



**TOWN OF GILBERT**  
**Annual PKID Meeting Minutes**  
**07-08 Circle G Ranches VII**

**Date:** Tuesday, November 27, 2018, 7:00-7:45pm  
**Location:** Public Works Assembly Room  
**PKID Staff:** Rocky Brown, Joanne McLaughlin, Rick Acuna, Andrea Pedersen  
**Attendees:** Mike & Angie Niere, Al & Ginger Carfora, Steve Hillman, Keith & Jodi Young, Mike Mayhew, Douglas Waslaski, Donelle & Randy Quinn, Mindy Pickett, Corrie Staynor, Derick Greene

**1. Welcome** – Joanne McLaughlin welcomed everyone to the meeting.

- **Staff members were introduced:** Joanne McLaughlin, Management Support Analyst; Rocky Brown, Business Manager; Rick Acuna, Field Supervisor; and Andrea Pedersen, Landscape Architect. PKID contact information is provided at the end of the Minutes.
- **Contractor for the current project phase:** Eric Orsborne, Owner, and Abe Nava, Landscape Supervisor, with OCM were in attendance.
- **Residents/Property owners introduced themselves.**
- **Review of meeting process:** This is an opportunity to review the proposed budget and any project information, as well as to discuss issues and suggestions from the property owners.
- **PKID Handouts:** Agenda, PKID Overview and Annual Process, Gilbert 311 information, and Budget Projections including project cost estimates, if applicable.

**2. Budget Projections/Assessment**

Current Assessment FY2018-19 is \$78.58. The FY 2019-20 Base Assessment is \$27.44 which includes a refund of \$11,210 as well as anticipated increases in electricity, water, staffing, and the landscape maintenance contract. The base assessment reflects the basic operating costs for the PKID, including staffing, landscape maintenance and supplies, electricity, water, architect services, postage, printing, advertising, etc. Refunds may reflect an overage from a completed project or a prior assessment. Somerset came in and took care of some issues for less than the original contractor, so there should be a refund coming in the next couple years. This budget will be finalized in February to go to Council in April. If anyone would like a copy of the detailed budget, Joanne can provide that. There is not enough time in the Annual meeting to go over the budget in detail as well as project information and questions from property owners. The new assessment will go into effect in July of 2019.

**3. Improvements for FY2018-19**

- No Ballots were voted on for FY2018-19 research or completion.

- **Update on Phase 2-Renovation to Elliott Frontage Road** – Cost estimate \$78,358.92 / Bid amount \$55,002.

OCM is currently doing projects at other PKID neighborhoods and expects to start the project at Circle G VII the second week of January, 2019. The project includes new irrigation to the turf, trees and plants. All healthy trees will remain. The dead or struggling trees and plants will be removed and replaced. The decomposed granite will be the same color and size, 1/2 inch Gila Brown. The previous color was Madison Gold or Pioneer Gold.

Andrea Pedersen reviewed the project plan, the existing trees that will remain, and the locations where new trees and shrubs are to be installed. The turf will be reseeded and the sidewalk will stay.

Questions/Comments on Phase 2 Project:

*Will the ugly oleanders come out?* Yes.

*There is a fair amount shade. What types of plants favor that environment?* We will do shade tolerant plant material along the frontage as it is heavily shaded.

*Have the pines at the entrance ever been trimmed or thinned out?* The pines do not like to be trimmed. We will trim only when necessary.

*There are several very tall palm trees that sometimes get trimmed regularly and sometimes not. Is there a schedule for the trimming?* The palm trees at the entrance are trimmed once a year between June and July.

*Are there any photos of the project?* No, we have plans, but no pictures at this time.

*There was some debate on whether the grass should be left in this project and the 300 proposed plants was thought to be too many.* On the Elliott Frontage, OCM has in the bid a price for removal that only applies to those plants. There will not be 300 plants along the Elliot frontage. No grass will be removed on Elliott. There will be new irrigation drips for the plants and trees along the wall between the sidewalk and the homeowner walls.

*Will everything north of the sidewalk be decomposed granite?* Yes, 1/2 inch screened granite will be installed two to three inches deep, either Gila Brown or Apache Brown.

*What is the project timeline?* The project will begin the second week of January and will take about three weeks to complete, weather permitting.

*The Bermuda grass struggles under pine trees. Will there be the same amount of turf?* Yes, it will be the same amount of turf, but the irrigation system will be upgraded to be more efficient.

The group was happy with the project plans.

- Plants – All plant inventories and replanting's are completed each year in the Spring.

#### **4. Improvements for FY2019-2020**

Property owners may make suggestions for ballot items related to possible improvement projects for the neighborhood. Any proposed projects from tonight's meeting will be included on the Ballot to go through the research process and will then be presented at the next annual meeting and placed on the Ballot. If a researched project is approved by majority vote, it will then go through the public bidding process and Town Council will consider approval of the selected bid. There will be a 15-day waiting period to allow property owners time to voice any concerns regarding the project.

- **Research a No Soliciting sign at the front entrance of the neighborhood.** The Team will research if such a sign can be done in a PKID.
- **Determine jurisdiction on dirt path from Voyager to the Power lines for possible improvements.** There is a dirt path between two houses that goes to the power lines. Those homes are owned by Val Vista Meadows, and they do not want to put money in to pave the path. A lot of kids in the neighborhood use the path to ride bikes and to go to school. It was asked if those homes could be included in our PKID. That would be up to the County Assessor. It would be easier for them to start their own PKID. The Team will research the jurisdiction.
- **Redo Monument Lighting** – The lights are too low and they don't work well. The light on the west side is always out. Rick will take a look at the west side light. This will be put on the ballot to research options.

## 5. Questions/Comments

### Public Works / Streets Items:

- Request for street light at the cul-de-sac on Bruce as it is very dark. This can be reported through Gilbert 311.
- Request for street light at cul-de-sac at the end of Voyager. It is very dark. The property owner was advised to report through Gilbert 311 or call Conrad Ramon, the street lighting supervisor 480-503-6434.
- Dips in road on Lexington. Property owner previously spoke with Carlos in streets. 811 marks for the sewer coincide with the dips. Joanne asked the owner to forward information to her and she will get in touch with Carlos.
- A portion of the sidewalk is off kilter on the east side under the power lines - safety issue.
- Request a stop light at the Powerline Trail crossing on Greenfield.
- Road Repaving for Voyager. The team will see where it falls in the pavement schedule.

### Landscaping Issues:

- Trimming/Clean up is needed all along the perimeter of Circle G VII, especially along the easement where the SRP gate is. SRP claims it is not their responsibility. The area is overgrown. The Triple D side and Sonoma Ranch side are kept neat. There is some discrepancy between the PKID map and the Maricopa County Assessor map regarding who is responsible for that area. Rick will have someone clean up the landscaping. The team will research the jurisdiction for that area.
- There are dead pine trees along the walls of the main road. Those areas are the responsibility of the homeowners. There is a valley-wide issue of pine blight. The town's responsibility is the Elliott frontage and to the end of the median off Voyager.

**Roof Rat Issue** – Several property owners complained of roof rats. People don't pick their citrus off the trees, which attracts the roof rats. Scottsdale will issue fines if citrus is not picked. Tips on preventing roof rats will be included with the mailing to property owners.

**Neighborhood Communications** – The Nextdoor app is a good way to connect with neighbors. There is a Facebook group called Circle G Ranches VII Community Group. Staff asked that the town be invited to that group.

**Bulk Trash Issues:**

- Suggested a summer allowance for monsoon debris. Items that are too large are not picked up.
- People put out Bulk trash too early or after the pickup and it sits there for weeks. That can be reported through Gilbert 311. If you call and let them know you missed the pickup, they will usually come out and pick up. A tip sheet or flyer on bulk trash can be included in the mailing to property owners.

**Code Compliance Issues:**

- People don't take care of their yards. Contact Code Compliance. They will send out an inspector and leave a notice for the homeowner.
- What are the restrictions on boat or RV Parking? Contact Code Compliance to find out.

Property Owners were advised to report any PKID issues to both Gilbert 311 and to the PKID team through voicemail or email.

**6. Action Items:**

- The PKID Team will research if a “No Soliciting” sign can be installed at the community entrance.
- The PKID Team will research who holds jurisdiction on the dirt path from Voyager to the power lines for possible improvements in the future.
- The PKID Team will research who holds jurisdiction at the SRP gate along the easement. Rick will have someone clean-up the landscaping in the area.
- Roof Rat prevention and extermination tips and Bulk Trash information will be included in the annual mailing.
- **Ballot Item:**
  - Research the costs to enhance the monument entry lighting.

**The meeting was adjourned at 7:59 pm**

**Dates to Remember:**

Open House, Tuesday, January 22, 2019, 5:30 – 7:00pm

Ballots are due by January 23, 2019

Council will adopt preliminary budgets at a May 2019 Council meeting

Council will adopt levies in accordance with the proposed final budgets at a June 2019 Council meeting

Assessments and any approved improvements will begin after July 1, 2019

**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](http://www.gilbertaz.gov/pkid)

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