



# The Springs

HOMEOWNERS ASSOCIATION

Spring 2024

**Please Enjoy the 53rd Edition of The Springs Newsletter!** This newsletter is provided by the Board of Directors' committee tasked to create, publish, and distribute these Quarterly.

We will continue to provide articles that are informative, interesting, humorous, and hopefully relevant to all homeowners and residents of the Springs. We live in a wonderful community and this newsletter is intended to bring us all closer together as a community through better communication. Please email Marilou Estes ideas on what you'd like to see on the website or in this newsletter at [mestesspringshoa@yahoo.com](mailto:mestesspringshoa@yahoo.com).

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## UPCOMING EVENTS:

- April 6 • 8:30 AM**  
*The Springs Family Fun Run and Pancake Breakfast*
  - April 9 • 6:30 PM**  
*The Springs Architectural Committee Meeting*
  - April 15 • 9-11AM**  
*In-person voting opportunity at Clubhouse*
  - April 16 • 3-5PM**  
*In-person voting opportunity at Clubhouse*
  - April 16 • 6:30 PM**  
*The Springs Board of Directors Meeting*
  - May 7 • 7:00 PM**  
*The Springs Community Annual Meeting*
  - May 8 • 5-8 PM**  
*May Food Truck Night - 2Bites*
  - May 14 • 6:30 PM**  
*The Springs Architectural Committee Meeting*
  - May 18 • 9:00 AM to NOON**  
*Fishing The Springs Lakes Event*
  - May 21 • 6:30 PM**  
*The Springs Board of Directors Meeting*
  - June 5 • 5-8 PM**  
*June Food Truck Night - Sublime Cheese Steak*
  - June 11 • 6:30 PM**  
*The Springs Architectural Committee Meeting*
  - June 18 • 6:00-8:00 PM**  
*Proposed CC&Rs Changes Informational meeting*
- \*\*\* All meetings are virtual unless otherwise noted \*\*\*

## THE SPRINGS 5K

# FAMILY FUN RUN/WALK AND PANCAKE BREAKFAST



**Saturday, April 6, 2024**  
**8:30 a.m.**

*Carol Golden, Activities Committee Chair*

Join your friendly neighbors on **Saturday, April 6, 2024** at 8:30 a.m. for the 3rd Annual **The Springs** 5k Family Fun Run/Walk and Pancake Breakfast with the starting line beginning and ending at **The Springs Clubhouse**. Every resident is welcome! Bring the entire family and enjoy meeting some of your fellow neighbors while appreciating the beautiful streets of The Springs neighborhood. A route along the community sidewalks will be clearly marked and paper maps available the day of the 5k. An image of the map is also below and may be found on the website ([www.cityproperty.com](http://www.cityproperty.com)). Residents are encouraged to bring their own water, however, water will be provided at the midpoint of the 5k for those needing hydration. Strollers and leashed dogs are welcome, however, dogs are not allowed inside the clubhouse or pool areas. The Springs HOA is offering a pancake breakfast for residents after the run, promptly around 9 a.m.

### Staging for the run/walk is as follows:

Runners and joggers planning to run/jog the entire distance **will begin at 8:30 a.m. at The Springs Clubhouse entrance.**

All other participants (families with strollers, leashed dogs, leisure walkers) will begin staggered after the runners have started. Participation medals for all participants will be handed out at the conclusion of the race.

**For residents not planning on participating in the run/walk, but still want to come and meet neighbors, the breakfast will begin in the clubhouse area promptly at 9:00 a.m. and conclude at 11:00 a.m. Please contact Carol Golden at [carolspringsevents@gmail.com](mailto:carolspringsevents@gmail.com) to volunteer today!**

# You spoke...

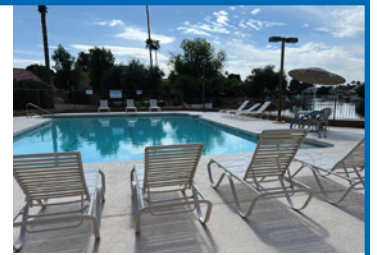
## Your Board listened!

The maintenance committee and Board heard your request for more and updated pool furniture.

The Maintenance team has been busy getting our pool area ready for another warm summer and residents will be pleased to see the new furniture available at the pool area.



As the temperature climbs, our beautiful pool area is visited regularly by residents of all ages. It is imperative our community pool rules be followed by all residents in order to insure a safe and fun swimming experience at this lovely facility.



Please remember that residents or guests **under age 14** must be accompanied by an adult. In addition, water games such as **football and basketball are not appropriate games** for the community pool. The community pool rules also apply to use of the community spa. Floating items are not allowed in the spa at any time. Young swimmers should wear appropriate bathing garments, especially young swimmers who use diapers. **Residents are allowed to bring no**

**more than two guests per key fob to the pool area. This means pool parties, with multiple non-resident guests, for birthdays etc are not permitted.**

**The entire Swim and Racquet club is under 24 hour video surveillance. Each key fob entry is logged in the security system. Key fobs are assigned by lot number and owner name. Residents are responsible for the behavior of guests. Owners are also responsible for the behavior of their resident renters or their guests.**

**Access to the pool, spa and court areas will be suspended for inappropriate behavior and lack of adherence to the pool, spa and court area rules.**

When using the pool and spa remember that **alcohol is not allowed**. In addition please pack out excess trash created by food items...and please use the recycling containers. Residents are reminded that there is a clubhouse facility available for family parties and gatherings. For more information on use of this facility please contact City Property Management.

## VOLUNTEERS NEEDED!!!!

To make the **The Springs** 5k Family Fun Run /Walk and Pancake Breakfast happen, it will take **a lot of volunteers**. The committee will need people who have participated in fun runs and is asking for volunteers to help plan the event, help on the day of the run, and help with clean up after the event and breakfast. Please reach out to Carol at [CarolSpringsEvents@gmail.com](mailto:CarolSpringsEvents@gmail.com) if you are interested. Thank you in advance for your participation.

## Want to keep up with events in The Springs?

In order to bring you the most current event information for **The Springs**, we do our best by posting the quarterly planned event information in the stands by the mailboxes. BUT... things come up and things can change, and the printed copy may become inaccurate. Using your cell phone, click on the QR code on the mailbox posting, and the updated information will appear on your phone. You can also check **The Springs** website at [TheSpringsAssociation.com](http://TheSpringsAssociation.com).

## Food Truck Nights

May 8<sup>th</sup>

5:00 - 8:00 p.m.

Ready for some delicious Sliders? Wednesday May 8<sup>th</sup>, is May Food Truck Night featuring 2Bites Burgers. Come down to **The Springs Clubhouse** and grab 2 Bites of yummy Beef or Chicken Sliders with a side of fries. Don't forget their outstanding house sauce that will blow your mind. If 2Bites aren't enough then make it 4Bites... the taste is still the same! Come have dinner with your neighbors and enjoy 2Bites.

June 5<sup>th</sup>

5:00 - 8:00 pm

June Food Truck Night will feature Sublime Cheese Steak and Tornado Potatoes. The food truck will be at **The Springs Clubhouse**, 1694 E Cindy Street, June 5th from 5:00 p.m. till 8:00 p.m. Angelo, owner and chef, is a resident of **The Springs** and has been serving up these yummy Cheese steak sandwiches and potatoes for more than seven years. Come meet Angelo and your neighbors while enjoying a delicious Cheese steak sandwich and a side of Tornado potatoes.



## Treasurer's Report

### Balance Sheet Month ending 2-29-24

Operating Account Cash on Hand:	\$349,400.00
Working Capital Cash on Hand:	\$199,593.00
Reserves Cash on Hand:	\$766,182.00
Petty Cash Bank Account Balances:	\$10,068.00

### Collection Report Summary as of 2-29-24

Payment Plans:	1
Bankruptcies:	1
Small Claims:	4
Accts with Attorney:	3
Pending Trustee Sales:	0

### Income Statement 2-29-24

Income Accrued Mnth:	\$77,422.00
Income Accrued YTD:	\$154,410.00

### Expense Statement 2-29-24

Expenses Accrued Mnth:	\$59,874.00
Expenses Accrued YTD:	\$118,680.00

## FISHING SCHOOL WITH BRIAN AND RICK

Back by popular demand... Brian and Rick are prepared to teach you more about Catch and Release fishing in **The Springs**. Fishing school will be held May 18<sup>th</sup>, starting at 9:00a.m. until the fish stop biting. Please meet at the beach behind **The Springs Clubhouse** at 1694 E Cindy Street. Equipment will be provided for those who do not bring their own. Space is limited so please sign up by sending an email to [CarolSpringsEvents@gmail.com](mailto:CarolSpringsEvents@gmail.com). Please provide your name, phone number, address and the number of people attending. No one under 10 allowed without a parent or guardian.



## Maintenance Matters!!

*James Estes, Board member/Committee Chairperson*

The recent repairs to the lake wall on Emerald lake has been successfully completed. Thanks to residents for their support and patience during this project. Other lake wall repairs will be scheduled on a priority basis set by the maintenance committee.

The recent rains have been most welcome, but that means a significant crop of **weeds** will be popping up throughout the neighborhood. Our maintenance team will be actively addressing the weed growth in our common areas and residents are asked to also keep up with these unwanted visitors in their own yards.

The next couple of months are the perfect time to consider those **home maintenance tasks** that have been delayed during the colder months. The Springs Board of Directors is asking residents to focus on specific areas for home maintenance. Typical focus areas are roof tile maintenance, exterior painting, landscape trimming of trees and shrubbery and replacing trees and landscape vegetation that has died or been removed.

**Property values in The Springs** have shown a steady increase over the last few years. Your Board of Directors is committed to keeping the common areas as well community amenities attractive and well maintained to support continued growth of property values in the neighborhood. This commitment is also shared by many property owners as evidenced by the ongoing improvements to homes in the community. When it comes to maintaining and improving property values Maintenance truly **does matter!**

## BE A BOARD MEMBER!



**ZERO PAY!  
ZERO BENEFIT PACKAGE!**

### MAXIMUM COMMUNITY SERVICE!

The Springs Association (HOA) has a seven member Board of Directors. At the annual meeting (held the first Tuesday in May) the members (homeowners) elect the number of Directors required to replace terms expiring (2 or 3 per year) for a term of 3 years. **Two terms are expiring in this election cycle.**

### Qualifications and expectations for serving on the Board include:

- An interest in serving our community
- A commitment to uphold the Covenants, Conditions and Restrictions (CC&R's) and the other governing documents for The Springs.
- A time commitment to attend Board meetings, work sessions and other community activities, as well as an ability to communicate with other homeowners.
- Be a member in good standing (Article I, Section 6 of the BY-LAWS)
- Willingness to adhere to the Board of Directors Code of Conduct

The Springs nominating committee is encouraging residents to consider serving on the Board of Directors. Applications are available on the City Property Management Co. website via the homeowner portal. Questions about Board membership/elections can be directed to our property manager. **Please submit your application no later than midnight April 1, 2024 to City Property Management Company.**

**YOU CAN'T PLACE A VALUE ON HELPING KEEP YOUR COMMUNITY A SPECIAL PLACE TO LIVE!!!**



## The Springs Association

c/o City Property Management  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040

Residents...

# Important Dates to Save!



The election for The Springs Board of Directors will be coming in the near future. Voting will be on-line. More information will be coming from City Property Management. Residents who do not vote on-line can bring their completed ballot to the clubhouse on April 15 from 9-11AM or April 16 from 3-5PM.

The Board of Directors has completed work on updating our current CC&Rs. Residents will have the opportunity to review, and ultimately vote to accept, the proposed changes. The first informational meeting will be June 18 from 6:00-8:00PM.

### **THIS WILL BE A VIRTUAL MEETING.**

More information will be coming from City Property Management.

## Your Springs HOA Board Members

*President* ..... Brian McNutt  
*Vice President* ..... Adam Coe  
*Treasurer* ..... James Estes  
*Secretary* ..... Carol Golden  
*Director* ..... John Gaines  
*Director* ..... Basil Kaspar  
*Director* ..... Mark Yost

April 2022-May 2024

If interested in serving on a Committee or on the Board, please contact Jaime Therrien at [jaime.therrien@cityproperty.com](mailto:jaime.therrien@cityproperty.com) or Office 602-437-4777, ext 2169

## Who You Gonna Call?

### **Property Manager:** Jaime Therrien

Email: [jaime.therrien@cityproperty.com](mailto:jaime.therrien@cityproperty.com)  
Office: 602-437-4777 ext. 2169

### **Associate Coordinator:** Jesse Ortiz

Email: [jesse.ortiz@cityproperty.com](mailto:jesse.ortiz@cityproperty.com)  
Office: 602-437-4777 ext. 2179  
<https://homeowners.cityproperty.com/Default.asp>

\*\*\*Please send all comments/questions to Jaime

**24/7 Emergency Call Service,  
personnel on duty 24 hours everyday. Call 602-437-4777**

### **OTHER CITY SERVICES:**

Police - Emergency: 911  
Police - Non Emergency: 480-782-4130  
Street Light Repair: 480-782-3460  
Graffiti Hot Line: 480-782-4322  
Garbage Bulk Pickup: 480-782-3510  
Maricopa County Roof Rats: 602-506-6616  
Dogs at Large: 602-506-7387  
Gas Leaks: 602-271-4277



## LOG IN TO OUR SPRINGS WEBSITE!!

**TheSpringsAssociation.com**

**It's easy.** You will find a listing of all **The Springs** events along with a click through button that will take you to each of the events planned for that quarter. Once you click on the button, the details of a particular event will be displayed. Remember, sometimes things change and details of an event can change, so in order to get the most updated information, please check the website,

**TheSpringsAssociation.com**

