

## **Everything You Didn't Realize You Wanted to Know Regarding the *Santa Rita Springs Master Association***

In the mid 1990's a group of investors purchased the land formerly owned by Roadhouse Resorts Inc. Roadhouse Resorts original intent was to build an 1,800 lot RV resort.

According to Eddie Leon, one of the original investors, the building that currently houses Valley Assistant Services was built as the onsite manager's home and administration office for the RV resort. The two towers at the entrance to The Springs and Sunrise Pointe already existed as well as the pool and some buildings that were known as Recreation Village. He said that some of the buildings were just shells and torn down to create space for parking; the second floor of the current rec center would be added later after the Recreation Village was incorporated into the GVR.

The investors intent was to create a community of homes, all meeting certain requirements regardless of builder. Home styles were Mission, Pueblo and Contemporary Southwest. The exterior building materials and colors were also regulated. Suggested colors were browns, tans, greys with additional accent colors.

As each builder started their respective developments, there weren't enough homeowners to create individual HOA's. So, in 1995, the original CC&R's for the Santa Rita Springs Master Association (SRSMA) was recorded. It was the umbrella HOA for the following developments:

- Silver Springs
- Sunrise Pointe
- Sunrise Pointe Vistas
- The Greens
- The Legends
- The Links
- The Springs
- And later The Fairways

The responsibilities of the SRSMA have fluctuated over the years, but the initial responsibilities included:

- Maintaining the two towers and landscaping adjacent to them. This included electric and water but not the security gates.
- The maintenance, repair and replacement of all common area assets in each development.
- All the areas along I-19 Frontage Road.
- The area along Calle Torres Blancas Drive
- All the areas along Abrego Drive up to the walls of individual subdivisions including street lights
- The golf cart/walking trail
- Liability insurance
- Full and complete Architectural/landscaping plan approvals.
- Monitoring and enforcing homeowners maintenance responsibilities.
- The enforcement of "Age Restrictions, Covenants and Conditions" including age verification of residents and compliance with the Fair Housing Act.
- Enforcement of the use and occupancy restriction in each subdivision's CC&R's.
- Collection of assessments

In 2003, the SRSMA assigned and delegated most of its authorities and responsibilities back to the individual subdivisions. It did retain responsibility for the golf cart/walking trail between The Springs and The Greens and two street lights at Calle Torres Blancas Drive. During the Frontage Road reconstruction, the two street lights at Calle Torres Blancas Drive were removed; and, when they were put back up, the responsibility to maintain them no longer fell under the SRSMA.

Over the years, there have been a couple attempts to disband the SRSMA. At one point, a proposal was made to the residents of The Greens to take over the responsibility of the golf cart/walking path. A proposal that they voted down!

So, here we are today, maintaining as well as carrying liability insurance on the golf cart/walking path. Thankfully, many members of The Springs grounds crew help Mike Seipel with this endeavor. The initial intent of this pathway was to allow access from the other communities to the Rec Center without going onto the I-19 Frontage Road. It now also serves as an emergency egress if we're unable to use the Frontage Road.

The dues that each individual HOA pays per house is currently \$3.75 per year. Some of this money is used for maintenance and repairs along the golf cart/walking path. This year there have been two benches placed along the pathway as well as a convex mirror that allows people to see who or what might be coming around the curve. The SRSMA currently has approximately \$38,000 in reserve accounts. These accounts are being maintained for future repairs when the bridge will have to be replaced.

So, now you know!