



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 15, 2021 5:30 to 7:30 p.m.

On-Line meeting access info

To join Zoom Meeting (easier if you have the Zoom app on your device)

Click on this link:

<https://us02web.zoom.us/j/82754525876?pwd=Ym00T2ZTVTVrVFBMS1RXWDRYaDQ1Zz09>

OR open the Zoom app, click on join and enter the meeting ID and passcode when prompted:

Meeting ID: 827 5452 5876

Passcode: 542433

- 1. Sign In 5:30 p.m.**
- 2. Call to order (6:00pm)**
 - a. Establish Quorum
- 3. Introductions**
- 4. Guests**
- 5. Approval of minutes of 2020 Annual Meeting** (distributed prior to meeting)
- 6. Reports**
 - a. President: Michael Katz
 - b. Treasurer/Finance: Mike Radcliffe
 - c. CC&R Compliance: Tom Skinner
 - d. Architectural Review: Matt Fischler
 - e. Landscaping: Shirley McGhee
 - i. Tree maintenance
 - f. Clean and Safe: Carole Baumgarten
 - i. Map: Susan Klement
 - g. Hospitality Committee: Priya Okun
- 7. Election of 2021 Board of Directors** (Nominations Committee report and statements of Board Candidates distributed prior to meeting). See voting instructions on the ballot.
- 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**

PRESIDENT'S REPORT 2021 ANNUAL MEETING

Armory Park del Sol HOA has completed another interesting and 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. Of course, 2020 was a difficult year for all of us as we dealt personally and professionally with the global pandemic. I know many neighbors helped each other during this difficult year, and it is that spirit of community that makes our neighborhood great. I also want to recognize the passing of two of our long-standing APdS neighbors, Gerry Carlisle and George Hoge.

Management Service

Cadden continues to provide our management services, though has been a rocky year. Melinda Ford who had been our manager for some time left Cadden. Our next 2 assigned managers did a very poor job for us, with unreliable or nonexistent follow-up on requests and assigned tasks and overall poor communication. Cadden recently assigned a new manager for us, Geoff Obral (gobral@cadden.com), and we hope that he and other Cadden staff will return us to the same high level of service we had received previously.

Crime

2020 saw periodic increases in property crime throughout the Armory Park neighborhood. The Armory Park Neighborhood Association (APN) had actively engaged with TPD to discuss the issue and work towards mitigation. These discussions with TPD resulted in increased police presence and responsiveness with a subsequent reduction in reported property crime. TPD has asked us repeatedly to not hesitate to call 911 for any possible crime or safety issue.

Finances

One of the most important tasks of the Board is to assure financial stability of the organization. Treasurer Mike Radcliffe will provide more details in his report, but we finished 2020 with expenses slightly exceeding revenue. The major reason for this was the cost of tree maintenance which we have struggled with for several years. We will discuss our plans for this moving forward under landscaping. In 2020. We completed the multi-year project to replace our landscape irrigation system. This expensive project is funded without a special assessment. Despite the irrigation system replacement and overall fewer leaks, we have seen several unexplained spikes in our water bills. The 2020 Board continued to take a cautious approach in how it spends your money, and the Board deserved credit for strong financial management. Despite significant increases in projected 2021 cost of tree maintenance, the Board elected to not increase the homeowner assessment, our only source of revenue. To maintain a balanced project budget, expenditures in other areas are reduced (HOA-funded plant replacement, pre-emergent weed control of common areas).

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 some 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 receives a document that summarizes key aspects of our governing documents.

The Board implemented a rule in 2016 that alters parking enforcement on 3rd Ave. and 16th St. Please note that parking in the APdS interior is still restricted to guests.

Architectural Review

This committee reviews all requests for architectural improvements as per the CC&Rs and Design Guidelines. Any change visible from outside your property needs to be submitted for review prior to any work being initiated, and the HOA has 30 days to review the request. It is the homeowner's responsibility to submit such requests. While we do have a list of pre-approved changes (such as repainting your home in the same color) we always appreciate being notified of such work.

Landscaping

The cost of landscaping (including our landscaping contractor, maintenance and repairs) comprises about 75% of our annual expenses. McColley Smith Landscaping (MSL), owned by Clay Smith continues as our maintenance vendor. Overall, the Board feels that MSL provides excellent service, and we all owe tremendous thanks to Shirley McGhee and Tom Skinner for helping to manage our landscaping. Any concerns regarding landscaping should be addressed to Geoff and/or Shirley or Tom.

Our biggest struggle with landscaping expenses in 2020 continued to be tree maintenance. The HOA maintains over 200 trees in APdS, and many of the trees planted by the developer were inappropriate for the small footprint of our front yards and common areas. Juan Barba who had provided us with arborist and tree pruning services elected to cut back on his activities and no longer offered service to APdS. We had some stopgap pruning performed by McColley Smith but it was clear that we need a dedicated arborist to help manage our many trees. We interviewed 2 arborists in January, and we were most impressed with Petr Chylik who manages Brightview Tree Service. The Board entered into an agreement with Brightview. The first phase of the 2021 pruning was recently completed, and the second phase will be completed in late May or early June, before the start of our monsoon season. Petr also will help us with multi-year tree maintenance planning and provide us a list of trees that are more appropriate for the scale of our neighborhood.

Clean and Safe Committee

Members of this committee pick up trash, animal waste and assist with front yard and garage lighting. Carole will provide more details in her report.

Susan Klement has been responsible for maintaining and updating our neighborhood directory and map. This task has been more challenging this past couple of years with many changes in homeowners.

Hospitality

This committee welcomes new homeowners to APDS, hosts (when we are not in a global pandemic) the spring and fall potluck and arranges refreshments for the annual meeting

Web Site

The APdS web site (www.armoryparkdelsol.org) continues to function well, and it serves as the public face for the HOA. Secretary Beth Murphy has been reviewing and updating the website. If you have suggestions for content, please let us know.

The screenshot shows the website's layout. On the left is a dark brown sidebar with a white 'APdS' logo at the top and a list of navigation links. The main content area is light yellow. At the top of the main area is a large 'Armory Park del Sol' logo. Below it is a 'Welcome to Armory Park del Sol!' heading followed by a photograph of a modern house. A 'Solar Energy' section follows, containing text about energy efficiency and a photograph of solar panels on a roof.

- archrevcomm@armoryparkdelsol.org
- board@armoryparkdelsol.org
- ccrcomm@armoryparkdelsol.org
- cleansafecomm@armoryparkdelsol.org
- landscaping@armoryparkdelsol.org
- president@armoryparkdelsol.org
- webmaster@armoryparkdelsol.org

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

APdS Listserv

The APdS listserv is not an official HOA service but it a convenient way for APDS homeowners and residents to communicate as a group. Official HOA communications such as meeting announcements are sent through a different list and platform. The APdS@yahoogroups.com listserv was discontinued by Yahoo, and a new Google listserv was created: armory-park-del-sol@googlegroups.com. Thanks for Cassa Palmer and Jerry Swatez for managing the change. Any APdS resident may join the listserv. If you are not a member and wish to join, contact Cassa (ccpalmer123@gmail.com).

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 on 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

COMMITTEE REPORTS

Treasurer

APdS HOA Treasurer's Report – Annual Report

OVERALL 2020 Operating Account Revenue and Expenses

As this was my first year as treasurer of any HOA, naturally it would fall neatly into a pandemic. That said,

Mike Katz & John Heyl have really bent over backwards to help me understand what I am doing.

Overall, we spent \$2,670.39 more than our budget which is about 2.5%. Not bad at all considering the issues surrounding trees.

Here is what I see when looking at the financials.

1)Admin Expenses were under budget by 11% or \$1,384.

2)Landscaping was over budget by 10% or a little over \$6,000

3)Utility Expenses were over budget by 20% or \$1,635.

I truly believe that everyone did absolutely everything they could to make our budget work this year.

> Submitted by Michael Radcliff, HOA Treasurer

CC&R Committee

CC&R Report for Annual Meeting

The annual meeting is always a good time to remind homeowners of the APdS CC&Rs. This document not only establishes the Homeowners Association (HOA), but also outlines the policies and procedures designed to preserve property values and keep the community attractive, safe, and an enjoyable place to live.

The CC&R Committee works with our association manager to conduct periodic inspections of the neighborhood. Issues that typically reoccur:

- Painting – Bright colors tend to suffer in our harsh climate. Fascia also tends to deteriorate over time.
- Backyards – The area between the backyard gates and the streets is the owner's responsibility. In season, weeds and other vegetation can get out of control. At a minimum, these backyard areas must be landscaped (no bare dirt).
- Architectural "improvements" – Additions to homes and any structures visible above backyard walls must be approved. Note that some improvements have been designated as "pre-approved" (i.e., metal security gates vice wooden).

Questions or concerns about the CC&Rs or their application should be addressed to our association manager or to the various committees. Our thanks to all our neighbors for their diligence in keeping APdS one of Tucson's most desirable neighborhoods.

Tom Skinner, CC&R Committee

Landscape Committee

Landscape Annual Report 2020-21

Welcome to our annual community meeting and landscape report. As most of you are aware the HOA is responsible for the maintenance of our front yards and common areas, per the CC&Rs. This includes the trees, plants, gravel and irrigation. Conservation of water is an issue we take very seriously. The average life of an irrigation system is between 10-15 years. Our irrigation system had arrived at that expiration period a few years ago. The Board entered into a multi-year irrigation replacement plan. We completed the last irrigation zone replacement in July 2020. This has been a costly and extensive project stretching over four years. All of the costs were carefully planned out so as not to incur any special assessments.

Work continued during the year with our landscape contractor, Clay Smith of McColley/Smith Landscape. They service each zone once a month; frequently during each month they are called upon to repair leaks, remove hazards (such as fallen branches), special requests or to address safety issues in other zones. We are very grateful for their continued service, and willingness to modify general practices such as minimizing the use of blowers.

We encourage homeowners wishing to self-fund renewal of their front yards to do so, as we will not take up a major effort of plant renewal at this time. Application forms are on the website.

Each year by the end of February and into March we undertake pruning of front yards and common areas. Plants have frost damage, areas need to be cleared for new growth. Some of our zones have very mature prickly pear cactus, some of these have become problematic with rotten bases and debris which encourage insects such as roaches, scorpions, and pack rats. We will clear some of these cacti, especially at corners which limit visibility.

Our community is gifted with beautiful shady walkways. We view our trees as community assets. We have several goals in relationship to our trees. First the safety of our neighbors and visitors. Second the safety of our homes and roofs. Third the health of the trees. We make a concerted effort to keep the tree branches off and away from structures, plus we prune trees for safety and continued health of the trees.

Our previous arborist, Juan Barba, has declined to continue with our community, our trees have grown beyond ground management. Consequently, we have entered into an agreement with Brightview Tree Care Services. Our new arborist is Petr Chylik, an I.S.A certified arborist. Petr has developed a plan to manage and budget for tree maintenance through 2021. And provisionally to 2022. Brightview has executed 50% of the 2021 community tree plan with the remainder to be completed in May.

Many of our palo verde trees are infected with a killing fungus, that weakens the trees to allow insect invasions, which compromise the root systems, thus killing the tree. Often these palo verdes will just simply collapse. Over the past three years we have removed several of our diseased palo verdes and will continue removing these trees from our community.

Tom and I value our community, full of great neighbors. Your volunteers; Shirley McGhee and Tom Skinner co-chairs Landscape committee

Architecture Committee

Architecture Committee 2020 Summary

2020 was even quieter than 2019. There were a total of 14 requests. Never more than two requests in any given month, and again, nothing whatever in the fall (and most of the summer). Privacy, security, and paint, as usual, plus an uptick in maintenance activity creating changes in appearance. As always, be aware that submittals have a thirty-day window for approval. While most applications are acted on much quicker than that, we occasionally need the full time. Do not wait until the last minute to submit the approval form! Also, it is the homeowner's responsibility to provide the information to the HOA. Don't expect your contractor to do it for you. The committee and the Board are not responsible for design decisions – present your design for approval!

As always, thanks to the committee members. Laura (Kitchen) dropped out for health reasons. The committee is currently myself, Mike Katz, Dave Mewhirter and John Heyl. And to anyone wishing to be on the committee, we are always open to additional members - we usually operate through the internet and don't require regularly scheduled meetings.

Matt Fischler

Chair, Architecture Committee

Safe and Clean Committee

Safe and Clean report
February, 2021

Thank you to the neighbors who volunteer to check lights each month:

Bill and Gerry Brennan

Cheryl and Jim Leidich

Tura and Fred Eisele

Kathy Heyl

Susan Klement and Alice Dance

We could use a few more light checking volunteers, so please let me know if you are interested.

caroleb@professionalsearchgroup.net

1. Light poles and tops need painting. This would greatly improve the look of the neighborhood.
2. Please remember to lock your outside gates and doors and be sure the garage door is down before you leave home. These are difficult times, and it is important to be aware of your surroundings.

Susan Klement has updated the neighborhood map again--a big job and a big thank you to her as well.

Submitted by:

Carole Baumgarten

Neighborhood Map and Directory

A revised version of the neighborhood map and directory will be completed soon.

Respectfully submitted,

Susan Klement

Any changes or questions may be directed to the Chair Susan Klement at map@armoryparkdelsol.org.

Hospitality Committee

Hospitality Committee Report

Priya Okun, Chairperson

February 9, 2021

Due to the pandemic, there have been no neighborhood social events.

The welcoming of newcomers has been done by mail.

Respectfully submitted,

Priya Okun