



July 2, 2021

Reminder: Board meetings are on the third **Tuesday** of each month now! The next meeting is July 20. Details and Zoom link are forthcoming.

Portal: We have been selected! Preferred is improving its portal and Korin has chosen The Pueblo to test its advanced features. Why are we the guinea pigs? Because we are used to a more robust portal and are tech-savvy. Meanwhile, refer to page 4 for help with the current portal. The new portal will be available in August/September. More news as we get closer.

Work Orders

Monsoons bring wind and possible fallen branches. When you submit a work order by phone or on the portal, please include the approximate diameter and length of the fallen branch. We have two vendors who can handle fallen limbs, but the size determines which we call. The Preferred staff will determine the correct vendor based on information you provide.

Tree trimming

Tree Doctor will be on-site from August 5-11th to trim trees. You will be notified when they are scheduled to work in your area so that you can remove/cover patio items and remove cars from driveways if needed.

Grounds Report from Tim O'Connell

Our trees, our plants and our landscaping contribute so much toward the beauty and character of The Pueblo....and we want to let you know this board is highly focused on preserving this invaluable element of our community. Our goal is twofold: 1) to protect and care for our plants and trees while 2) lowering the overall cost of preserving our landscape.

With that in mind, we want to share with you what we have done so far to protect our beautiful landscaping.

- Creation of a new master landscape plan reflecting our current-state and end-state. This establishes standards by which we will function going forward, eliminating any questions around the HOA's expectations for our landscapers.
- Establishment of an approved tree matrix, assuring that new trees are appropriate to our environment, follow a similar water/trim cycle as the others on the property and noting tree placement in proximity to buildings to mitigate damage.
- Establishment of an approved-plant matrix establishing the plants we'll be using in the common areas, how they're to be trimmed and where they're to be placed (sun, shade, near structures, etc.).
- An RFP (request for proposal) has been sent out to 3 vendors for the modernization of the entire irrigation system. The new design will save water, effectively eliminate repair costs of our aging system, eliminate all the unsightly black spaghetti lines littering the

property and, finally, place trees on their own system so we stop losing trees to lack of water (Trees and bushes have VERY different water needs).

- We have brought back certified arborists to care for our trees, assuring they're trimmed properly in the future (Improper trimming in the past has resulted in tree loss and unnecessary branch breaks.). Please look for our arborists to be on property July 16th to do a couple of removals where trees are damaging home, then returning in early August when nearly every tree on the property will be properly trimmed. This new "baseline" of care will assure we spend much less annually on tree trimming.

This is just what we have accomplished so far....and there is more to come! Over the next three years, look for the completion of all outstanding projects, replacement of our gravel to cover the "bald spots," new trees to replace those we've lost over the past 5 years, proper drainage from scuppers to stop erosion and so much more!

If you have any questions about the landscaping, the landscaping project, trees, plants or gravel, feel free to reach out any time, 602-919-4992.

The Construction Committee Report from Mary Delmege

The Construction Committee met on June 24. T.D. Kennard, Jason Christoff, Teresa Klarfeld and Mary Delmege had an initial meeting to discuss important issues like paint and stucco. They are looking forward to taking a deep dive into these matters and offering some proposals for the board to consider. This group brings a tremendous amount of talent and experience to the table, and we appreciate their work on behalf of our community.

Landscape Maintenance

Terra Verde separates our community into 4 zones (shown below), each on a cycle of trimming and detail work. They do not blow the entire property every week. They blow the streets, gutters, and pathways every week. However, they do not blow the granite areas every week. The granite areas are blown when the crew is working on the section. However, we have requested that they blow the debris from the mesquites beside the pool weekly. Korin is working with Terra Verde on issues regarding maintenance.



Fun fact

The Pueblo was designed by architect Adolph deRoy Mark in "Nuevo Pueblo Style." Our community is the younger sister of Tempe Cottonwoods. Read about him at: <https://hiddencityphila.org/2020/01/finding-adolf-deroy-mark-his-adobe-in-the-sky/>

Mark won a Merit Building and Structures Environmental Excellence award in 1992 for his design of Desert Rose in Phoenix. He also renovated Papago Plaza shopping center in Scottsdale in 1991. New Times writer Lawrence Cheek described it as *Taos Pueblo viewed through a mental fog of nitrous oxide. The towers lean crazily, the misshapen parapets zig and wander randomly across the skyline. There's a fake second story, complete with fake vigas, fake ladders and fake doors and windows. Sentry ports overlook both Scottsdale and McDowell roads from on high so that Tonto may watch for approaching hostile tribes. Gargantuan petroglyphs of birds and reptiles roam the walls. Waterfalls whoosh down a pair of four-story, five-sided, glass-block-and-stucco towers that appear to draw from the architecture of Anasazi pueblos and the planet Krypton. (Eventually, electronic bells will ring out from the towers.)*

Current Website & Portal Features

Public documents are found under Homeowner Resources-Pueblo at Andersen Springs.

The screenshot shows the website header with navigation links: OUR STORY, HOMEOWNER RESOURCES (with a dropdown arrow), ESCROW / MORTGAGE, PROPOSAL REQUEST, and CONTACT US. Below the header is a sub-header for "Pueblo at Andersen Springs". A navigation menu is displayed with tabs for "Governing Documents", "Community News", "Board Meetings", "Miscellaneous", and "Forms". Under the "Governing Documents" tab, a list of documents is shown: CC&R's, ARTICLES OF INCORPORATION, BYLAWS, COLLECTION POLICY, FINE POLICY, MAINTENANCE RESPONSIBILITY MATRIX, and RESERVE STUDY - 2018.

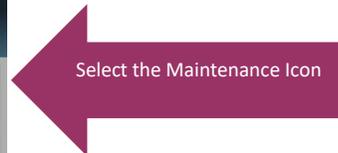
Log into the Portal to find your account and accounting status, work orders as well as financials, governing docs, and meeting minutes.

The screenshot shows the user portal dashboard. At the top is a navigation bar with icons for Home, Profile, Accounting, Compliance, Maintenance, and Documents. Below this is a "Document Folders" sidebar on the left with folders for "Financials (Owner)", "Governing Documents", and "Meeting Minutes (Open)". A "Show 10 items per page" control is also present. The main area is titled "Available Documents" and contains a table with columns for Document Name, Size, Upload Date, and View Options. The table currently displays "No Documents Available".

Instructions for entering a Maintenance Item in the Portal (from any screen)

The screenshot shows the portal interface with the "Maintenance" icon in the top navigation bar highlighted with a red box. The main content area displays a "Maintenance" table with columns for Date, Work Order #, Status, Location, Issue, and Deadline Date. The table contains four rows of data. On the left, there is a "Filters and Controls" sidebar with buttons for "Submit New Request", "Show 10 items per page", "Clear sorting", and "Print".

Date	Work Order #	Status	Location	Issue	Deadline Date
06/21/2021	2021-PAS-00013	Repair Scheduled		General - Other Maintenance/Repairs	07/05/2021
06/28/2021	2021-PAS-00017	Open	333 N Pennington Dr, 9	Irrigation - Poly/PVC Line Broken/Damaged	07/12/2021
06/28/2021	2021-PAS-00018	Open	333 N Pennington Dr, 9	Landscaping - Add Plants/Trees	07/12/2021
06/30/2021	2021-PAS-00021	Open	333 N Pennington Dr, 9	Landscaping - Overgrown Plants/Bushes	07/14/2021



Submit a new maintenance request

Existing Maintenance items are displayed in this section.

Date	Work Order #	Status	Location	Issue	Deadline Date
06/21/2021	2021-PAS-00013	Repair Scheduled		General - Other Maintenance/Repairs	07/05/2021
06/28/2021	2021-PAS-00017	Open	333 N Pennington Dr. 9	Irrigation - Poly/PVC Line Broken/Damaged	07/12/2021
06/28/2021	2021-PAS-00018	Open	333 N Pennington Dr. 9	Landscaping - Add Plants/Trees	07/12/2021
06/30/2021	2021-PAS-00021	Open	333 N Pennington Dr. 9	Landscaping - Overgrown Plants/Bushes	07/14/2021

Service Request Date: 06/30/2021

Type: - Request for -
 - Request for -
 Unit
 Common Area
 Ad Hoc

Category:

Description/Notes:

Issue Location:

Submit Close

Select the Type of Request:

Unit – if the issue has to do with your unit, or the common area near your unit, select **“Unit”**.

Common Area – If the issue has to do with the community vehicle gates, pool, roads, etc., then select **“Common Area”**.

Ad Hoc – if the issue doesn’t fit within “Unit” or “Common Area” select **“Ad Hoc”**. This option should not be used very often.

Service Request Date: 06/30/2021

Type: Unit

Location: 333 N Pennington Dr

Category: - Select Category -
 - Select Category -
 General Repairs
 Insurance Claims
 Police

Description/Notes:

Issue Location:

Submit Close

Next, you will need to select the location. If you selected **Unit Type**, the main address for The Pueblo is your only option for location.

If you selected **Common Area**, select the appropriate location in the Common Area associated with the issue. (i.e. Pool)

Always select the Category “General Repairs”. The other options are for management use only.

Service Request Date: 06/30/2021

Owner: David Desautels

Type: Unit

Location: 333 N Pennington Dr

Category: General Repairs

Item: - Select Item -

Description/Notes:

Issue Location:

- (General) - Water Intrusion into Unit
- Irrigation - Backflow Testing/Repairs
- Irrigation - Over watering
- Irrigation - Pipe Broken or Leaking
- Irrigation - Poly/PVC Line Broken/Damaged
- Irrigation - Sprinkler Head Broken/Missing
- Landscape - Dead Tree
- Landscape - Drains/Drywells
- Landscaping - Add Plants/Trees
- Landscaping - Dead Plants
- Landscaping - General Maintenance
- Landscaping - Grass Needs Mowing
- Landscaping - Overgrown Plants/Bushes**
- Landscaping - Trash Needs Removed
- Landscaping - Tree Down or Broken
- Landscaping - Tree Removal Needed
- Landscaping - Trim Tree
- Landscaping - Weeds
- Laundry Room - Dryer Not Working
- Laundry Room - Washer Not Working

Select the **Item** that best fits your maintenance item. In this example, Landscaping – Overgrown Plants/Bushes has been selected.

Enter description notes – please be a descriptive as possible.

Issue Location: be as specific on the location as possible.

After completing all fields, click on the **Submit** button.

Service Request Date: 06/30/2021

Type: Unit

Location: 333 N Pennington Dr

Category: General Repairs

Item: Landscaping - Overgrown Plants/Bushes

Description/Notes: Enter description notes here - please be very descriptive.

Issue Location: Please give specific location as to where the issue is located. |

Submit

Close

The Maintenance Item is created and displayed on the Maintenance list.

The Pueblo at Andersen Springs Association

Home Profile Accounting Compliance **Maintenance** Documents

Logout

Filters and Controls

Current Items

All Items

Submit New Request

Show 10 items per page

Clear sorting

Print

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06/28/2021	2021-PAS-00018	Open	333 N Pennington Dr, 9	Landscaping - Add Plants/Trees	
06/30/2021	2021-PAS-00021	Open	333 N Pennington Dr, 9	Landscaping - Overgrown Plants/Bushes	
06/30/2021	2021-PAS-00022	Service Request	333 N Pennington Dr, 9	Landscaping - Overgrown Plants/Bushes	

Maintenance Details

Work Order #: 2021-PAS-00022

Inspector: azkornpatch@gmail.com

Inspection Date/Time: 06/30/2021

Vendor Assigned:

Category: General Repairs

Item: Landscaping - Overgrown Plants/Bushes

Status: Service Request

Description: Please give specific location as to where the issue is located.

Deadline: 06/30/2021

Actions

Action Date	Action Taken	Next Action Date
06/30/2021	Created service request by homeowner via web	06/30/2021

Notes

Date Created	Note
06/30/2021	Enter description notes here - please be very descriptive.

Documents Unavailable

Close

Click on the Maintenance Item to view the details.