



The Springs

HOMEOWNERS ASSOCIATION

October 2025

Please Enjoy the 59th 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:

October 1 • 5 – 8 PM
Famous Pita Mediterranean Grill Food Truck

October 4 • 10:00 – 11:00 AM
Gardening Workshop

October 11 • 7:00 AM – NOON
The Springs Community Yard Sale

October 24 • 5:00 – 6:30 PM
Spooks and Goblins Trick or Treat – Soho Park

November 5 • 5 – 8 PM
Bonsai Boy Food Truck Asian Fusion gourmet food

November 8 • 9:00 AM to NOON
The Springs Annual Community BBQ (11-1pm)
Matthew's Crossing Annual Food Drive (9-12)

November 11 • 8 – 9:30 AM
Veteran's Appreciation Coffee and Donuts

December 6 • 3:00 – 5:00 PM
Cookies with Santa

Week of December 14
The Springs Annual Holiday Lights Contest

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 Neighbor!

VOTE VOTE VOTE

Have you voted on the two very important pending issues? It has been over 30 years since the Springs Governing Documents were updated and you simply can't run an HOA with outdated rules.

We need 2/3 of **all our homeowners to VOTE - YES** to update. Please help us update our governing documents by logging into your Property Management portal **and vote yes**.

NOTE: If you have a resolved violation showing up on your account your vote still counts. Please email jaime.therrien@cityproperty.com to have it removed if it's an outdated violation.



You may also view the entire PDF of proposed CC&R revised changes by clicking on the voting tab in Property Management's website. **Please VOTE Yes.**

Maintenance Matters!!

by James Estes

It has been an especially warm summer. Our maintenance team has done a fantastic job of keeping our community looking good despite the heat. The pool and clubhouse area were popular spots for residents to escape the heat, and the area was well maintained considering the heavy use by residents. Many residents were especially appreciative of the new water fountain and the remodeled bathrooms at the pool area.

In the coming weeks, the water features on the north and east side of the community will receive an upgrade due to a new pump and motor being installed in the Lakeview pump house. The Board will be replacing other pumps and motors in the future as part of the long-range plan to systematically replace the original pumps and motors in the community. The original pumps and motors have reached their limits of repair possibilities due to age. Reserve funds will be used for the replacement of pumps and motors.

The winter grass overseed will commence in the first week of October. Again, this year only the clubhouse common areas and main entrance will be overseeded to reduce water usage but still retain a pleasant community landscape. Once the overseed project is completed the Soho Park project to add a community gate for residents to access the Paseo Canal will begin. Should residents have any maintenance concerns or suggestions please contact our Property Manager.



TRICK OR TREAT SPOOKS AND GOBLINS

Trick or Treat at the Springs Soho Park

Get ready for a frightfully fun evening. The Springs Neighborhood HOA invites all families to the Spooks and Goblins Trick-or-Treat event. Friday October 24th from 5:00 pm till 6:30 pm at Soho Park (corner of S. Willow Creek Rd and Soho Rd) Bring the children in costume. There will be plenty of candy and fun and games for all the children to enjoy. *(Remember there are no bathrooms available)*

VOLUNTEERS NEEDED! Please send a message to Carolspringsevents@gmail.com subject Trick or treat.

SEE YOU THERE!




Annual Community PICNIC / BBQ

November 8th • 11am till 1:00pm

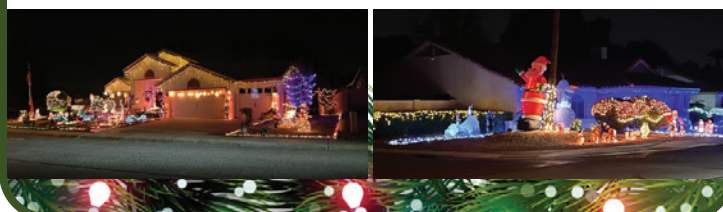
The HOA would like to thank you for being great neighbors so please join us on Saturday Nov. 8th at our Annual Community Picnic/BBQ. Join your neighbors at the Club House 1694 E Cindy St. for a mouthwatering hamburger or hot dog and the fixings. The menu looks great so don't miss the food plus it's a nice way to see your neighbors. There will be a raffle so don't miss your chance to win great prizes. Want to volunteer for the Picnic please contact Carol at CarolSpringsEvents@gmail.com In the subject line say "Volunteer"



HOLIDAY LIGHTS

in The Springs

Watch right before your very eyes as the Springs neighbors transform their homes into Griswold House lighting displays. Want to participate in the Lighting contest and have some festive fun? Judges will be driving through the Springs Neighborhood the week of December 14th looking for those Griswold displays. Winners will be published in the January Newsletter and prizes will be awarded.




HONORING VETERANS

November 11th • 8:00 – 9:30
at the Clubhouse

The Springs Neighborhood HOA invites all Veterans living in our community to join us for coffee and donuts as a small way of saying Thank You for your service to our country. The Gathering is a chance to meet neighbors, share stories and enjoy some warm hospitality together. We are grateful for your dedication and sacrifice and we look forward to honoring you with fellowship and refreshments. Tuesday November 11th from 8:00 am till 9:30 am.



Springs HOA 2025 ANNUAL CANNED FOOD DRIVE Saturday • November 8

The Springs Neighborhood HOA is proud to host our annual Non-Perishable Canned Food Drive to support Matthews Crossings Food Bank and local families in need. Each year, our community comes together to make a difference and this year we hope to collect more than ever before. We invite all residents to drop off canned goods and other nonperishable items at the Club house on Saturday Nov 8th 9:00 am till noon. Every contribution, large or small, helps provide meals and comfort to those facing hardship. Let's show the strength of our Springs Neighborhood spirit by filling the collection boxes and giving back to the wider community. Thank you for helping us make this years food drive a success. Items needed are canned vegetables, peanut butter and jelly (no glass) Top Raman, tuna, canned meats, Mac and Cheese, soups of all kinds, beans, cereal, pasta, stews, pudding and jelly, sugar, flour and especially thanksgiving items such as canned sweet potatoes, boxed mashed potatoes, stuffing mix, gravy in a can, pumpkin and spices, boxed pie crust, brown sugar, cake mix, icing and aluminum pans to bake in.



The Springs Annual Cookies with Santa

Saturday, December 6th
3:00 - 5:00 pm

Bring the children to meet Santa and enjoy the holiday fun at the Springs third annual event on Saturday December 6 from 3:00 pm till 5:00 pm at the Club House 1694 E Cindy St. Take a photo with Santa, decorate a cookie, and the children can write a letter to Santa. There are lots of holiday fun things to do. It's the perfect way to celebrate the season, capture special moments and enjoy time with friends and neighbors. Bring your holiday spirit and join in the fun for an afternoon of joy, laughter and treats. Santa and his elves look forward to seeing you there.

Please check the Springs website
for up-to-date information about events.

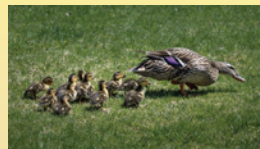
TheSpringsAssociation.com



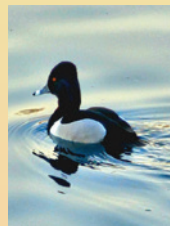
The Springs PHOTO CONTEST

by Carol Golden

Thank you to our Springs Neighbors that participated in the Second Springs Photo Contest. The submissions were all beautiful. It is always so hard to pick just one outstanding photograph because there were so many from which to choose. The people that submitted photos are Jen Mapes, Tony Steeneck, Gabrielle Vasseau, Ramon Zamora, Rene Jacobson and Ronda Bodtke. On behalf of the Springs HOA Board we would like to say Thank You for participating. The winners of this contest will have their photographs enlarged and will hang in the Clubhouse for everyone to see. Thank you to the three judges; Mayor Hartke, President of the HOA Brian McNutte and professional Photographer and Springs Neighbor Robert Morales. Mayors Choice goes to Ramon Zamora, Presidents Choice goes to Tony Steeneck, and Photographers Choice goes to Jen Mapes. Please stop by the Clubhouse in the fall to see the new additions to the Art on the Clubhouse walls.



Ramon Zamora



Tony Steeneck



Jen Mapes

Treasurer's Report

James Estes, Board Treasurer

Balance Sheet Month ending 8-31-25

Operating Account Cash on Hand:	\$353,556.00
Working Capital Cash on Hand:	\$249,933.00
Reserves Cash on Hand:	\$567,765.00
Petty Cash Bank Account Balances:	\$9,545.00

Collection Report Summary as of 8-31-25

Payment Plans:	1
Bankruptcies:	0
Small Claims:	3
Accnts. with Attorney:	0
Pending Trustee Sales	0

Income Statement 8-31-25

Income Accrued Mnth:	\$82,391.00
Income Accrued YTD:	\$638,864.00

Expense Statement 8-31-25

Expenses Accrued Mnth:	\$74,079.00
Expenses Accrued YTD:	\$599,238.00

"This & That!"

IN THE SPRINGS COMMUNITY

Community Garage Sale October 11th

The Springs Annual Neighborhood Garage sale is at 7am till noon. Dig out those items that you have been saving in your attic, garage or storage shed that you no longer want or need and participate in the neighborhood garage sale. The HOA does advertising. It's a great way to earn extra money from those unwanted or unneeded items that you have around your house. To get more attention for your sale put colorful signs at the corner of your street so people driving around can find your sale. Happy Sale...ing. Also, if you are going to participate contact Carol and give her your address so she can put it in the advertising. It will direct people to your sale. CarolSpringsEvents@gmail.com subject - Garage sale



Gardening Workshop

Have you ever tried raised bed gardening and not had much success? Not sure what to plant? Want to learn how to have a thriving Fall vegetable garden in your own backyard? Join us for this FREE gardening workshop on **Saturday October 4th from 10:00-11:00 at the Clubhouse.**

Little Lending Library

Located at the Clubhouse inside the first gate near the bicycle racks is The Springs FREE little Lending Library. Please stop by and check it out. If you love to read it's a great way to share your love for reading. Take a book and leave a book that you have already read. Come visit the Club House and visit the Little Lending Library. It is always open.



Springs Volunteers needed! If you enjoy the Springs events and would like to help with one or more of the events please take the time to contact me and let us know which event or events you would like to volunteer for by sending an email to Carol at CarolSpringEvents@gmail.com. In the subject line add the word Volunteer.

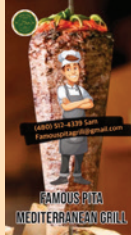


Food Trucks

in The Springs
5pm till 8pm at the Clubhouse

October 1 Famous Pita Mediterranean Grill

A Delightful taste of Mediterranean pieces and robust flavors. Gyros, Shawarma and Falafel to name a few.



November 5 Bonsai Boy

Gourmet Asian Fusion food with the most delicious hand crafted dishes.



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

