

PKID Meeting: Madera Parc

Thursday February 24, 2011

7:00 – 8:00 p.m.

Municipal Center I

Gilbert Staff: Rick Acuna, Jason Kerby, Laura Lorenzen

Attendees: Patrick Phillips, Janet and Bruce Davis, Jessie Henry, John Johnson, Bob Dyer, Robert Peckham, Duncan Thomson

One resident displayed the award received for “Neighborhood of the Year” presented at the Gilbert Community of Excellence awards. Madera Parc was recognized as a neighborhood that demonstrates community support and involvement, promoting a true sense of community and helping to make Gilbert a Community of Excellence. Staff will post signs at the entrances of Madera Parc honoring the subdivision as “Neighborhood of the Year”.

Agenda item: Tree Replacements

Residents in attendance reviewed the proposed tree replacement locations. The landscape architect explained that the landscape area is limited due to the meandering sidewalk and the wall. In order to meet the minimum requirements for a replacement tree the area has to be a minimum of 6 feet wide, trees could not block the vehicular line of sight, and must not compromise the adjacent property owners.

The tree that is proposed to be planted is a Live Oak species. This is an evergreen tree which will generally retain the green color year round. The tree is more columnar and will not overextend into the street. However, the trees will provide a nice canopy. The Live Oak is a low water use plant that is relatively slow growing but will grow to the height of 20 feet. It is very durable and easy to maintain.

Since FY2006/2007, the master plans show that 13 trees have been lost. This plan introduces 21 new trees. Not all of the replacement trees will be replanted were others were lost. In some areas the trees were too dense.

The cost to replace the trees is \$6,000. Of this approximately \$4,000 - \$4,500 can be taken from the plant and tree budget. This would leave approximately \$1,500 - \$2,000 for irrigation parts that would need to be included in the FY12 assessment.

By a show of hands, residents voted 7-0 in favor of replacing the trees.

Residents asked staff to if this could be done immediately or if it had to wait until July 2011. Staff will check the projected FY11 budget and advise residents if this is a possibility.

Agenda item: Common Wall Power Washing, Stucco Repair, and Painting

Staff received an estimate of \$65,000 to power wash, repair stucco, prime and paint the common walls.

Residents were concerned about completing the improvements and having the same issues arise. Staff explained that since the improvements have been completed, all of the sprinklers are off the side of the walls that are in the common area however; we cannot control the watering habits of the homeowners that butt up to the common wall. If the homeowners continue to allow water to hit the wall, it will bleed through and cause the same problems with the stucco and paint on the walls. Residents need to be educated on the impact of their watering habits. The Water Conservation Department is always available to assist residents with a water analysis.

A resident suggested setting aside a portion of the funds needed for the wall painting project this fiscal year. This would keep the assessments minimal for FY12 and allow time to educate the residents on proper watering habits. In July 2012, the remaining portion can be budgeted and the project can be completed.

By a show of hands, residents voted 6-1 to set aside a portion of the funds need to complete the common wall painting project. Next, residents voted 6-1 to set aside \$30,000 for future improvements for FY12.

One resident questioned the lights in the basin that needed repair. Staff explained that most of the poles need their cap covers replaced. This will be a maintenance item. One pole next to the playground may need to be replaced. This is a maintenance item as well.

Action items:

- Staff to notify homeowners if replacements can be completed in FY11 or FY12
- Staff will place “Neighborhood of the Year” signage at all entrances

Meeting was adjourned at 8:05 p.m.