

Annual PKID Meeting: Circle G III 07-06

Tuesday, October 21, 2014

7:00 – 8:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Brian Border, Melanie Dykstra, Rob Giles

Attendees: David Jeffers, Cheryl Walters, Ingrid Paulsen, Ann Vestal, Ted Bronson, Gary Allred, Steve Gunnell

Staff Contacts:

- Maintenance -Rick Acuna - 480) 503-6268 -rick.acuna@gilbertaz.gov
- PKID Improvements – Brian Border - (480) 503-6937 –brian.border@gilbertaz.gov
- General Questions – Melanie Dykstra-480-503-6330- Melanie.dykstra@gilbertaz.gov
- Website Information – www.gilbertaz.gov/pkid

1. Welcome:

• Introduction of Staff

Melanie Dykstra, Management Support Analyst for Parks and Recreation, was the facilitator for the meeting. She asked each member of the staff in attendance to introduce themselves. Brian Border handles contracts and the improvements. Rick Acuna is from Parks and he oversees PKID's maintenance. Rob Giles is Parks and Recreation Manager who oversees parks maintenance.

• Welcome New Attendees

Melanie Dykstra welcomed the group to the meeting.

• Overview of PKID

Rob Giles gave a brief review of the PKID process. Gilbert meets with the homeowners once a year in PKID meetings. There are 11 PKID's in Gilbert which represents about 2000 homes. 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.

• Review of Voting Process

Melanie Dykstra reviewed the new pilot process for PKID's which includes:

- Meeting held in October to answers questions, clarify information, identify & discuss required maintenance and receive ballot suggestion
- Ballot will be mailed in December for improvements identified at October meeting
- Required maintenance items will be discussed to identify best funding options to complete the work and will not be on the ballot; a letter will be mailed with the assessment amount for the following year
- Every property owner will have the opportunity to submit a vote by mail, email, fax or drop it off at the open house
- 50% plus 1 of all votes cast will determine majority decision on improvement project passing
- An open house will be conducted Jan. 24th to answer any final questions and receive ballots if not yet submitted
- Gilbert staff will send an email notice (if owner on file) and place approved projects/timelines on website

2. Improvements for FY2016:

- **Review improvements remaining**

Option 1) Play Structure in Large Basin*	\$62,400
Option 2) 20 x 20 Ramada*	\$37,600
Option 3) Basin Renovation	\$135,300
Option 4) ADA Sidewalk	\$12,700
Option 4) Common Wall Painting	TBD

*Must include ADA sidewalk

Brian Border reviewed the options with the group. The basin renovation would include removal of some existing grass near the block walls and removal of old irrigation system, 7 new trees and hundreds of new shrubs and smaller plants, over an acre of soil prep and seeding to restore turf grass, 348 tons of new D.G around block walls, completely new irrigation system for grass and new/existing plants.

The current monthly fee is \$32.75 per lot and there are 143 lots.

- **Discuss needed maintenance items and costs within next 5 years**

Discussion focused on what has been identified as a maintenance need in the PKID.

1. The basin is in need of renovations.
2. Common walls will be placed on a schedule for painting/repair when all basin improvements have been completed so that they become an ongoing maintenance item budgeted in the base assessment

- Discussed that project needs to be phased over 3 years with the following interests each year
 1. Protect the wall
 2. DG
 3. Turf
- DG to only be along wall only and where pine trees are located-minimize as much as possible
- Each project would be a one year assessment
- Decided a focus group needed to be scheduled with architect to review plans. All those present volunteered for focus group.
- Renovation of the basin will complete the identified master plan projects.

- **Discuss items for ballot including any new requests**

- Request was to add a garbage can by mailboxes for trash/recycle. Discussed and decided not to have it added at this time based on how to assess, how to have it secured, etc. Will monitor to see if there is a big issue with trash.
- No items to be placed on ballot due to maintenance project for basin renovations

3. Action items:

1. Review budget to make sure that landscape supplies are included
2. Follow up with streets to communicate that street signs are corroded
3. Convene focus group with architect to review master plan and determine what is appropriate for basin renovation

Meeting adjourned

Focus Group PKID Meeting: Circle G III 07-06

Wednesday, November 12, 2014

7:00 – 8:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Brian Border, Melanie Dykstra, Rob Giles,

Architect: Dave McClure

Attendees: Noreen Eckblad, Ingrid Paulsen, Cheryl Walters, David Jeffers, Ted Bronson, Ann Vestal, Gary Allred

Discussed Master plan design with architect to determine what could be red-lined and changed

- **Use of flood irrigation instead of sprinklers**
 - Would need to raise up 4 dry wells, would create 8 mounds in the grass
 - Would lower the cost of water
 - Need to have 2 watering systems, one for plants/shrubs, then a different one for turf
 - Runoff comes down under street now, but if flood irrigated would need to review to make sure can't go up drainage
 - Can't use park for one week
 - May create more mosquitos/bugs
 - Have to work around playground
 - **Decision-no flood irrigation**

- **Discussion on placement of playground**
 - If did move, put it in pocket in East area of park, not in N/S area to keep area open for active sports play

- **Water on Walls**
 - No more plants where oleander are
 - Stay 6-8 feet off of wall with DG
 - No pine trees-Elm, Pistache, etc
 - Like lone way of field
 - Turf to stay along sidewalk

Directions to architect

- Keep as much turf as possible
- No colored header
- Limit where DG is put, but agree on spot where sprinklers/water hit the wall

Next Steps:

- Redraw plans with redlines
- Identify a phasing plan with no more than \$40 per month assessment for improvements (additional to current base)
- Focus group to approve redline
- Post on website and send out email to homeowners
- Obtain agreement/consensus for sidewalk header, dg, what is best for wall
- Improve sidewalk
- Determine if an item is placed on the ballot