

# WINFIELD PLACE NEWSLETTER

## AUGUST 2019

### Landscaping update

This past spring we completed the perforated (perf) pipe project to provide deep root watering and fertilize the trees. During the previous year, we installed perf pipes, and in April, we connected the sprinkler system to the perf pipes. With this project completed, we hope to maintain the health of existing trees and, at the same time, reduce the amount of man hours otherwise required to manually perform deep watering.

This spring, we began to change the landscaping behind Building 8 from lawn to desert. This project was initiated due to concerns about runoff from heavy rains. We consulted with two professional landscapers and our consultant/arborist to determine a plan of action. This project is currently a work in progress. We will be evaluating water drainage during the current monsoon season to see if any additional work needs to be done by, for example, lowering the level of soil under the bedrock or installing French drains. Some temporary desert plants were planted, but because of the coming summer heat, adding bushes and plants will be done in the fall to increase the success of transplants.

In May, the oleander border on the west side of the complex was upgraded. The current Red Oleander bushes were trimmed; those which were dead or distressed were taken out. New Red Oleanders were planted where needed. The drip lines were checked to ensure proper watering of the bushes. These Red Oleanders will be allowed to grow to create, at a minimum, a four foot barrier between our complex and the hotel property next to us.

The Board is working on a long-term landscaping plan to maintain the lawns, flowers, bushes, cacti, and trees in our complex. To encourage healthy growth, a scaled level of tree maturity, and water conservation in accordance with relevant rules and regulations of both the City of Scottsdale and the State of Arizona Water Departments.

**Roofs:** On April 15<sup>th</sup>, Roofing Consultant of Arizona started redoing the roofs on Buildings 8, 14, 11 and 3. This project was completed on May 24<sup>th</sup>, 2019. The final four roofs on Buildings 1, 2, 4, and 7 will be completed over the next two years.

**Handicap ramp:** On May 15<sup>th</sup>, 2019, a handicap ramp was installed in the northwest corner of Building 13. All buildings are now handicap accessible.

**On August 12<sup>th</sup>, 2018, a monsoon storm** hit Winfield Place around 6:00 pm with high winds (59 mph) and driving rain. A large pine tree fell on the east pool by Unit 157B's (Building 10) back patio. Pool fence, metal umbrella, pool furniture, pool deck roof tiles and gutters on Units 245B – 247B were damaged. A tree fell on the roof of Building 14 damaging the balcony, roof, and tile on Unit 222B. A tree fell behind Building 13's back patio (by Unit 129B) and landed on the gazebo behind Units 130B-131B. A branch from a large pine tree behind Unit 135A (Building 5) came down, and this tree had to be removed. Carports for parking spot 153B on the east end of Building 10 and parking spaces 120B – 220B were also damaged.

By May 24<sup>th</sup>, 2019, all repairs had been completed, and all claims had been submitted to the insurance company.

**Rentals** must be 31 days or longer. The first offense is a \$200 per day fine for each day the unit is rented for less than 31 days. The second offense is \$250 per day. All tenants must be registered with the Winfield Place office. The Rental Registration form is available on the Winfield place HOA website [www.winfieldplacehoacom](http://www.winfieldplacehoacom). You must complete a Tenant Registration form each time you change tenants in your unit

**Next Board Meeting:** Next board meeting is October 22, 2019 and the annual meeting is on November 12, 2019. All meetings are at the Winfield Place clubhouse and start at 4:00 pm.