



**TOWN OF GILBERT
NOTICE OF PARKWAY IMPROVEMENT DISTRICT
BUDGET AND ASSESSMENTS 2019-2020
PKID 07-06 - CIRCLE G MEADOWS III**

December 29, 2018

PKID
OWNER
OWNER 2
ADDRESS
CITY, STATE, ZIP

Dear PKID Property Owner,

The common areas and rights of way within your subdivision are maintained through a special assessment district known as a **Parkway Maintenance Improvement District (PKID)**. **Your neighborhood is: PKID 07-06 – Circle G Meadows III**. Special assessment district costs are added to your property tax bill each year on a per lot basis.

Your PKID annual meeting was held in November 2018, to answer questions, clarify information, identify and discuss required maintenance items and receive potential ballot suggestions. At the meeting, staff discussed the current assessment costs and presented information and cost estimates for the following **Potential 1-Year Projects**:

- **Potential Project 1 - Repair and Paint Entry Walls on Scott and San Remo**
Engineer's Cost Estimate = \$4,404.50

The potential project would include repair and repainting of common area entry walls along Scott and San Remo. Minor repairs would be done for small cracks and water damage. If extensive repairs are needed, it would be part of a separate and additional project, in a future fiscal year by approval of a majority vote.

- **Potential Project 2 - Repair and Paint Remaining Common Area Walls**
Engineer's Cost Estimate = \$16,560.00

The potential project would provide minor repairs and repainting for the remaining 1600 linear feet of common area walls. It would not address any major wall repairs. If extensive repairs are needed, that would be part of a separate and additional project, in a future fiscal year by approval of a majority vote.

If either of these potential projects are approved, an analysis for the cause of the damage can be included as part of the scope of work. **PLEASE NOTE:** Some of the damage may be caused by the watering habits of some homeowners, due to their sprinklers hitting the wall on a continued basis.

Based on input from property owners in attendance at the annual meeting, it was requested that the ballot would also reflect the following option for a vote by the homeowners. If approved, staff will only research the costs for the potential project in order to be discussed at next year's annual meeting.

- **Research of associated costs to redesign and install a new playground and park amenities.**
(Multiple options would be researched.)

The following action items were noted from the meeting minutes for the PKID Staff to address:

- PKID Staff will look into getting the missing blocks installed on the wall along the canal.
- PKID Staff will check into repairing the rusted cover plate on the light pole at park.
- PKID Staff to work with the landscapers to clean the debris in the oleanders at the park.

The following is a breakdown of your monthly Base Assessments and any potential project costs. Potential Project costs will only be added to the Base Assessment if approved by a majority vote of the PKID 07-06 Circle G Meadows III property owners. Assessment costs begin after July 1, 2019.

Circle G Meadows III – 07-06

	Annual Estimate	Monthly Estimate
Base Maintenance Assessment (Before any Potential Projects)	\$187.44	\$15.62
Total Estimated Assessments – ONLY IF PROJECT IS APPROVED		
Additional 1-Year FY2019-2020 Cost +Plus the Base Assessment:		
Option 1–Base plus Potential Project 1-Entry Walls on Scott and San Remo	\$218.24	\$18.19
Option 2–Base plus Potential Project 2- Common Area Walls Repair/Painting	\$303.24	\$25.27
<u>COMBINED COSTS (ONLY If Multiple Projects are Approved)</u>		
Base plus Projects 1 & 2 – Both Entry and Common Area Wall Repair/Painting:	\$334.04	\$27.84

In our continuing efforts to provide comprehensive service to our residents, we will be holding the annual **PKID Open House**, as listed below. If you have any questions regarding your PKID, please drop in to visit with your PKID Staff.

- **DATE:** Tuesday, January 22, 2019
- **TIME:** 5:30 pm – 7:00 pm
- **PLACE:** Public Works North Assembly Room, 900 E Juniper Ave, Gilbert 85234

It is anticipated that Council will review the proposed budget at the meeting on **May 2, 2019, 7:00 p.m.**, and adopt levies in accordance with these budgets at the meeting on **June 6, 2019, 7:00 p.m.** Both meetings will be held in the Council Chambers at the Municipal Center, 50 E. Civic Center Drive. As a member of this PKID, you are encouraged to attend and participate in this meeting. Any changes to these dates will be posted on the Gilbert website at <http://www.gilbertaz.gov/pkid>.

This notice will be the final mailing to the property owners of PKID 07-06 – Circle G Meadows III for FY2019-2020. Any other notices of upcoming meetings will be communicated via e-mail. If you wish to be included in these e-mail updates, please send your name, PKID number, and e-mail address to joanne.mclaughlin@gilbertaz.gov.

Updates on your PKID are also available on Gilbert’s website at <http://www.gilbertaz.gov/pkid>. Information included on the PKID website include: the approved landscape master plans, a history of expenditures/budgets, and minutes of prior years’ meetings.

If you have any questions regarding the budget, or the historical costs of the district, contact Joanne McLaughlin at 480-503-6211. If you have questions regarding the landscaping or maintenance efforts, contact Rick Acuna at 480-503-6268.

Respectfully,
 Joanne E. McLaughlin
 Town of Gilbert-Parks and Recreation
 PKID Management Analyst

PKID STAFF CONTACTS

- PKID Maintenance - Rick Acuna, 480-503-6268, Rick.acuna@gilbertaz.gov
- PKID Administration - Rocky Brown, 480-503-6330, Rocky.brown@gilbertaz.gov
- PKID Administration - Joanne McLaughlin, 480-503-6211, Joanne.mclaughlin@gilbertaz.gov
- Website Information - www.gilbertaz.gov/pkid

Town of Gilbert-Parks & Recreation Dept., PKID Division, 90 E Civic Center Dr., Gilbert, AZ 85296

PKID BALLOT – 2019

PKID 07-06 – Circle G Meadows III

VOTING INSTRUCTIONS - Select YES or NO for EACH Item. ALL Votes are for the FY2019-20.

POTENTIAL PROJECTS:

If a **Potential Project** is approved by majority YES vote of the PKID property owners, it will then go through a public bidding process. Town Council will consider approval of the selected lowest responsible bid. By law, there is a 15-day waiting period to allow property owners time to voice any concerns regarding any proposed project that has been approved by a majority vote. If the PKID majority vote is NO, it would be dismissed for that voting cycle.

POTENTIAL Project 1 - Repair and Paint Entry Walls on Scott and San Remo:

- Yes, I approve** to complete Project 1 – Repair and paint the entry walls on Scott and San Remo as described in the enclosed letter.
- No, I do not approve** to complete Project 1 – Repair and paint the entry walls on Scott and San Remo.

POTENTIAL Project 2 - Repair and Paint Remaining Common Area Walls:

- Yes, I approve** to complete Project 2– Repair and paint the remaining common area walls as described in the enclosed letter.
- No, I do not approve** to complete Project 2 – Repair and paint the remaining common area walls.

RESEARCH ITEMS:

If a **Potential Research Item** is approved by a majority YES vote of the PKID Property owners, PKID Staff will research the costs associated with that item. The costs and project details would be presented at the next Annual meeting. The item is then placed on the ballot as a Potential Project. The PKID property owners would then vote to approve it or not for completion. If it then passes with a majority YES vote, it moves forward to a public bid and eventual construction. If the PKID majority vote is NO during the research phase of a potential project, the ballot item would be dismissed from that voting cycle.

Research the Costs Associated to Redesign and Install a new Playground and amenities in the park area.

- Yes, I approve** for staff to research associated costs to redesign and install a new playground and park amenities at the community park. (Multiple options would be researched.) If approved, it would then be considered for approval during the next fiscal year.
- No, I do not approve** for staff to research the costs associated to redesign and install a new playground and park amenities at the community park.

NAME (please print): _____

ADDRESS: _____

EMAIL: _____

(Providing your contact information ensures you will receive all PKID communications throughout the year.)

SIGNATURE: _____

Ballots are due by January 23, 2019 by 5:00 pm. Ballots may be submitted in the following manner:

- Email: Joanne McLaughlin at joanne.mclaughlin@gilbertaz.gov
- Fax: 480-503-6204: Attention: Joanne McLaughlin
- Mail: Attention: Joanne McLaughlin, Town of Gilbert Parks & Recreation Department, 90 E Civic Center Dr., Gilbert, AZ 85296
- Drop off – Attention: Joanne McLaughlin, Town of Gilbert Parks & Recreation Department, 90 E Civic Center Dr., Gilbert, AZ 85296 – Mon.-Thurs.-7:00a – 6:00p
- At Annual Open House: Jan. 22, 2019, 5:30-7:00pm; 900 E Juniper Ave., Gilbert, AZ 85234