

# **Green Valley Foothills Townhouses IV**



## **Thoughts from the President**

**March 2020**

Many thanks to those who attended our Townhouses IV Annual Meeting on Thursday, February 27 in the St. Francis Parish Hall. Many thanks also to the Member Services Committee, who did the set-up, registration, name tags and delicious refreshments.

The winners of the 2020 elections and officers for the 2020-2021 year are:

Julie Reppenhagen, President

Orion White, Vice President

Dave Nank, Secretary

Claire McGibeny, Treasurer

Jackie Smith, Architecture Committee Chair

Marilyn Kern, Landscaping Committee Chair

Larry Zielke\*, Maintenance and Lighting Committee Chair Karen McAloon\*,  
Member Services Committee Chair

Sue Schlaepfer, Nominating Committee Chair \*New to the Board

I look forward to a great year ahead.

Dick Dickerson, co-chairman of the Interim Roads Committee reported that an RFP has been sent to 4 asphalt companies for bids on “sealcoating” most of Townhouses IV Roads. We ought to hear back in March with hopes to do the work in early summer.

As the year progresses, we’ll keep you updated with our E-Blasts. We are indebted to Jim Carter for all his efforts to keep the lists updated. If you change your email, please let me know so we can keep our records updated.

Wishing you a Happy Spring! Julie Reppenhagen, President

# Interim Roads Committee Report

Dick Dickerson, Paul Richard and Jim Matthes

For the past few months, the Interim Roads Committee has sought professional guidance regarding THIV roads. Western Technologies (WT), a respected civil engineering firm from Tucson, was commissioned to provide us with pavement analysis and recommendations for our future road management. The company does not contract for paving, so their analysis is not self-serving. The report we received from them is the basis for our 5 year road plan and recommended actions.



We have requested work proposals from 4 asphalt companies and expect to receive bids in March.

The **first action** will be to crack seal, patch and rubberize seal coat all roads except Alegria and Poso. The goal of this maintenance activity is to prolong road asphalt life. It is anticipated that this work will be done in May and June of this year. We have requested work proposals from 4 asphalt companies and expect to receive bids in March.

**The second action** will be to reconstruct Alegria and Poso in the spring of 2021 using an asphalt pulverization process similar to what Townhouse VI did a few years ago. Because Alegria is shared with Townhouse VI, we will work with them to select a vendor and work out cost sharing. We will also ask Pima County to cover the cost of the first 595 feet of Alegria, since they own that portion of the road.

Our **third action** will be to appoint a new Interim Roads Committee in 2024 to assess what road maintenance and/or reconstruction should be performed in 2025.

If you have questions, please contact a member of the Interim Roads Committee.

(See WT Report, next page)

(See WT report, next page)

PCR Range	Condition	Street segments	% of total
100 - 95	Excellent	0	0
94 - 90	Very Good	1	7
89 - 85	Good	1	7
84 - 80	Fair	9	64
80 <	Poor	3	22
	Total	14	100

### Western Technologies Pavement Condition Survey

STREET NAME	LENGTH IN FT	AREA IN SQ FT	CONDITION
Calle de Alegria	2520	55440	67 - poor
Camino del Poso	1960	43120	72 - poor
Camino del Bondadoso	1480	34040	91 - very good
Camino del Monte	3150	69300	78 - poor
Los Corales Circle	890	19580	83 - fair
Los Diamantes	420	9660	82 - fair
Los Opalos	382	8786	82 - fair
Los Rubies Circle	970	21340	82 - fair
Los Topacios	400	8800	81 - fair
Paseo del Cobre	350	7700	82 - fair
Paseo del Mundo	360	7920	82 - fair
Paseo La Rueda Circle	980	21560	84 - fair
Paseo Lazo Circle	990	21780	84 - fair
Paseo Solaz	370	8140	85 - good

TOTAL	15,222 ft or 2.88 miles	337,166 sq ft or 37,463 sq yds	78.9 - poor
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## **So you know:**

- TH6 repaired all community roads in 2017.
- Their community roads encompass 165,000<sup>1</sup> sq. ft.
- ACE, Sunland, Bates and Tucson Asphalt companies submitted bids for performing the work.
- ACE was awarded the contract and Western Technologies acted as TH6's engineering management team.
- Western Technologies prepared the RFP and provided project oversight
  - \$5,800+/-
- Total cost of paving, seal coat and engineering project was \$256,600
  - \$1.40/ sq ft - mill & fill = \$231,000
  - 12 cents/sq ft - seal coat<sup>2</sup> = \$19,800
  - engineering oversight \$5,800

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<sup>1</sup> Does not include their portion of Calle de Alegria

<sup>2</sup> Seal coat work was performed the following year - 2018



## Greet Our New Neighbors!

725 Poso	Carole Campbell, Edith Copely
621 Opalos	Glenn Miller, Joan Thompson
511 Lazo	Keith and Kay Schardein
665 Rubies	Otis and Arletta Gray
624 Bondadoso	John Giese
601 Rubies	Orion and Mileva Hegre
659 Bondadoso	Joan Patko
555 Lazo	Kenneth and kDebra Stewart
611 Rubies	Orion and Mileva Hegre
501 del Monte	Jennifer and Lawrence Zielke
525 Poso	John and Kathleen Holmes
611 Opalos	Mary Valerie Chiong
601 Opalos	Greg Paul Green
715 Poso	Scott and Kristi Presselin
571 Ruida	Scott and Jan Draper
609 Bondadoso	Paul and Karen Ziemer