the total cost of the irrigation replacement project is \$75,000; based on payments already made and revised estimates of the remaining work, APdS will owe approx. \$42,000 for the remainder of the project. Phases 1 and 2 (Zone 1 - 16th St. and south end of 3rd Ave.; and Zones 2, 3 and 4 – north end of 3rd Ave.) are complete. If approved by the HOA Board, the next phase of the irrigation replacement project will combine Zone 8 (the Historic St./Downtown St. walkway) with a front yard regrading/drainage control project on selected Historic St. properties - ideally prior to monsoon 2018. Work on Zones 5-7 and 9 would continue in late 2018 and 2019. The irrigation replacement project is funded through a monthly allocation to the Special Projects reserve account.
4. **Ongoing issues:** (1) Tree pruning and tree removal/replacement will be an increasing cost in coming years; 2018 budget proposes \$7,857 for this purpose. (2) Replacement of aging and/or unsteady front yard poles and light fixtures will continue. Recovering two front yard lamp fixtures will reduce 2018 outlays in this budget line (\$1,200). (3) Funding of the Historic St. drainage control project has not yet been determined by the HOA Board. Visits to a potential vendor for the project are currently being scheduled.

Submitted by John Heyl, HOA Treasurer - February 19, 2018

CC&R Committee Report

The APdS CC&R Compliance Committee reviewed two key documents for (especially) new APdS homeowners in summer 2017: (1) the Welcome document shared with new homeowners; and (2) the CC&R Highlights document on the APdS website. The proposed revised Welcome document was shared with the Hospitality Committee Chair; the proposed revised CC&R Highlights document was shared with the Manager for posting to the APdS website after approval by the Board.

Throughout 2017, on a monthly basis, a CC&R Committee representative accompanied the Manager on walkthroughs in APdS. Various CC&R violations were noted and communicated to homeowners by the Manager. Overall, there has been extraordinary cooperation from homeowners on requested resolution of violations.

Submitted February 19, 2018, by John Heyl, Chair

Landscaping Committee

Most of our resources have supported the irrigation replacement project. John Heyl as finance chair has been over seeing this project and can say more about the completion goals as we move from Zone to Zone.

We have suspended redesign of individual yards until the irrigation project is complete. We did replace and refresh plants around Ashley park.

The most dramatic events have been around losing some our beautiful Blue Palo Verdes. Two large PVs came down during a storm on 14th street, we are replacing PVs with Desert Willows. In the detention basin we have replaced PVs with other varieties of desert trees. For those of you new to the discussion of our PVs, there is a fatal fungus that is attacking all PVs in southern AZ. We expect to lose all of our PVs. Our arborist advises when a tree is too fragile to remain standing, then we take them down.

As always, any owner wishing to redesign or refresh their front yards may do so by self funding.

As every year at this time, serious pruning will begin.

I want to thank those homeowners who volunteered to be on the landscape committee, my co-chair Tom Skinner and all of the community members who kept an eye out for leaks and other issues that needed addressing. Thanks community, I love living here and feeling that I am of service to you.

Shirley McGhee Landscape chair

Architecture Committee report

A quiet year—only 11 requests. As always, thank you to the members of the Committee, John Heyl, Mike Katz, Laura Kitchen and Dave Mewhirter.

Matt Fischler, Chairman

January			
44	1/20/17	Trellises, adjacent to front walkway	1/24/17 Approved
February			
57	2/28/17	Removal of porch railings	3/1/17 Approved
March			
86	3/10/17	Repaint, new colors	"4/10/17" Default date: GET DATE OF REQUEST FORM FROM MELINDA
58	3/16/17	Sunshades in side yard	3/30/17 Approved
April			
66	4/7/17	Metal ornaments to be installed along side	4/11/17 Approved
77	4/10/17	Change light fixture on side door	4/12/17 Approved
55	4/26/17	Replace balcony railings	5/5/17 Approved
May			
50	5/2/17	Repaint, new colors	5/3/17 Approved
June			
July			
August			
76	8/21/17	Water Softener and Decorative Cover	9/14/17 Approved
September			
34	9/1/17	Gutter installation	9/13/17 Disapproved: Referred to Board for analysis of impact on front yards & drainage
October			
November			
December			
5	12/13/17	Repaint, new colors	12/15/17 Disapproved: Too similar to too many neighboring houses

Annual Report from Safe and Clean Committee

First a great big thank you to all who pick up trash on a regular basis and to those who reports garage and front post lights that have gone out. Our neighborhood would not look very good without these volunteers.

We have more traffic in our neighborhood than ever before. The best way to avoid theft is to keep doors locked and garage doors secured when you are not in the garage. Beyond that, front porch furniture and pots are more likely to be taken.

We have begun replacing all light bulbs with LED bulbs. They are lasting longer although not as long as the company would have you think when they are in place outside. The extreme weather temperatures are hard on these bulbs and fixtures.

Also, we would recommend that the neighborhood Board members look into painting the black light poles that house the front lights. Some of them are looking pretty old and need a touch up. In addition, the tops of the fixtures need painting as well.

My only recommendation is that all homeowners try to make it to their front yard once a week. Seems like some people have never gone out the front door and have no idea what is in the yard or on the porch. That would help keep the neighborhood looking good.

Light and locks are your best deterrent to crime.

Thank you to the following light checkers!

1st week Jim and Karen Carson

2nd week Cheryl and Jim Leidich

3rd week Tura and Fred Eisele

4th week Susan Klement and Alice Dance

Everyone who picks up trash on a regular basis-thank you, thank you thank you!!!

Submitted By: Carole Baumgarten

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.

Hospitality Committee Report

The Hospitality Committee, Jeri Carlile, Susan Klement, Priya Okun hosted two potlucks at Ashley Park. Both events were well attended and appreciated by all. We also host the annual meeting. The committee members continue to welcome new neighbors. We look forward to our annual Spring Potluck date to be announced. Submitted by Priya Okun