

PRESIDENT'S REPORT 2019 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

2018 saw an increase 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. There was an impression that some of the crime and increased foot traffic through APdS was related to Community Bridges (CBI) just to the north of APdS. APNA President Anne Cooper, City Councilman Steve Kozachik and I met with CBI representatives on site to discuss our concerns.

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 2018 with an essentially balanced budget. In 2018 we continued the multi-year project to replace our landscape irrigation system. This project is funded by the dues increases of 2 years ago and is being completed without a special assessment. Another major expense last year was the drainage mitigation project on Historic/Laos. Some 2017 expenses were unpredictable such as water and landscaping repairs (irrigation leaks, storm damage), arborist services and legal expenses. The Board decided to increase the dues again for 2019 (there was no increase for 2018), primarily due to the increasing expense of tree maintenance. Our management and landscaping contracts also had increases over the last year. The 2018 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 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 receives 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.

Clean and Safe Committee

We have seen an increase in property crime throughout the Armory Park neighborhood, including APdS. 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 year with so 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.

Web Site

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



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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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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 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's Report

1. **Feb. 2019 Operating Account Revenue and Expenses** remain consistent with past fiscal year data following first new dues payments in January 2019.
2. **Quarterly dues delinquencies** have remained high (at \$7,369.51), with 80% due to two properties. One property was sold at auction recently with little expectation of the HOA recovering the delinquent fines and fees. The other property issue (\$1,081.50 in arrears) is with the HOA attorney for collections. **Ten APdS homeowners paid the previous dues amount in January – not the new \$283.70 dues - and are thus all \$25.89 in arrears!** E-mail reminders to homeowners following quarterly statements should become a routine part of the billing process following the elimination of coupon books.
3. **Monitoring Reserve Special Projects Account:** 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. \$25,000 for the remainder of the project. Completed irrigation replacement include Zone 1 (16th St. and south end of 3rd Ave.); Zone 2 (north end of 3rd Ave.); Zones 3 and 4 (Codd St. and north drainage area); and Zone 8 (Historic/Downtown walkway, Ashley Park, in conjunction with the flooding mitigation project). The result has been a drawdown on both the General Reserve and the Special Projects accounts. As of January 31, the General Reserve account stands at \$10,653.32; the Special Project account stands at \$6,841.73 – the latter due to a 50% pre-payment on Zone 7 (Laos-Historic walkway) irrigation replacement, which began in late January. Work on irrigation replacement in Zones 5 and 9 will continue in 2019.

Rebuilding the General Reserve account will become a priority at the conclusion of the irrigation replacement project.

4. **Ongoing issues:** (1) Tree pruning and tree removal/replacement will be an increasing cost in coming years; the 2019 budget proposes \$10,000 for this purpose. The APdS arborist has proposed an estimated \$5,000 charge for ongoing trimming in 2019, which includes removal of some trees. (2) Replacement and/or repainting of aging and/or unsteady front yard poles and light fixtures will continue. The 2019 proposed budget line for this purpose is \$1,000. The manager is exploring the possibility of free labor for this purpose provided through a local non-profit.

➤ Submitted by John Heyl, HOA Treasurer

CC&R Committee Report

A CC&R Committee representative accompanied the Manager on monthly walkthroughs in APdS throughout 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.

In February 2018, the CC&R Committee presented its clarification of CC&R 5.1-5.2 regarding walls and financial responsibility for their maintenance/repairs.

In December, the HOA, in discussion with a homeowner, clarified the authority of the HOA under APdS CC&R 4.5 to require correction of Design Guideline violations in order to “protect and maintain the integrity of the development of . . . [homeowner] property.”

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

John Heyl, Chair

Landscaping Committee

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 two years, going on three 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 2019. 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 of 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.

Our Arborist, Juan Barba, completed two rounds of pruning in 2018. 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 of the palo verde trees of southern AZ. are infected with a killing infestation (scale), that weakens the trees to allow insect invasions, which compromise the root systems, thus killing the tree. Often these palo verdes will just simply fall over or 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

Shirley McGhee Landscape chair

Architecture Committee report

2018 was a fairly quiet year for Architecture. There were several repaints as always. Water conditioning systems requiring decorative covers or shields were more abundant than in any previous year. Please note that from now on, security gates that meet certain basic requirements (see the current version of the guidelines) are now on the pre-approved list.

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, Mike Katz, Dave Mewhirter, Laura Kitchen, 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

Annual Report from Safe and Clean Committee

After living in this neighborhood 14 years there are some impressions I have about Safe and Clean that I would like to list here.

1. There has been a bit of an “uptick” in things being stolen this past year. Please remember to lock your outside entrances and report all theft to the local police. If you see something that looks out of the ordinary, please take the time to let your neighbor know what you have seen on their property or nearby.
2. The wire fencing has never been fixed that runs along the northeast portion of our neighborhood-it is a constant source of trespassing and homeless activity. We have reported it yearly and nothing has ever been done about this area. I believe it remains a problem.
3. The lampposts in front of the houses are really in need of paint-both the poles and the top pieces. Hopefully this will be addressed in 2019, as I believe the Board is looking into this item.
4. The doggie bag idea has done a lot to clean up our neighborhood and I think it has made Shirley’s pickup work less of an issue.
5. Potholes in the street are appearing again and I will soon give a list to Melinda. She reports to the City and they fix them right away. I am waiting for the rainy season to end.

The following neighbors do the light check each month. (Since we have started using LED bulbs, we are changing them less often. However, they do not last as long as advertised in the extreme weather conditions we have.)

- 1st week-Bill Brennan
- 2nd week-Cheryl and Jim Leidich
- 3rd week-Tura and Fred Eisele
- 4th week- Susan and Alice
- 5th week- Carole

Front light replacement-Carole

Clean up crew please stand up to be recognized and thanked. This includes Shirley who cleans up after stray dogs and Susan who ALWAYS cleans up after garbage day!!

Submitted by Carole Baumgarten, Chair

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 Susan Klement at map@armoryparkdelsol.org.

Hospitality Committee Report

The Hospitality Committee has welcomed many new neighbors in the past year. We visit in person and answer questions and share about our community. We also have written information that we share. The Committee has also hosted both a Fall and Spring Potluck at Ashley Park. Finally, we provide refreshments for our annual meeting.

Priya Okun, Chair