

Annual PKID Meeting: Spring Meadows 07-04

Wednesday, October 22, 2014

6:00 – 7:00 p.m.

Public Works Assembly Room

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

Attendees: Jill Humpherys, Harry Jones, Wayne Schovich, Leif Johansson, Ken Howard, David Delatorre, April Pinger, Bruce & Melissa Beauchamp, Jim Elskaff

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**

1. Play Structure in Large Basin	\$42,200
2. Basin Renovation on Saratoga and Jacob	\$61,500
3. Stabilized material around basketball court	\$5,500
4. Common Wall painting	TBD

- Brian Border reviewed the options with the group. The basin renovation would include Removal of some existing grass, removal of old tree stump, and removal of old irrigation system, 10 new trees and hundreds of new shrubs and smaller plants, Almost an acre of soil prep and seeding to restore turf grass, 134 tons of new D.G. and new concrete header, Completely new irrigation system for grass and new/existing plants.
- Per a request of the community from last year, a price was provided for an improvement to the basketball court which would provide stabilized material around the basketball court.
- Large Park Tot Lot Expansion would include a new young children's play structure with new wood fiber surface and one new bench

The current monthly fee is \$21.10 per lot and there are 227 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 Saratoga/Jacob 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 the basin project should be done in its entirety with the following directions:

1. Remove turf and put in DG & Plants on the North side (E/W sidewalk)
2. Add garbage can (like under the ramada) if it makes sense
3. Add 2 benches by sidewalk facing into the park, prefer under a shaded area, put in granite area
4. Remove acre of soil prep & seeding from bid-\$4,700
5. Start project March 2016
6. Trees need to be in DG, could reduce trees if possible

- Discussed vandalism of bench in large park basin by picnic table. Discussed options for repair or replacement. Parks staff will go to assess and determine how to best make repairs.

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

- No items to be placed on ballot due to maintenance project for basin renovation.

3. Action items:

1. Follow up with streets to determine when street sealing is being completed
2. Repair of bench in park
3. No ballot, only letter with assessment

Meeting adjourned