

Golf Villas III Homeowners Meeting
Friday, April 28, 2023 @ 1:00 pm
Estate Club & ZOOM

1. Call to Order / Quorum / Opening Remarks – Charles Page
2. Board Meeting 4.24.2023 – Architectural Plans– Approval - Charles Page
3. Landscaping Redesign Project - Update / Scope / Budget - Charles Page
4. Special Assessment Form review – Joel Gross
5. Homeowner Questions and Answers
5. Adjournment

2. Board Meeting 4.24.2023 – Approval of Minutes - Charles Page

approved

Golf Villas III Board Meeting – 4.24.2023

Attendees: Charles Page, Gerald Bloch, Joel Gross

The GV III Board reviewed the Total Redesign Landscaping Project submitted by the Landscape and Architect Firm – McGough and Adamson. The review also included a review of the scope of work and budget. A complete redesign of the entrance, common areas, and all 12 homeowner's front yards within the Golf Villas III HOA. The objective of the project is to (a) Reduce the use of water, (b) Reset landscaping program priority from rye grass to Bermuda (Midiron Hybrid) grass, (c) Upgrade aging sprinkler system and incorporate CoS Smart system, (d) Eliminate landscaping design errors, (e) remove and replace plants to achieve an update appearance for the HOA community, and (f) Formalize the appearance of the HOA section along the perimeter road.

The meeting concluded with approval to proceed in presenting the plans and budget to the homeowners..

The meeting started at 4:00 pm and concluded at 5:00 am.

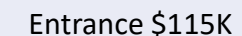
3. Update / Scope / Budget - Charles Page

- Market Overview
- Regulatory Status
- Scope and Budget

UNITS FOR SALE



- GRCA lists Units as either Condominium or Single Family Homes
 - The Greens, Golf Villas and Golf Villas III are Townhomes (common walls between units) and listed as Single Family Homes
 - Golf Villas III can compete with The Enclave, Enclave II, The Greens and Golf Villas
- UNITS FOR SALE – 4-28-2023
 - Sale to list price is \$95.9%
 - A total of 17 units – average price - \$1.9M
 - Golf Villas, Golf Villas III and Golf Cottages – NONE
 - Greens – 3 units – average price \$2.015M
 - ENCLAVE - 1 unit - \$4.65M
 - Enclave II – 2 units – average price \$2.325M



5. Landscaping Redesign Project Update

In the news

CoS 9/30 - Scottsdale City Council approved a code amendment Sept. 19 that forbids HOA mandates overseeding in their communities.

In August, the Bureau of Reclamation declared a Tier 2a for the Colorado River. While this currently keeps the City of Scottsdale in Stage One of its Drought Management Plan, further cuts are expected in the next month.

The federal government is expected to impose additional restrictions to this water resource starting in calendar year 2023.

While details are not finalized, Arizona will play a role in these reductions. Scottsdale asked residents and businesses to voluntarily reduce water use by at least five percent in 2022. This objective was achieved

This heightened conservation will become even more important in the coming year. While the role for additional conservation or reductions is not yet clear for the city, Scottsdale asks residents to act now.

[ScottsdaleAZ.gov](https://www.scottsdaleaz.gov), search “water”

Landscaping Redesign Project Update

NEXT STEPS

- ❖ Presentation of final plans and budget for Homeowner approval

Objective

A complete redesign of the entrance, common areas, and all 12 homeowner's front yards within the Golf Villas III HOA. The objective of the project is to (a) Reduce the use of water, (b) Reset landscaping program priority from rye grass to Bermuda (Midiron Hybrid) grass, (c) Upgrade aging sprinkler system and incorporate CoS Smart system, (d) Eliminate landscaping design errors, (e) Remove and replace plants to achieve an update appearance for the HOA community, and (f) Formalize the appearance of the HOA section along the perimeter road.

SCOPE

The project includes: (1) demo and replace all areas with soil/sod designed for Bermuda (Midiron Hybrid) grass, (2) retrofit the entire sprinkler system (14 valves, master valve, flow meter), (3) set drainage systems for three homeowners, (4) remove approximately 129 plants and 5 trees and then plant 232 shrubs and plants along replanting 16 previously removed plants and 2 trees, (4) set 265' of 6" of new cement boards, (5) Remove and replace all designated gravel areas with 68 tons of new Madison Gold $\frac{3}{4}$ " and Santa Fe Brown $\frac{3}{4}$ " gravel.

Budget and Allocation

Description	Parameters	Original Estimate	Total Expense	UNIT
				Four
grass areas per architectural plans	Sq' / unit and Common Area/12	\$ 12,400	\$ 10,988	\$ 756
Irrigation system for all proposed areas per	total cost/12	\$ 19,000	\$ 21,500	\$ 1,792
areas per architectural plans	Sq' / unit and Common Area/12	\$ 2,000	\$ 12,187	\$ 848
Reset cement boarders	footage / per unit and common Area /12	\$ 1,000	\$ 1,717	\$ 82
Extras	Cost per unit		\$ 4,800	\$ -
Replace all flood lights	material cost /12	\$ 5,000	\$ 2,794	\$ 233
Recommended by GRCA Landscaping and approved by GV III HOA Board per Standards and Rules to be funded	plant cost /12	\$ 6,000	\$ 3,950	\$ 329
Preferred by Homeowner	plant cost / unit		\$ 7,587	\$ 514
Recommended by GRCA Landscaping and approved by GV III HOA Board per Standards and Rules to be funded	per unit and common area /12		\$ 21,525	\$ 1,644
Update background color and Font type/color	cost / unit	\$ 2,000	\$ 2,704	\$ 225
		\$ 47,400	\$ 89,752	\$ 6,422

Ballot

MAIL BALLOT

GOLF VILLAS III

LOT # _____

I/we, the undersigned, am/are the owner(s) of the above-designated Residence and lawful Member(s) of the Golf Villas III at Gainey Ranch Homeowners Association, entitled to vote on all matters brought properly before the Membership.

SPECIAL ASSESSMENT: The total Special Assessment of approximately \$92,000 to be allocated per lot based on specific changes requested by each homeowner and an equal sharing of common area costs for a complete redesign of the entrance, common areas, and all 12 homeowner's front yards within the Golf Villas III HOA. The objective of the project is to (a) Reduce the use of water, (b) Reset landscaping program priority from rye grass to Bermuda (Midiron Hybrid) grass, (c) Upgrade aging sprinkler system and incorporate CoS Smart system, (d) Eliminate landscaping design errors, (e) Remove and replace plants to achieve an updated appearance for the HOA community, and (f) Formalize the appearance of the HOA section along the perimeter road.

Each homeowner acknowledges the receipt of the Special Assessment Budget detailing the specific expenses allocated to them. Any changes from this Budget will be documented and approved by the homeowner through a formal change order process.

Please mark an "X" in the appropriate box below to indicate your vote.

☐ IN FAVOR

☐ AGAINST

Date: _____

Signature(s)

This ballot must be received by 5:00 pm, May 5, 2023 to be counted. In order for the Special Assessment to be approved, a minimum of eight lots must approve the proposal.

NOTE: This ballot should be mailed or delivered to GOLF VILLAS III AT GAINNEY RANCH HOMEOWNERS ASSOCIATION, c/o Gainey Ranch Community Association, 7720 Gainey Ranch Road, Scottsdale, AZ 85258-1601.

e-mail to grca@gaineyranchca.com

Fax to (480) 951-0923

QUESTIONS AND ANSWERS

Adjournment




Architectural Scope

5.1	Market Overview
5.2	Regulatory Status
5.3	GRCA Position
5.4	Landscaping Redesign Objectives
5.5	Estimated Expense
5.6	Next Steps
















- Scope of work – Include areas
 - Modifications
 - Minimize lawn grade to lower runoff when watering
 - Adjust GRCA water and value boxes to grade level
 - South Common area – improve drainage from street
 - Remove plants around signage for safety and change letter color to improve visibility
 - Unit 1 plants around utility pole and lighting, add plant boarder next to south stucco wall
 - Unit 2 add cement boarder near unit 3 wall
 - Unit 4 remove tree due to shade and lawn care, and replace leaning oleander tree with Purple Plum, reset cement boarder
 - Unit 6 – replace palm plant - size
 - Unit 7 – remove old tree – diseased, reset cement boarder
 - Unit 8 and 9 – reset cement boarder
 - Unit 11 modify cement boarder near tree causing shade
 - Unit 11/12 - cement boarder and plants around light pole in grass area
 - Redesign outer area of the interior cul-de-sac area grade, shrubs and plants
 - Reset common area on perimeter road (area between sidewalk and HOA area with shrubs and gravel)

5. Landscaping Redesign Project Update – Charles Page

5.1	Market Overview
5.2	Regulatory Status
5.3	GRCA Position
5.4	Landscaping Redesign
5.5	Estimated Expense
5.6	Next Steps

Effluent  .094
 No Overseed 
 Overseed 

- Funk 9/27 - Areas that are served by the effluent water will be overseeded. Also, those not on effluent water may overseed
 - Most satellite HOAs have decided to overseed
 - 8989 has decided partial overseed
 - Pavilions has decided no overseed
 - Scaping for overseeding will be done
- Funk 9/26 – Scottsdale Water Management - The Scottsdale campaign to not overseed is a campaign to build more awareness on domestic water that is used to maintain winter lawns. The City's request is really to **decrease, but not eliminate the winter rye grass** as the green is important to all communities in Scottsdale.
 - During fall and winter months the **waste water plant produces more effluent water than can be used by the golf course and Gainey Association**
- CoS 9/30 - Scottsdale City Council approved a code amendment Sept. 19 that forbids HOA mandates overseeding in their communities.

	2022 YTD	
GRCA 090-DOMESTIC IRRG	113,705	
GRCA 090-EFFLUENT LOOP RD	640,600	
GRCA 091	711,721	
GRCA 092	82,833	
GRCA 092 DOMESTIC USE	35,760	
GRCA 094-BLDG	72,381	
GRCA094-IRRIG	158,491	
GRCA 094-EFFLUENT	91,600	
010 PAVILIONS	930,189	
020 ENCLAVE II	171,646	
040 LEGEND	128,673	
050 ESTATES	429,687	
060 GREENS	673,331	
101 SUNSET COVE	1,274,434	
103 COURTS	745,021	
105 GOLF COTTAGES	197,510	
107 GOLF VILLAS	587,765	
110 ENCLAVE	541,583	
111 GOLF VILLAS III	91,606	
135 8989 GCD	565,760	
160 7400 GCD	539,464	
170 OASIS	763,760	
250 VAQUERO DRIVE-EFFLUENT	212,120	
260 ARROYO VISTA	268,360	
	10,028,000	