

Festival HOA Revitalization Plan

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Introduction

The Festival/Celebration HOA was incorporated in 1991 and is composed 283 lots. Article III of the Articles of Incorporation state:

The object and purpose for which the Association is organized is to provide for the management, maintenance, operation, replacement and repair of the Common Area and to perform all duties and exercise all rights imposed on the granted Association by the Project Documents.

The purpose of this document is to identify elements that are, or will be need of maintenance in the next 5 – 10 years and to propose a schedule associated with this maintenance and repair to maintain property value in doing this we hope to accomplish the following goals:

- **Minimize increasing maintenance and repair cost** – We have recently been experiencing a drastic increase in expenses due to irrigation repairs as a result of aging components. Cost for irrigation repairs was in excess of \$6,900 in 2014.
- **Maintain/improve property values** – Actions take to implement the Revitalization Plan should be taken with the goal of maintaining or increasing property values within the HOA.
- **Limit large unbudgeted expenses** – By preemptively replacing and repairing infrastructure such as irrigation systems we hope to avoid catastrophic failure of these systems.
- **Avoid litigation** – Buckling sidewalks and cement barriers, Trees susceptible to storm damage leaning over personal property and other such hazards pose litigation risk to the HOA.
- **Decrease ongoing expenses** – Utilize Revitalization plan to reduce ongoing expenses when possible including actions to minimize water and electrical utilization when possible. Examples if this may include utilization of LED lighting and removal of grass in targeted areas to reduce water consumption.

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Task Summary Grid

Title	Link	ID	Priority	Target Date	Cost Estimate	Comments
Ray Road Frontage Grass Removal	Link	RFG	TBD	TBD	TBD	
Grass Boarder Repair and Level	Link	GBR	TBD	TBD	TBD	Ray Road Frontage Grass Remove to be completed first.
SideWalk Repairs	Link	SWR				
Walls Repair and Paint	Link	WRP				
The Works Misc. Arrowhead	Link	TW-A				
The Works Area G	Link	TW-G				
The Works Area C	Link	TW-C				
The Works Area D	Link	TW-D				
The Works Area E	Link	TW-E				
The Works Area F	Link	TW-F				

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Task: Grass Removal on Ray Frontage

Project ID: RFG

Summary: Removal of grass in water retention area along Ray road. Grass will be replaced with gravel matching gravel already in area, and with rip rap rock. Bordering around grass will also be removed for utilization in other areas in the HOA. Three separate areas of grass have been identified. Removal of grass will have the following benefits:

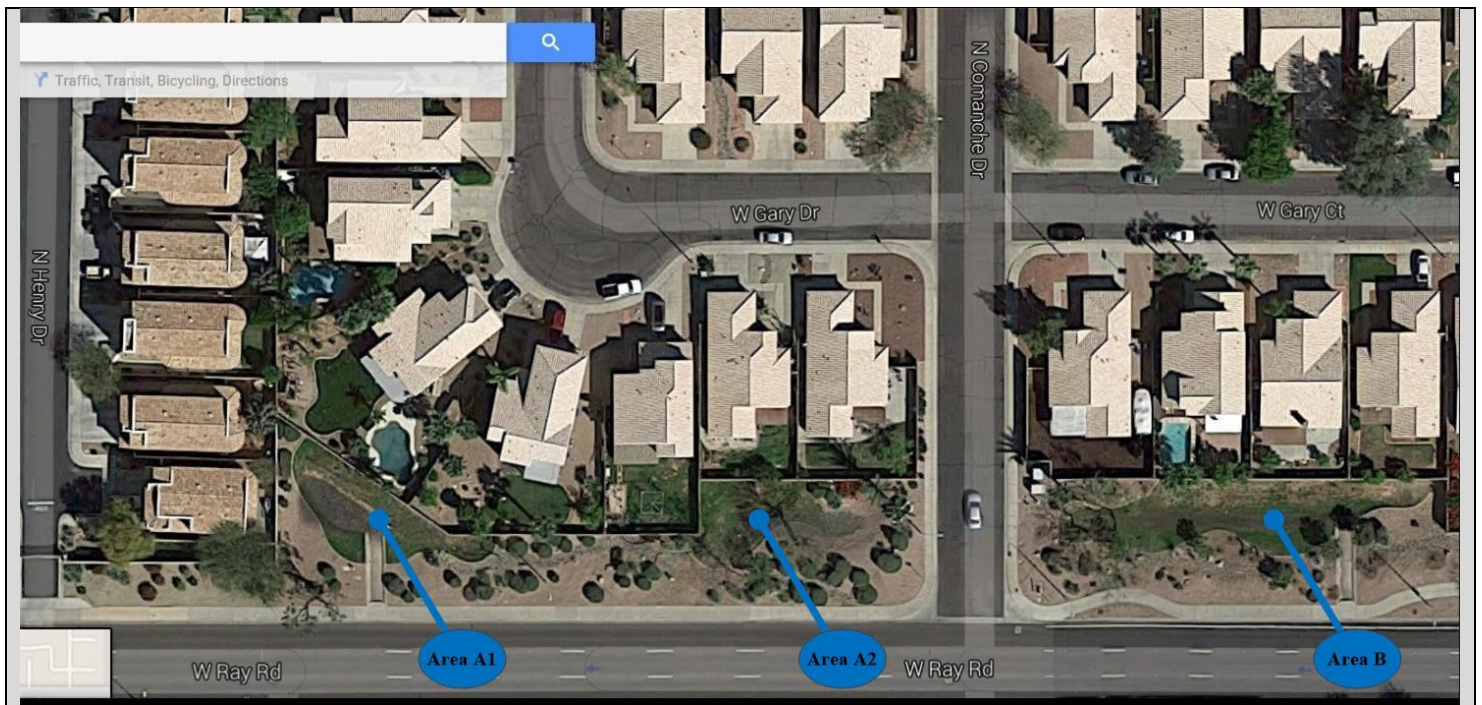
- Stop wall damage due to overspray when watering grass
- Cut down on water bill due to grass
- Lower maintenance cost associated with sprinkler system
- Grass boarder supply for damaged boarders in other areas of the HOA.

Estimated Cost:

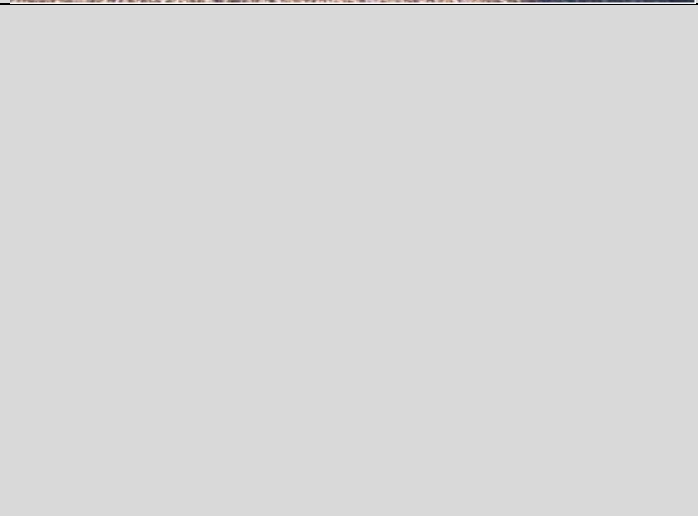
Dependencies:

Target Date:

Map View: <https://www.google.com/maps/@33.3209142,-111.8624344,210m/data=!3m1!1e3>



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Task: Grass Border Repair and Level

Project ID: GBR

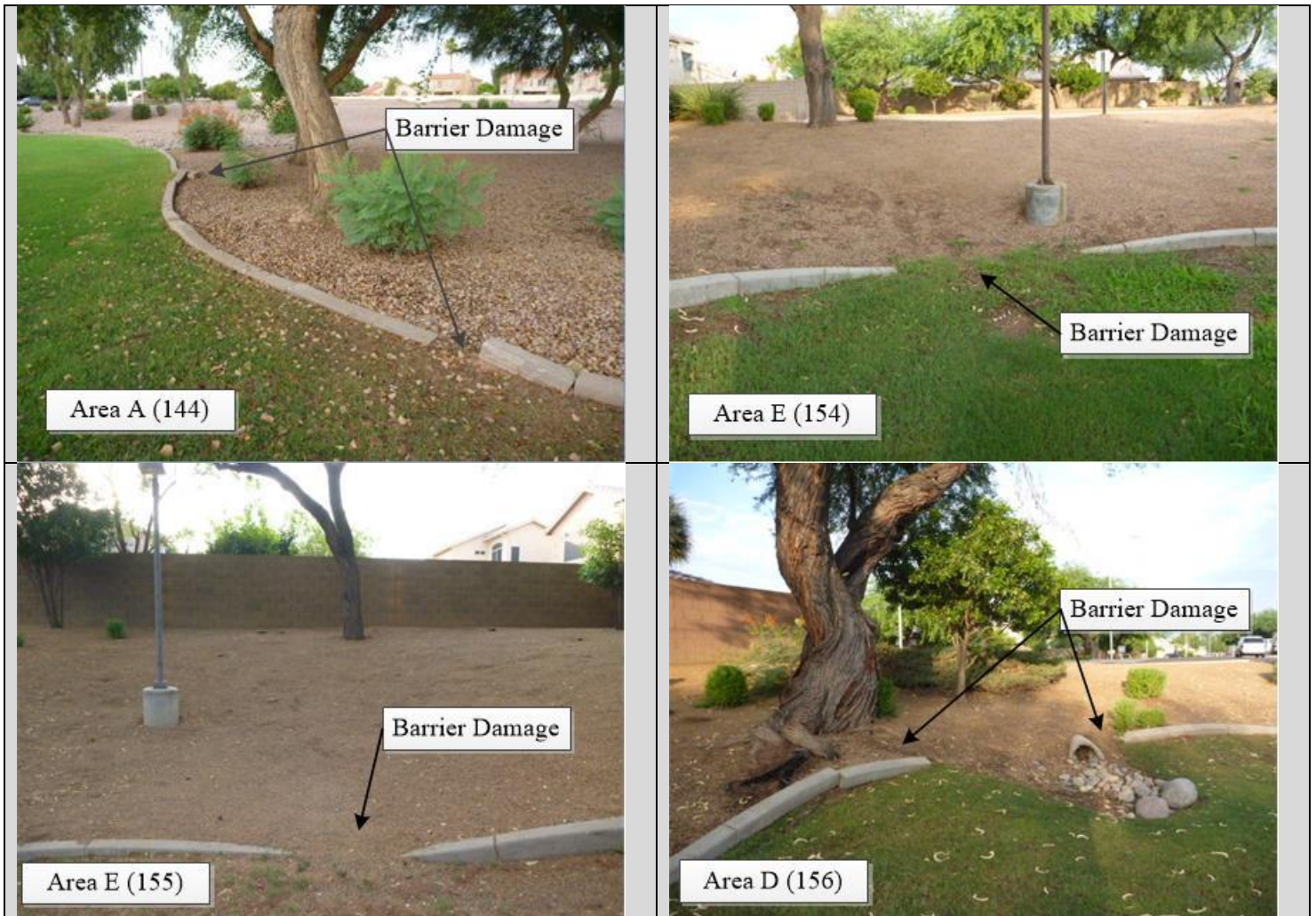
Summary: Re-Level existing grass border in all common areas where grass and borders exists. Replace broken sections with sections from Ray Road Frontage Grass Removal task. Remove roots that may be pushing up sections.

Estimated Cost:

Dependencies:

Target Date:

Map View:



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Task: SideWalk Repairs

Project ID: SWR

Summary: Repair any sidewalk damage in HOA.

Estimated Cost:

Dependencies:

Target Date:

Map View:



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Task: Repair and Paint Walls

Project ID: RPW

Summary: Repaint HOA walls. Sections of HOA walls are beginning to peel. Also perform any wall repair. Need to identify color for walls and determine if we want to paint all HOA walls or identified sections.

Estimated Cost:

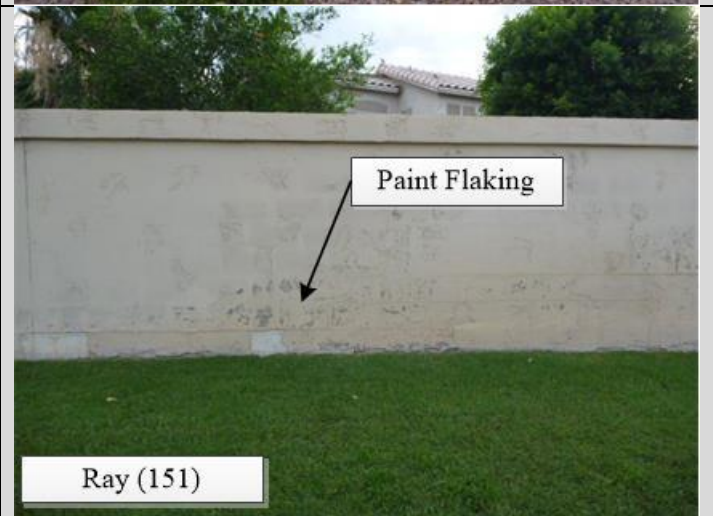
Dependencies:

Target Date:

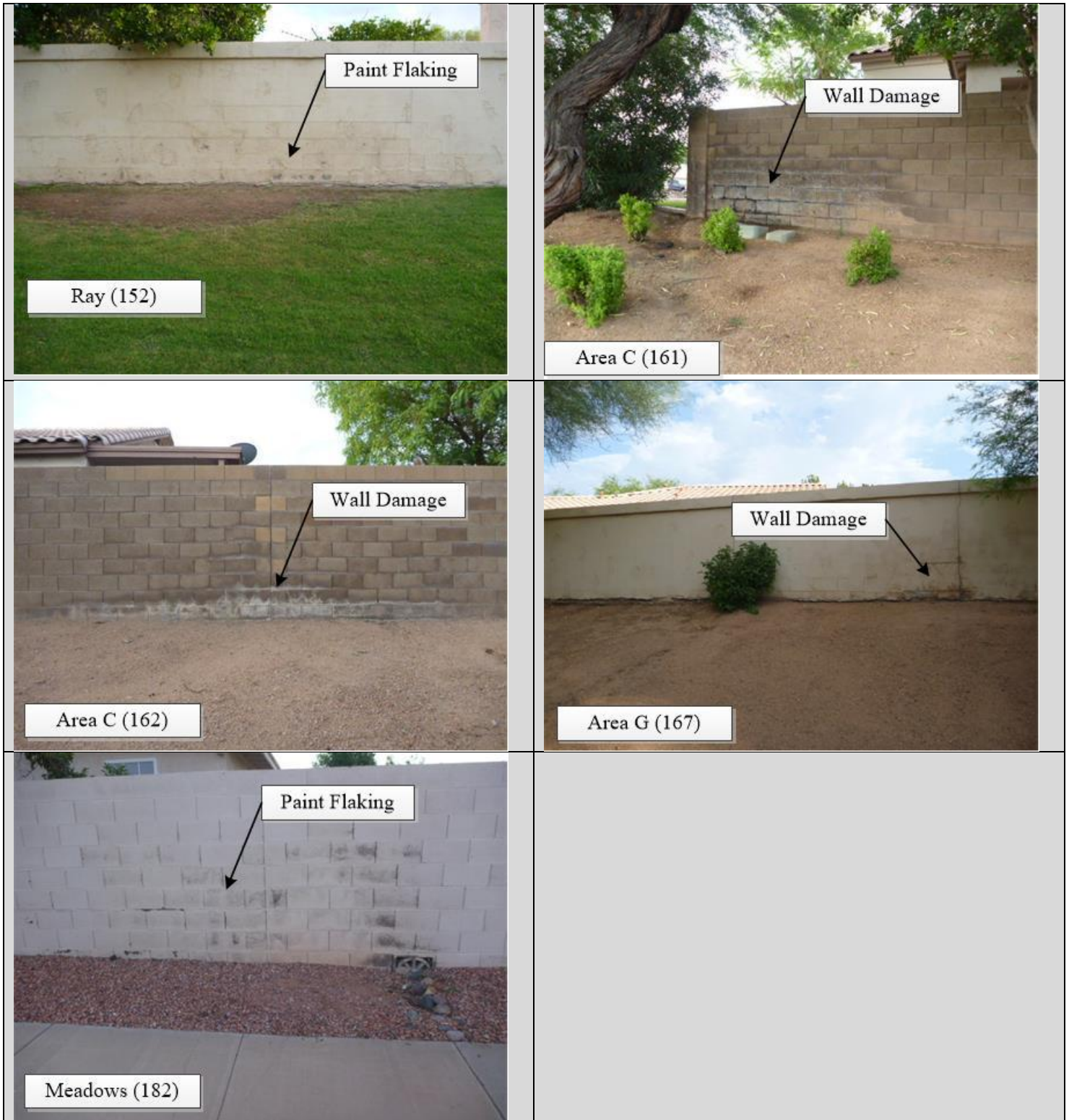
Map View:



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Task: The Works Area Misc - Arrowhead

Project ID: TW-A

Summary: Common Area Misc-Arrowhead: Re-level ground, Replace Water Lines, Re-gravel area.

Estimated Cost:

Dependencies:

Target Date:

Map View:



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Festival HOA Revitalization Plan

Task: The Works Area G

Project ID: TW-G

Summary: Common Area G: Re-level ground, Replace Water Lines, Re-gravel area.

Estimated Cost:

Dependencies:

Target Date:

Map View:



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Task: The Works Area C

Project ID: TW-C

Summary: Common Area C: Re-level ground, Replace Water Lines, Re-gravel area.

Estimated Cost:

Dependencies:

Target Date:

Map View:



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Festival HOA Revitalization Plan

Task: The Works Area D

Project ID: TW-D

Summary: Common Area D: Re-level ground, Replace Water Lines, Re-gravel area.

Estimated Cost:

Dependencies:

Target Date:

Map View:



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Festival HOA Revitalization Plan

Task: The Works Area E

Project ID: TW-E

Summary: Common Area E: Re-level ground, Replace Water Lines, Re-gravel area.

Estimated Cost:

Dependencies:

Target Date:

Map View:

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Task: The Works Area F

Project ID: TW-F

Summary: Common Area F: Re-level ground, Replace Water Lines, Re-gravel area.

Estimated Cost:

Dependencies:

Target Date:

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Task: NextTask

Project ID: ???

Summary: Description of Task Goes Here.

Estimated Cost:

Dependencies:

Target Date:

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