

PRESIDENT'S REPORT 2020 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

Management Service

Cadden continues to provide our management services. Melinda Ford has been our assigned manager, and she has been doing a great job keeping the Board on track and communicating with members. We are fortunate to have her.

Crime

2019 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 John Heyl will provide more details in his report, but we finished 2019 with an essentially balanced budget. In 2019 we continued the multi-year project to replace our landscape irrigation system. This expensive project is funded without a special assessment and will be completed in 2020. Some 2019 expenses continue to unpredictable such as water and landscaping repairs (irrigation leaks, storm damage) and arborist services.. The 2019 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. Mccolley Smith Landscaping (MSL), owned by Clay Smith continues as our maintenance vendor. Overall, the Board feels that 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. Any concerns regarding landscaping should be addressed to Melinda and/or Shirley.

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 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.

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.

Architectural Review

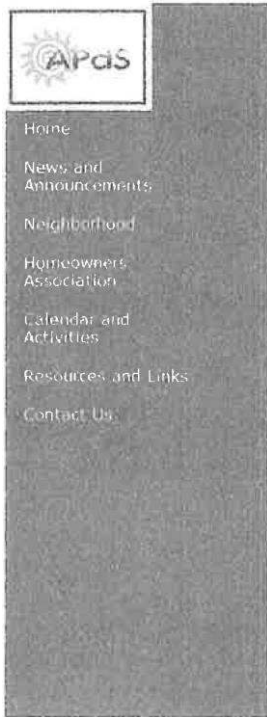
This committee reviews all requests for architectural improvements as per the CC&Rs and Design Guidelines. Any change visible from outside your property needs to be submitted for review prior to any work being initiated, and the HOA has 30 days to review the request. It is the homeowner's responsibility 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.

Hospitality

This committee welcomes new homeowners to APDS, hosts 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.



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.



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landscaping@armoryparkdelsol.org
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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 is 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. Cassa and other volunteers are starting the process to migrate the listserv to the Google platform. 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 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

APdS HOA Treasurer's Report— February 17, 2020

1. November-December-January 2019/W Operating Account Revenue and Expenses remain consistent with past fiscal year data with quarterly dues assessments logged in January 2020. The end of year balances had been planned except for the delay in the irrigation replacement work in Zone 9. With half of the estimated cost already paid, the project completion and final payment will take place in February 2020. These transactions will result in the following balances as of February 1, 2020: Special Projects (irrigation replacement) account - \$5,629; General Reserve Account - \$8,710. The HOA Board is committed to rebuilding the reserve account in 2020, with the first installment from the April dues. As of the end of the year, the only major category of HOA expenses in deficit (approx. \$5,000) was landscaping, but these costs were largely unavoidable (e.g., landscaping contract/pre-emergent[j]). An outstanding charge for tree maintenance will reduce budgeted funds in 2020 for tree maintenance to approx. \$10,000 - less than the budget for this item (\$12,000).

2. Quarterly dues delinquencies have been substantially lowered by the updating of several homeowner accounts. Current delinquencies and fines stand at \$4,357, with a large percentage due to the 475 E. 16th St. property (\$2,526 in arrears), which is still with the HOA attorney.
3. Monitoring Reserve Special Projects Account: The Special Projects account is sufficient to fund work on Zone 9 that should be completed in February 2020. Irrigation replacement in Zone 6 will be reviewed for implementation in 2020. With the conclusion of the irrigation replacement project and the planned rebuilding of the reserve account, it would be appropriate for the Board to explore what other projects warrant consideration for the balance of 2020 and going forward.
4. Ongoing issues: (1) Tree pruning and tree removal/replacement will be an increasing cost in coming years; the 2020 budget for tree maintenance is \$12,000. (2) Replacement and/or repainting of aging and/or unsteady front yard poles and light fixtures will continue. Work on two front light poles in December 2019 totaled \$417. The 2020 budget line for this purpose is \$1,000.

> Submitted by John Heyl, HOA Treasurer

CC&R Committee Report

CC&R Committee Annual Report for 2019 (submitted Feb. 17, 2020):

A CC&R Committee representative (John Heyl, Tom Skinner) accompanied the Manager on monthly walkthroughs in APdS throughout the year. Various violations, mainly involving plant and tree growth reaching into streets and walkways, some painting issues and appurtenance repairs have been noted and communicated to homeowners.

A special reminder to APdS homeowners: It is important to recall that many changes to homeowner property— in particular anything that can be seen from the street or walkway— must be approved beforehand by the relevant committee (Architectural Review, Landscaping, etc.).

There has been some Board discussion regarding the need for a thorough review of the APdS CC&Rs. This is a topic that should receive more attention in 2020.

There was specific discussion regarding guest parking issues with ongoing communication with a homeowner involved. There has been some discussion of reviewing this particular regulation.

Overall, there has been extraordinary cooperation from homeowners on requested resolution of violations, including considerable activity in house repainting, weed/brush cleanup and door/gate repainting/repair.

Submitted by John Heyl, Chair

Landscaping Committee

Landscape Annual Report 2019-20

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 has arrived at the expiration period

For the past three years, going on four now, we have dedicated time, effort and money to renewal/replacement of our community wide irrigation system. We expect to complete all zones by the end of April 2020. As each irrigation zone is replaced, gravel is added as an HOA expense. In 2018 we incorporated flood mitigation into the irrigation project. Board members John Heyl and Greg Bedinger can speak to this additional element, as they were the project managers, this element is now complete.

Work continued during the year with our landscape contractor, Clay Smith of McColley/Smith Landscape, servicing each zone once a month; frequently during each month being 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 continue to encourage homeowners wishing to self-fund renewal their front yards to do so, as we will not take up a major effort of plant renewal until after all the irrigation zones have been replaced. Application forms are on the website.

Each year by the end of February and into March we undertake pruning of front yard and common area plants that have frost damage to clear the plant for new growth and clean each zone of dead plant materials. Some of our zones have very mature prickly pear cactus, some of these have become problematic with rotten bases and debris which encourage insects plus vermin, such as roaches, scorpions, and pack rats. We will clear some of these cacti, especially at corners which limit visibility.

Our Arborist, Juan Barba, completed two rounds of pruning in 2019. 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. All the Palo Verde trees of southern AZ. 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 taken down several of our diseased Palo Verdes and will continue removing these trees from our community. We will replace trees as funds become available.

One last reminder, as you drive into your garage notice the crop of weeds our wonderful rains have produced. This is the best time to pull those weeds, they belong to you. Pulling a weed from the damp ground with the root attached is a pleasure not to be missed!

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

Architecture Committee report

Architecture Committee 2019 Summary

2019 was a quiet year again. There was a total of 17 requests. Never more than three requests in any given month, and nothing whatever in the fall. Privacy, security, and paint accounts for most of the requests. 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.

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 11, 2020

The neighborhood continues to be a strong volunteer organization with helpers picking up trash and reporting lights that are not working.

Thanks to the following people for their efforts:

- Alice and Susan-both light checks and trash pick- up.
- Tura and Fred Eisele
- Bill Brennan
- Cheryl and Jim Leidich
- Mrs. Catallini

Items the Board might want to tackle in the 2020 year:

1. Better lighting at the wash near the east corner of Codd.
2. Painting the front light poles.

May 2020 be a very safe year for everyone.

Neighborhood Map and Directory Report

I submitted a revised version of the neighborhood map and directory to the president on January 27th. As per usual, there will soon be changes as one neighbor is likely to put her house up for sale very soon.

Respectfully submitted,

Susan Klement

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

Hospitality Committee Report

Hospitality Committee hosted both a Spring and Fall potluck at Ashley Park. The events were enjoyed by many of our neighbors. We also provide refreshments for the annual meeting. Our other responsibility is to welcome new neighbors and share information that will aid them in settling into our community. Finally I'd like to acknowledge Susan Klement for her commitment to our committee. Thank you.

Priya Okun, chairperson.

