From: **James Lueck** lueckhoa@gmail.com
Subject: Desert Ridge HOA Maintenance Program
Date: September 6, 2018 at 8:24 PM
To: James Lueck jimlue1@gmail.com

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Desert Ridge, Inc. Maintenance Program.

The Maintenance Committee receives requests from HOA members on a regular basis, either through phone calls, e-mails, or via the form provided on the HOA website. The number of said requests is understandably higher during the monsoon season. While the committee would prefer to respond to each and every request in a timely fashion, it is not feasible.
The HOA is responsible for maintaining the common areas not only visible from the streets, but also the slopes to the out of bounds markers behind the homes. We are, after all, on the ridge surrounded by the golf course. All the HOA common areas are full of bushes, cactus, and weeds that need trimming. Additionally, erosion control is a constant concern.

The maintenance crew of three works eight hours each Monday(holidays excluded). The first priority is to clean off the streets and clean up any limbs, dead cactus, etc in the common areas visible from the street. In order to be efficient, the crew has a route to follow. The Committee prefers not to pull the crew off the route to handle special requests unless necessary as it is not productive. It likely takes 3 to 4 months to complete the circuit. During the monsoon season the crew will not be able to get on the golf course to trim those slopes. Much of that work will be taken care of at a later date. A solution to this workload during the monsoon season is to add more work days to the schedule as needed. This would, of course, have a financial impact on the HOA.

The committee welcomes the maintenance requests so keep them coming.

We hope this brief explanation furthers your understanding of the maintenance program.

Veral Heller, Maintenance Chair
Neal Engbloom and Jim Lueck, Members