

## Sunridge Commons History February 2013- May 2016

In February 2013 the Sunridge Board of Directors initiated a landscape renovation for the common areas. The goal of the renovation was to create a usable recreation area as well as eliminate the excessive blowing dust in the dirt lot east of the pool (i.e. plateau). The Board believed this renovation would increase the property value for all residents in the community as well as avoid dust fines from the City of Mesa due to wind erosion from this unstabilized vacant lot.

Martin Umberger, an experienced landscape architect who has worked with multiple cities in the Phoenix area, was hired to develop the landscape plans. Over the next year Martin attended multiple open session board meetings at which he presented his plans, received input, and adapted the landscape design. Originally the plan was broken down into two phases. Phase 1 addressed the area east and due south of the pool including hardscape and ornamental landscape. Phase 2 addressed the retention basin and included hydro seeding the area to create a completely sustainable environment that once established would be able to survive without any irrigation. After multiple drafts, Martin Umberger presented the plans to the community at a special meeting held at the pool on May 29, 2014.

After reviewing Martin's cost analysis for Phase 1 (East of Pool) the Board realized that Phase 1 needed to be broken down into sub phases to line up with our yearly budget. On 5/20/14 there was a unanimous motion to set aside \$25,000 as a line item reserve on the balance sheet to cover the cost of Phase 1 Sub Phase A with the thought that the project would begin during the fall of 2014. The HOA Treasurer advised an additional allocation of \$25,000 to be set aside for 2015 to complete Phase B of this project. From June 2014 to September 2015 the Sunridge HOA was involved in a lawsuit which delayed the commencement of the project. The Board unanimously decided to put a hold on any project expenditures until the lawsuit was terminated.

**At the open session meeting on 9/24/15 a committee was formed to modify Martin Umberger's plan in order to begin obtaining bids for the landscape work. The original plan allotted for a plot of land on the east side of the plateau to be used for a community garden. The Committee agreed that this piece of the project would prove complicated and that a community garden wouldn't be a good fit for Sunridge. Rather than leaving this part of the plateau rocked, the committee decided to increase the grass area to allow for more recreation activities. The committee recognized that less rock equaled a greater heat sink and extending the grass created a completely finished design on the plateau. The committee also believed that creating a grassed common area would encourage homeowners to support the future choice to convert their front yards to xeriscape.** The committee presented the revised needs to the landscape architect over the following months. In December 2015 Martin Umberger's prices were reviewed.

In January of 2015, the Board decided to begin collecting proposals. A bidder's conference was held on Friday 2/12/16 with Blue Marble, Sonrisa, Arizona's Best. Each company was presented with the landscape plans drawn up by Martin Umberger.

On Tuesday, March 1, 2016 the Board unanimously chose Sonrisa to renovate the Sunridge Commons. With the exception of a June planting of additional shrubs along the bridge, Sonrisa completed the renovation of the Sunridge commons in May of 2016. Per their original contract, Sonrisa was responsible for the maintenance of the Commons for one calendar year to ensure their warranty. Sonrisa replaced 5 shrubs per their warranty in May 2017. Caretaker took over the maintenance of the Commons on May 16, 2017.

The following numbers were taken from invoices.

### **Sunridge Commons Total Cost Breakdown**

\$19,600.31	First ½ of original bid \$38,401.15
\$ 786.68	Bollard removal and upgrade (addition to original bid)
\$ 869.48	Landscape of SE corner (addition to original bid)
\$ 2,405.00	Retaining wall (addition to original bid)
\$18,800.84	Second ½ of original bid \$38,401.15
\$1,152.00	3% payment to Trestle Mgmt.
\$1,382.48	Bridge planting & irrigation
\$44,996.79	Total Cost of the Renovation of the Commons