



The Springs

HOMEOWNERS ASSOCIATION

July 2025

Please Enjoy the 58th 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.

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UPCOMING EVENTS:

July 4 • 7:00 - 9:30 PM

*Chandler's All-American Bash
Dr. AJ Chandler Park Stage Plaza*

July 26 • 6:00 - 7:30 PM

Ice Cream Social

September 3 • 5:00 - 8:00 PM

Food Truck Night

The Springs

Architectural Committee Meeting

*2nd Tuesday of Every Month
Virtual Meeting*

The Springs

Board of Directors Meeting

*3rd Tuesday of Every Month
(except June, August & December)*



Be a **Good Springs Neighbor!**

Remember The 3 P's

PPP

PALMS... PAINT... PLANTS!

As part of The Springs "Quarterly Quest residents are asked to focus on specific home maintenance areas. The third quarter focus is the Three P's...Palms...Paint...and Plants.

Palm tree trimming should be done in summer months. The amount of trimming will depend on the species of the palm tree and the amount of fruit or dead fronds on the tree. Palm tree skinning is performed for a variety of reasons such as aesthetics, bug issues, scorpion problems or loose and fallen skin.

Skinning is not necessary for the tree if none of the problems above are noted. Now is the time to plan your house painting project. Many homes throughout the community are faded and need a fresh coat of paint. The association will be identifying these homes in the upcoming weeks.

As you plan for your cooler weather planting residents will hopefully find the revised landscape requirements more helpful. Please refer to the revised Architectural Guidelines, dated 3/1/25.

And remember... if you receive a maintenance letter or violation, please be sure to **follow the communication instructions on the letter to confirm the corrective action you have taken.** The letter will remain open on the account and additional letters may result in fines If we don't hear from you.

If you have any questions concerning the **Three P's**, please contact CPM property manager **Jaime Therrien** at 602-437-4777 x 2169 or jaime.therrien@cityproperty.com.

Maintenance Matters!!

by James Estes

Director/Chairperson Maintenance Committee

Our water maintenance company Desert Phins has been busy daily removing debris from all the lakes to help prevent unwanted algae growth. **Residents are reminded to avoid causing landscaping debris to fall into the water systems and are asked to make certain hired landscape crews are aware of the importance of keeping debris out of the lakes and ponds.** The lakes are also being treated with an environmentally friendly product that gives the water a bluish tint. This product is harmless to fish and wildlife but helps decrease the growth of algae by filtering out the bright summer sun. The maintenance committee has also been scheduling service as well as needed repairs to our pump systems that provide the waterfalls and moving streams in the community. The Board of Directors will be considering, in coming Board meetings, a long-range plan for using reserve funds to replace the aging pump systems throughout the community.

Residents may also notice that selected trees in the community have been tagged for trimming during the coming weeks. The tags do not indicate tree removal, only trimming to prevent damage during summer monsoon season. The community common areas are looking great thanks to the efforts of our landscape crew. And finally, the last touches in the remodel of the clubhouse restrooms are completed. The restrooms are now more secure and provide family-friendly changing areas and updated toileting facilities.

As always, should residents have a maintenance issue pertaining to community common areas or amenities please contact our property manager immediately.

The Springs Second



Saturday July 26th from 6:00 pm – 7:30 pm

ALL Springs Neighbors are welcome at our second annual Ice Cream Social as we celebrate the end of summer break for school kids. That said...let us not fool ourselves...it is still HOT and we ALL need ice cream! We have a bowl for you...be you two...or ninety-two. Come join us as we make our Ice Cream Sundaes with scoops of your favorite flavor of ice cream topped with whipped cream, chocolate sauce and caramel. Decorate with your favorite sprinkles and top off with a cherry. For the first 20 children to stop by we have a prize for you so don't miss out. This event is intended for neighbors of all ages so please come join us for some Ice Cream fun. Saturday July 26th from 6:00 pm till 7:30 pm at the Clubhouse.

TRY IT...YOU MIGHT LIKE IT!

City Property Management's **CITYLINK** app is a unique and user-friendly way to have 24/7 access to everything you need – at your fingertips. With the **CITYLINK** App, you have the benefits of our proprietary **CITYCNC™** portal with all of the convenience of a mobile app. Available for both Android and iPhone, the **CITYLINK** app is easy to learn and simple to navigate.

TRY IT...YOU MIGHT LIKE IT!

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SOCIAL COMMITTEE SURVEY

Carol Golden, Director/Social Committee Chairperson



The HOA Social Committee would like to hear your ideas about which kinds of events you would like to participate in next year. We want to know more about the demographics of our beautiful community so that we can come up with ideas for all different events for different age ranges but we have to hear from you. The survey will have already been sent to you via eblast from our Community Management company City Property by the time you receive the Newsletter BUT if you have not yet filled it out, please do so. We want to hear your ideas. What are you interested in? What would you like to share with your community? Are you an artist and would like to teach a basic fun art class? Are you totally into Pickle Ball and want to teach those of us interested in Pickle Ball? Want to start and lead a Tennis group? Beginners or intermediate? Are you a crafter and want a crafting time where other crafters can bring their unfinished projects to the clubhouse and spend time laughing and crafting? Do you want a 50s Dance or a 70s Disco Saturday Night Fever Dinner Dance? How about a Sock Hop or a Jazz night? Would you be willing to pay for a catered dinner dance and how much is reasonable? Want a Casino Night? How about the food trucks? What kinds of food would you like to see us get for Food Truck night? Please let us know what interests you.

To find the survey go to <https://IS.GD/SpringsSurvey> or you can scan this QR code.



LANDSCAPING UPDATE



The Springs offered a
Landscaping Workshop in May.

At that workshop we had a professional Arborist who talked about trees and how to take care of them. We had the City of Chandler talk about water conservation and the importance of having trees and shrubs in our yard that help cool our earth and do not require much watering and also how to apply for Grants that the City offers for replacing grass with beautiful desert landscape. We also had a professional irrigation expert talk about how the use of a smart irrigation controller will help conserve water and maintain a healthy desert landscape. SRP gave away tree saplings. In the HOAs little lending library at the Clubhouse we have a few copies of the booklet titled Landscape Watering by the Numbers and Landscaping Plants for the Arizona Desert that you can check out. Please remember to return them so that other neighbors can also get valuable information about Desert landscaping.



Food Truck Night!

**Wednesday, September 3rd
5-8pm at the Clubhouse**

Don't miss Crave Hot Dogs and BBQ. That's right Crave is a unique and trendy, fast casual BBQ and Hot Dog Food Truck with Chef Jimmy Jackson who is a Chandler business owner. We love to support local businesses so come out for a delicious ALL-BEEF Hot Dog just the way YOU like it. He will have 8 different Hot Dogs, Pulled chicken Nachos, salads, pulled pork, smoked brisket and pulled chicken. A menu for everyone. See you at the Clubhouse Wednesday 9/3 from 5-8pm.



Treasurer's Report

Balance Sheet Month ending 5-31-25

Operating Account Cash on Hand:	\$ 353,211.00
Operating Account Cash on Hand:	\$ 325,925.00
Working Capital Cash on Hand:	\$ 239,497.00
Reserves Cash on Hand:	\$ 562,770.00
Petty Cash Bank Account Balances:	\$ 9,529.00

Collection Report Summary as of 5-31-25

Payment Plans:	1
Bankruptcies:	0
Small Claims:	4
Accnts. with Attorney:	1
Pending Trustee Sales	0

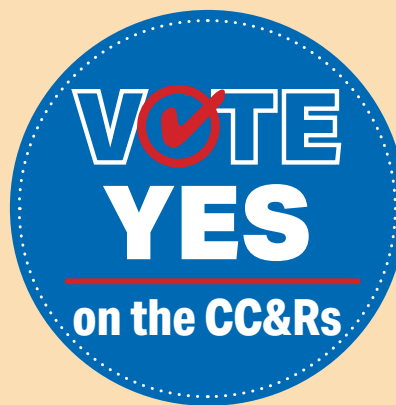
Income Statement 5-31-25

Income Accrued Mnth:	\$ 74,278.00
Income Accrued YTD:	\$ 395,313.00

Expense Statement 5-31-25

Expenses Accrued Mnth:	\$ 64,819.00
Expenses Accrued YTD:	\$ 359,092.00

LET YOUR VOICE BE HEARD



Every HOA Board needs clear and concise governing documents that guide them in making decisions on behalf of their community. Our CC&Rs have not been amended in many years. We have spent time and resources updating the CC&R language, as guided by our attorney, to reflect current laws and changes that are pertinent to our community. We ask you to please approve these changes by voting **YES**. It requires 441 homeowners to vote **YES** to pass the newly revised CC&Rs. We need **YOUR YES** vote. It's not too late. Please sign into [Homeowners Portal - City Property Management Company](#) and **VOTE YES** to amend our CC&Rs.



BOARD OF DIRECTORS



Election RESULTS



During the recent election for The Springs Board of Directors, two Directors were elected. There were four candidates on the ballot. James Patasin and John Tatarchuk were each elected for a three-year term. Thank you to all candidates for their willingness to serve their community. Appreciations as well to those residents who took time to vote in the annual election of Board members.



The Springs Association

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

Your Springs HOA Board Members

President Brian McNutt
Vice President Adam Coe
Treasurer James Estes
Secretary Carol Golden
Director John Tatarchuk
Director James Patasin
Director Mark Yost

April 2025-May 2026

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

Who You Gonna Call?

Property Manager: Jaime Therrien

Email: jaime.therrien@cityproperty.com
Office: 602-437-4777 ext. 2169

Association Coordinator: Jesse Brown

Email: jesse.brown@cityproperty.com
Office: 602-437-4777 ext. 2211
<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

