

Annual PKID Meeting: Val Vista Park 07-01

Tuesday, October 28, 2014

6:45 – 7:30 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Brian Border, Melanie Dykstra

Attendees: Richard Steely, John Scharer, Ray & Judy Campos, Joshua Andersen, James Vogel, Keith Nelson

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.

• Welcome New Attendees

Melanie Dykstra welcomed the group to the meeting.

• Overview of PKID

Melanie Dykstra 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. No improvements remaining on master plan
2. Common Wall painting TBD
3. Over-seed median area \$325 ongoing cost (~\$.12 per person per month)

The current monthly fee is \$19.41 per lot and there are 231 lots.

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

No needed maintenance items except strategically planning for common wall painting in the future. Will have them placed on a schedule for painting/repair so that they become an ongoing maintenance item budgeted in the base assessment. Walls that currently need painting are private walls not PKID common walls.

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

- Discussed over-seeding, both median area and retention basin.
 - Over-seeding would be ongoing
 - Area would be Guadalupe to Ford-Freestone Parkway
 - Other possible area would be retention basin.
- No other requests were submitted by homeowners prior to the meeting
- Ballot will include:
 - Over-seeding of median area Guadalupe to Ford-Freestone Parkway

3. Action items:

1. Review letter that indicated common areas below to homeowners based on original sale, Town acts as agent. Letter and interpretation will be reviewed once received from the homeowner.
2. Identify costs associated with over-seeding retention basin including water, fertilizer, seed, mowing, and ongoing costs. Will bring information to the next annual meeting.
3. Request by resident to replace plants that have died such as daises with a more hardy plant. Try to replace with 5 gallon plants not 1 gallon plants if possible.
4. Review refreshing of DG in the future, come with costs. Make sure it is raked on a regular basis.
5. Make sure to clean up catchlaw in area
6. Ballot for overseeding of median

Meeting adjourned