

Annual PKID Meeting: Park Village PKID 07-03

Wednesday January 30, 2013

6:00 –7:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Ryan Blair, Melanie Dykstra, Jason Kerby, Laura Lorenzen, Linda Tunney, recorder

Attendees: John Boelman(2 homes), Alice Burger, Sarah Durrant, Wayne Knowles, Michael Lapaz, Dale Lunt, George & Jacque Ross, Wendi Webster

Staff Contacts:

- Maintenance -Rick Acuna - 480) 503-6268 - rick.acuna@gilbertaz.gov
- Improvements - Ryan Blair - (480) 503-6906 – ryan.blair@gilbertaz.gov
- General Questions - Rob Giles - (480) 503-6824 - rob.giles@gilbertaz.gov
- Budget - Laura Lorenzen - (480) 503-6868 - laura.lorenzen@gilbertaz.gov

1. Welcome:

- **Introduce staff**

Melanie Dykstra Interim Parks & Recreation Director introduced staff in attendance. Ryan Blair is from the CIP team and beside him is Jason Kerby who has been completing CIP projects on behalf of PKID's for 5 years and it will transition over to Ryan. Rick Acuna is from Parks and he oversees PKID's maintenance and is your main contact. Linda Tunney is from Parks & Recreation and she will be preparing the minutes so that they can be posted to the website. Laura Lorenzen is from the budget office, and if you have questions about the assessment she can assist with that.

- **Welcome new attendees**

Melanie Dykstra welcomed everyone to the Park Village PKID meeting.

- **Overview of PKID process**

Melanie Dykstra gave a brief review of the PKID process. She stated that the common areas within the current homeowners are managed and all owned by the Town, but maintenance is assessed to the homeowners as established by state law. There are 11 PKID's in Gilbert and all are located in the northern area of town. The Town makes sure that we have your input to make sure you want improvements. We continue to use the master plan and you can decide which piece you want to implement. It is your choice every year by majority vote whether improvements will be done. We also allow for absentee votes prior to the meeting.

- **Question about common walls:**

The homeowners had a question in regards to the condition of the outer block fences. The stucco and paint need to be redone. A resident wanted to know how she could make her wall blend in since she recently had her wall stuccoed and colored gray in order to preserve it.

Jason Kerby stated that other PKID's are having issues with their walls as well. He stated that the attorney has said that the walls are 50% owned by PKID and 50% by the homeowner. He said that it may be an option to repair and paint walls. If you have bare walls we need direction to paint those and if needed repair them. If you paint the wall then you have to maintain the paint on the wall.

Ryan Blair said that we would have to get some bids for the wall maintenance if that is what is decided by the homeowners.

Melanie Dykstra stated that they pay a basic maintenance fee for the PKID. We don't bank any money for maintenance. Each year the homeowners determine the assessment above their annual maintenance fees.

The homeowners brought up the issue of water from neighbors on the walls causing damage. They also asked if the homeowner is responsible for the water damage.

Rick Acuna stated Gilbert can educate the homeowners about the issue of water damage on the walls but cannot enforce compliance. The damage is created from homeowner lawn sprinklers hitting their wall on the inside and the damage shows on the outside of the wall.

Ryan Blair said that some issues of water damage are protruding into the common area side and we have a product with a 5 year warranty that blocks the water and it is supposed to work well. If the water blocking product is used, the walls need to be painted or stuccoed.

Rick Acuna said that he did a Playground audit and they need to add wood chips to make it ADA compliant and it will be a little under \$4,000. We must do this to make it meet federal ADA requirements. This will be completed this year.

2. Landscape Master Plan Improvements:

- **Review improvements remaining**

Jason Kerby stated that last year Encinas basin was redone with all new infrastructure, decomposed granite, sand changed to wood chips and the monument was redone. He said that five lights are going into the basin. This project was pushed off a little bit and goes out to bid on Tuesday and should start construction April 1st. This project should take 6 weeks to complete. He can put information on the website.

Homeowners wanted to make sure the light doesn't bleed into homeowner's yards. Staff explained that there will be shields installed to block from the neighboring yards.

Ryan Blair gave update on future improvements.

Option 1 would cost \$159,500 for landscape improvements at the Emerald Bay Drive. This includes new turf, irrigation system, drips, decomposed granite, and new shrubs.

Option 2 would cost \$114,000 for a ramada with new picnic tables, lights and new play structure and ADA sidewalk in the Emerald Bay Drive basin. There currently is a sand volleyball court which will be removed and the ramada will be put in its place.

Another option on the Guadalupe Road strip would be to remove the turf and make desert landscape, new trees, shrubs, timers and new decomposed granite. This improvement would cost \$70,000.

Ryan Blair stated that we could add a fourth option to paint and repair the block wall and get more details later.

- **Determine if homeowners want improvements**

Melanie Dykstra stated that we need to take a vote to determine if we will proceed on any level. If a yes vote, we will discuss options further. If a no vote, you don't want to move forward with any improvements. There is only one vote per household.

Prior to the vote Laura Lorenzen reviewed the past maintenance fees. She stated that if there is no improvement done the maintenance fee is approximately \$31.00, which was on the letter mailed out to homeowners.

By a show of hands, homeowners voted 9-9 which included the 9 proxy votes. Melanie Dykstra stated that due to a tie vote we could not undertake any improvements for this year.

- **Ranking of improvements**

No discussion.

- **Determine FY2014 assessment**

No discussion.

3. Questions:

Homeowners asked if there could be a follow-up meeting. Melanie Dykstra responded that yes we could schedule a follow up meeting. This would give us time to get the amount it would cost to repair and paint the walls. Another meeting will be set up and we will let you know when. Laura asked if Wednesday night worked for this group. The consensus was yes.

Action items:

Ryan Blair will be contacting the attorney and getting back with homeowners question in regards to her wall being stuccoed.

Melanie Dykstra stated that information on the cost to repair and paint the walls will be gathered and another meeting scheduled with the homeowners on a Wednesday night.

Meeting was adjourned at 6:50 p.m.