



# The Springs

HOMEOWNERS ASSOCIATION

January 2026

**Please Enjoy the 60th Edition of The Springs Newsletter!** This newsletter is provided by the Board of Directors' committee tasked to create, publish, and distribute these Quarterly.

We will continue to provide articles that are informative, interesting, humorous, and hopefully relevant to all homeowners and residents of the Springs. We live in a wonderful community and this newsletter is intended to bring us all closer together as a community through better communication. Please email Marilou Estes ideas on what you'd like to see on the website or in this newsletter at [mestesspringshoa@yahoo.com](mailto:mestesspringshoa@yahoo.com).

## IN THIS ISSUE

Holiday Light Contest Winners  
Citrus Fruit Pickup  
Maintenance Matters  
Be A Good Neighbor  
Community Garage Sale  
The Springs Movie Nights  
Treasurer's Report  
Thank You Springs Volunteers  
Upcoming Events in The Springs

## UPCOMING EVENTS:

**April 4 • 9:00 AM**

*Citrus Fruit Pickup*

**The Springs Architectural  
Committee Meeting**

*2nd Tuesday of Every Month  
Virtual Meeting*

**The Springs  
Board of Directors Meeting**

*3rd Tuesday of Every Month  
(except June, August & December)*



## The Springs LIGHTS UP THE NIGHT!

If you thought The Springs looked bright this Christmas, you were absolutely right – and not just because your neighbors may have been single-handly keeping the electric grid employed.

This year, an incredible 249 homes in The Springs put up street-facing Christmas decorations. That's not a typo. That's a full-scale, neighborhood-wide festive glow-up. From subtle, tasteful twinkles to displays visible from low-flying aircraft, The Springs truly delivered.

We saw: rooflines that could guide Santa in without GPS, Yards transformed into winter wonderlands (despite the Arizona weather politely declining to participate), enough inflatable snowmen, reindeer, Santa, Nutcrackers, elves and assorted holiday creatures to form their own HOA...

Judging was difficult. Very difficult.

Choosing a Total Griswold Award winner this year was like asking someone to pick their favorite Christmas cookie while blindfolded during a sugar rush. The creativity, effort, humor and sheer holiday enthusiasm on display made it nearly impossible to crown just one champion.

So whether you went full Clark Griswold, elegant Hallmark movie, or I swear I was just testing one strand and it escalated, know this: The Springs absolutely nailed Christmas Spirit this year.

A huge **THANK YOU** to everyone who participated, you brought joy, laughter, and just the right amount of friendly competition to our streets and you gave the rest of us something to smile about every time we drove through the neighborhood.

**1<sup>st</sup> place – 1432 Butler Circle**



**Previous Winner - 1680 E Buffalo Cir**



## SPECIAL RECOGNITION

24 Willow	1221 E Jupiter Pl	1462 E Butler	1625 E Cindy
69 S Willow Creek	1324 E Boston St	1475 E Cindy	1901 Buffalo
234 S Jesse	1432 E Butler Cir	1607 E Buffalo Cir	
	1455 E Cindy	1613 E Cindy	

# Citrus Fruit Pickup in the Springs!

**Do you see this under your  
citrus trees...???**



**If so, you may soon see this....!!!**



The Springs 8<sup>th</sup> annual

## **Free Citrus Fruit Pickup**

for residents will happen

**Saturday, April 4, 2026 beginning at 9 a.m.**

The fruit should be placed in a container/box, curbside, in front of your home where volunteers can easily spot the donation. The citrus will be delivered to Matthew's Crossing Food Bank - Chandler.

## **Maintenance Matters!!**

*by Jim Estes*

Happy New Year Springs residents. I hope the holiday season brought joy to you and your family. As we enter a new year your Spring's maintenance committee will continue to meet on a regular basis to make certain that the many maintenance needs of our community are addressed. I would like to thank resident Dan Ricketts who does a commendable job as a committee member helping to identify and problem solve the unique maintenance needs of our community.

In the coming weeks our maintenance crew, in addition to their regular landscape and routine maintenance tasks, will be busy with fence and wall repair and paint projects. We are also nearing completion of the gate project at Sojo park. The crew will soon begin the process of getting our pool and spa area ready for the warmer months to come.

Our water management company Desert Phins has been instrumental in the coordination of the upgrades taking place to our pump systems that are responsible for the many waterfalls in the neighborhood. This is an ongoing project as our pump systems are nearing their useful life and replacement systems are being installed over the coming months and years. Residents may have noticed the improvement in the waterfalls on Lakeview as part of this ongoing project.

As always, should residents have any maintenance concerns please contact our Property Manager.

## *Be a* **Good Neighbor!**

*by Jim Estes*

The Springs is a beautiful community. The lakes, coupled with the mature trees and well kept common areas, create a perfect setting for community events and activities. We have many residents who enjoy daily biking, jogging and leisurely walks with friends, family and pets. Unfortunately, some of our feathered and four-legged residents are not always as discreet in their personal hygiene needs as we might like. Our grounds crew works hard to take care of the deposits left by our feathered friends, but it is up to the owners of the four-legged residents to collect waste left on sidewalks and common areas. Courtesy and respect are part of being a good neighbor and also a necessity when it comes to pet ownership. Abiding by leash laws and cleaning up animal waste are important to the safety and a healthy ecosystem in the community. The HOA has installed pet waste stations at strategic locations throughout the community. But often residents observe dog waste underneath or beside waste stations, or as shown in these pics, sent by residents, in the common areas and on sidewalks.



**Not a pleasant sight (or smell) to be greeted with on a leisurely walk.**

If you walk your dog and regularly use the pet waste stations, your neighbors are very appreciative. Or perhaps you have discovered this device that attaches to your dog's leash and can be refilled with bags as needed. If so, your neighbors are most grateful. Pets can be a rewarding addition to a family as well as a community, but they come with the responsibility to

**be a good neighbor.**

**Remember...pets can choose where they poop...but only a Good Neighbor can choose to do the most important task of all ... picking it up!**



## **The Springs Community Yard Sale**

***A Fun Way  
to Recycle!***

*by Carol Golden*

It's that time of the year again. Clean out your garages, attics and basements; make everything look as nice as you can and put it up for sale on **March 21, 7:00 am till noon.** Well, maybe there aren't basements in The Springs community, but clean out whatever you aren't using, from wherever you may have it stored and have fun making a little extra money by selling it!



## Treasurer's Report

James Estes, Board Treasurer

### Balance Sheet Month ending 12-31-25

Operating Account Cash on Hand:	\$337,548.00
Working Capital Cash on Hand:	\$259,083.00
Reserves Cash on Hand:	\$545,534.00
Petty Cash Bank Account Balances:	\$9,546.00

### Collection Report Summary as of 1-3-26

Payment Plans:	1
Bankruptcies:	0
Small Claims:	4
Accnts. with Attorney:	0
Pending Trustee Sales	0

### Income Statement 12-31-25

Income Accrued Month:	\$81,057.00
Income Accrued YTD:	\$964,157.00

### Expense Statement 12-31-25

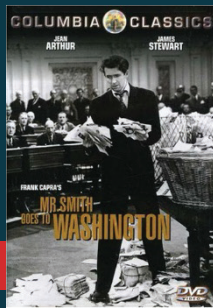
Expenses Accrued Month:	\$63,648.00
Expenses Accrued YTD:	\$889,079.00



(DATES AND TIMES TO BE ANNOUNCED)

Come join your neighbors for an "Old Classic Movie" night. Bring your own lawn chairs to the Clubhouse. We will be inside and enjoying hot coco and coffee. HOA will provide popcorn. Our first film, a 1939 classic, "Mr. Smith Goes to Washington."

### Movie Night # 1



### Movie Night # 2

We will be showing the 1940 classic movie "His Girl Friday" a fast-paced screwball comedy about journalism, romance, and rivalry. We will be watching the movie in the Clubhouse. HOA will provide popcorn and soft drinks.

### Movie Night # 3

Our final movie night features the 1938 classic "Stagecoach" starring John Wayne. It is a landmark American Western that helped define the genre and made John Wayne a major star. The film follows a group of very different passengers traveling by stagecoach across dangerous territory in the American Southwest.



*Thank you*  
to our  
Spirings Volunteers

Thank you to all of our Springs volunteers. Your time, energy and willingness to step in are what turns ideas into gatherings and plans into memories. Every successful community event rests quietly on your shoulders, and we are truly grateful for all that you do – often behind the scenes, like the steady hum that keeps the lights on.

We currently have two open seats on the Social committee and would like to welcome new voices and ideas. If your interested in helping shape future events and keeping our community connected, please contact Carol Golden at [CarolSpringsEvents@gmail.com](mailto:CarolSpringsEvents@gmail.com) for more information.

# UPCOMING EVENTS

in **The Springs**

Landscape Education Workshop TBA

Mothers Day event TBA

Bourbon & Whiskey tasting TBA

Pickle Ball Tournament TBA

Fathers Day event TBA



## The Springs Association

c/o City Property Management  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040

## Your Springs HOA Board Members

*President* ..... Brian McNutt  
*Vice President* ..... Adam Coe  
*Treasurer* ..... James Estes  
*Secretary* ..... Carol Golden  
*Director* ..... John Tatarchuk  
*Director* ..... James Patasin  
*Director* ..... Mark Yost

April 2025-May 2026

If interested in serving on a Committee or on the Board, please contact Jaime Therrien at [jaime.therrien@cityproperty.com](mailto:jaime.therrien@cityproperty.com) or Office 602-437-4777, ext 2169

## Who You Gonna Call?

### Property Manager: Jaime Therrien

Email: [jaime.therrien@cityproperty.com](mailto:jaime.therrien@cityproperty.com)

Office: 602-437-4777 ext. 2169

### Association Coordinator: Jesse Brown

Email: [jesse.brown@cityproperty.com](mailto:jesse.brown@cityproperty.com)

Office: 602-437-4777 ext. 2211

<https://homeowners.cityproperty.com/Default.asp>

\*\*\*Please send all comments/questions to Jaime

**24/7 Emergency Call Service,  
personnel on duty 24 hours everyday. Call 602-437-4777**

### OTHER CITY SERVICES:

Police - Emergency: 911

Police - Non Emergency: 480-782-4130

Street Light Repair: 480-782-3460

Graffiti Hot Line: 480-782-4322

Garbage Bulk Pickup: 480-782-3510

Maricopa County Roof Rats: 602-506-6616

Dogs at Large: 602-506-7387

Gas Leaks: 602-271-4277



## LOG IN TO OUR SPRINGS WEBSITE!!

**TheSpringsAssociation.com**

**It's easy.** You will find a listing of all **The Springs** events along with a click through button that will take you to each of the events planned for that quarter. Once you click on the button, the details of a particular event will be displayed. Remember, sometimes things change and details of an event can change, so in order to get the most updated information, please check the website,

**TheSpringsAssociation.com**

