



The Springs

HOMEOWNERS ASSOCIATION

July 2026

Please Enjoy the 62nd Edition of The Springs Newsletter! This newsletter is provided by the Board of Directors' committee tasked to create, publish, and distribute these Quarterly.

We will continue to provide articles that are informative, interesting, humorous, and hopefully relevant to all homeowners and residents of the Springs. We live in a wonderful community and this newsletter is intended to bring us all closer together as a community through better communication. Please email Marilou Estes ideas on what you'd like to see on the website or in this newsletter at mestesspringshoa@yahoo.com.

IN THIS ISSUE

- Be A Good Springs Neighbor
- Maintenance Matters
- Food Truck in The Springs
- Election Results Springs HOA Board
- You Spoke. Your HOA Board Listened
- Volunteering in 2026
- Treasurer's Report
- Ice Cream Social in The Springs
- Matthew's Crossing Second Annual Golf Tournament



Be a **Good Springs Neighbor!**

Keep in Mind The 3 P's

PPP

PALMS... PAINT... PLANTS!

Palm tree trimming should be done in summer months. The amount of trimming will depend on the species of the palm tree and the amount of fruit or dead fronds on the tree. Palm tree skinning is performed for a variety of reasons such as aesthetics, bug issues, scorpion problems or loose and fallen skin. Skinning is not necessary for the tree if none of the problems above are noted. Palm tree trimming letters were mailed to homeowners approximately two weeks ago. Reminder letters will be sent in mid-July to those owners who have not yet completed their annual trimming.

Plant and Tree Replacement: A second round of landscape compliance letters regarding missing or dead plants and trees were sent late May. Approximately **85% of the affected homeowners have already come into compliance.** A final round of reminder letters will be mailed later this summer to those properties that remain outstanding. As you plan for your cooler weather planting residents will hopefully find the revised landscape requirements more helpful. Please refer to the revised Architectural Guidelines, dated 3/1/25.

Now is the time to plan your house painting project. Many homes throughout the community are faded and need a fresh coat of paint. The Association's painting guidelines are available on the homeowner portal for review. We also plan to begin our annual paint inspections later this summer, at which time letters will be sent to owners whose homes have been identified as needing repainting. We recognize that repainting a home can be a significant expense. Therefore, homeowners whose properties are identified for repainting will be provided for up to **12 months** to complete the work.

And remember if you receive a maintenance letter or violation, please be sure to **follow the communication instructions on the letter to confirm the corrective action you have taken.** The letter will remain open on the account and additional letters may result in fines If we don't hear from you.

If you have any questions concerning the **Three P's**, please contact CPM property manager **Jaime Therrien** at 602-437-4777 x 2169 or jaime.therrien@cityproperty.com.

UPCOMING EVENTS:

Back-to-School Ice Cream Social
July 17
6-7:30 pm Springs Clubhouse

Food Truck Night
Sept. 2
6-7:30 pm Springs Clubhouse
Driveway

The Springs Architectural Committee Meeting
2nd Tuesday of Every Month
Virtual Meeting

The Springs Board of Directors Meeting
3rd Tuesday of Every Month
(except June, August & December)

Maintenance Matters!!

James Estes, Director/Chairperson Maintenance Committee

Our water maintenance company Desert Phins has been busy daily removing debris from all the lakes to help prevent unwanted algae growth. **Residents are reminded to avoid causing landscaping debris to fall into the water systems and to make certain hired landscape crews are aware of the importance of keeping debris out of the lakes and ponds.** The lakes are treated during summer months with an environmentally friendly product that gives the water a bluish tint. This product is harmless to fish and wildlife and helps decrease the growth of algae by filtering out the bright summer sun. The maintenance committee has also been scheduling service as well as needed repairs to our pump systems that provide the waterfalls and moving streams in the community.

As always, should residents have a maintenance issue pertaining to common areas or amenities please contact our property manager immediately.



BOARD OF DIRECTORS



Election RESULTS



During the recent election for The Springs Board of Directors, Springs residents elected three Directors. These Directors will serve a three-year term. Congratulations to Mark Yost, Carol Golden and Brian Mcnutt. Thank you to all candidates for their willingness to serve the community. Thank you as well to those residents who took time to vote in the annual election for Board members.



Food Truck Night!

**First Wednesday Food Truck Night
at the Springs Clubhouse Driveway**

9/2 Wednesday - 6:00 pm - 7:30 pm



Pizza Butcher a true mouthwatering experience. Enjoy the handy work of Pizza maker Mike Butcher, former baseball player for the Big Leagues Angels, as he creates wood fired pizza before your very eyes. Each pizza is infused with a blend of three species of wood creating a delectable smokey essence in each pizza. Get ready for a hand-

crafted culinary experience. Do not miss this food truck. Please note the time change.

You spoke...

Your HOA Board of Directors Listened!

Every HOA Board needs clear and concise governing documents that guide them in making decisions on behalf of their community. Our CC&Rs have not been amended in many years. We have spent time and resources updating the CC&R language, as guided by our attorney, to reflect current laws and changes that are pertinent to our community. We ask you to please approve these changes by voting **YES**. It requires 441 homeowners to vote **YES** to pass the newly revised CC&Rs. We need **YOUR YES** vote. It is not too late. Please sign into [Homeowners Portal - City Property Management Company](#) and **VOTE YES** to amend our CC&Rs.

Making a Difference IN YOUR COMMUNITY

Carol Golden Director/Social Committee Chairperson

The Springs is a wonderful place to live because of the people who make it special. From holiday celebrations and social gatherings to ice cream socials, game nights, and seasonal events, our community activities bring neighbors together and create lasting friendships.

These events do not happen by themselves. They depend on volunteers who are willing to lend a helping hand.

The Social Committee is looking for residents who would like to become involved in planning and supporting community events. Whether you can help occasionally or would like to take a more active role on the committee, your time and ideas are welcome.

You do not need a considerable time commitment to make a meaningful difference. Just a few hours of your time before, during or after an event can help ensure activities run smoothly and remain enjoyable for everyone.

Volunteering is also a wonderful way to meet neighbors, share your talents, and help shape the kinds of activities offered in our community. Fresh ideas and fresh faces are always appreciated.

If you have ever attended a community event and enjoyed yourself, consider giving back by volunteering. Together, we can continue making The Springs a vibrant, welcoming and fun place to live.

Interested in helping? We would love to hear from you. Join the Social Committee and help us create memorable events for our neighbors throughout the year.

A few hours can make a significant difference.

Contact Carol Golden at
CarolSpringsEvents@gmail.com

Treasurer's Report

Balance Sheet Month ending 6-29-2026

Operating Account Cash on Hand:	\$174,479.00
Working Capital Cash on Hand:	\$259,620.00
Reserves Cash on Hand:	\$737,885.00

Collection Report Summary as of 5-31-26

Payment Plans:	2
Bankruptcies:	0
Small Claims:	5
Accnts. with Attorney:	0
Pending Trustee Sales	1

Income Statement 5-31-26

Income Accrued Mnth:	\$ 86,435.00
Income Accrued YTD:	\$426,119.00

Expense Statement 5-31-26

Expenses Accrued Mnth:	\$ 80,537.00
Expenses Accrued YTD:	\$570,082.00



**Friday, July 17th from 6:00 pm – 7:30 pm
at The Springs Clubhouse**

Summer is winding down and a new school year is about to begin. Let's celebrate together with a fun-filled ice cream social at the Springs Clubhouse. Fun for all Springs residents.

Children and families are invited to create their very own delicious ice cream sundae! We will provide ice cream, whipped cream, colorful sprinkles and of course cherries.

Bring your family and enjoy the evening as we kick off the new school year. Special bonus for the first twenty children to arrive will receive a special prize.

Come meet your neighbors, celebrate the start of school, and make some wonderful memories. We look forward to seeing you there.

Matthews Crossing 2nd Annual Golf Tournament

REGISTER TODAY!



MATTHEW'S CROSSING FOOD BANK'S

2ND ANNUAL Golf Tournament

PLAY GOLF. FEED HOPE. CHANGE LIVES.



DRIVING OUT HUNGER IN THE EAST VALLEY



WEDNESDAY
SEPTEMBER 16, 2026



SAN MARCOS
GOLF COURSE
100 N Dakota Street
Chandler, AZ 85225

REGISTER TODAY!

Join us on Wednesday, September 16th!



The Springs Association

c/o City Property Management
4645 E. Cotton Gin Loop
Phoenix, AZ 85040

Your Springs HOA Board Members

- President* Brian McNutt
- Vice President* Adam Coe
- Treasurer* James Estes
- Secretary* Carol Golden
- Director* John Tatarchuk
- Director* James Patasin
- Director* Mark Yost

April 2025-May 2026

If interested in serving on a Committee or on the Board, please contact Jaime Therrien at jaime.therrien@cityproperty.com or Office 602-437-4777, ext 2169

Who You Gonna Call?

Property Manager: Jaime Therrien
Email: jaime.therrien@cityproperty.com
Office: 602-437-4777 ext. 2169

Association Coordinator: Jesse Brown
Email: jesse.brown@cityproperty.com
Office: 602-437-4777 ext. 2211
<https://homeowners.cityproperty.com/Default.asp>

****Please send all comments/questions to Jaime

**24/7 Emergency Call Service,
personnel on duty 24 hours everyday. Call 602-437-4777**

OTHER CITY SERVICES:

- Police - Emergency: 911
- Police - Non Emergency: 480-782-4130
- Street Light Repair: 480-782-3460
- Graffiti Hot Line: 480-782-4322
- Garbage Bulk Pickup: 480-782-3510
- Maricopa County Roof Rats: 602-506-6616
- Dogs at Large: 602-506-7387
- Gas Leaks: 602-271-4277



LOG IN TO OUR SPRINGS WEBSITE!!

TheSpringsAssociation.com

It's easy. You will find a listing of all **The Springs** events along with a click through button that will take you to each of the events planned for that quarter. Once you click on the button, the details of a particular event will be displayed. Remember, sometimes things change and details of an event can change, so in order to get the most updated information, please check the website, TheSpringsAssociation.com

