

Discussion with Amy Taylor - (President of Thrive Community Management)

A few things to note;

- Kiley Lutes submitted the questions to Thrive under "Initial Q"
- Amy's responses are noted under "HOA"
- My personal thoughts/concerns noted under "My response," were not submitted to Amy

Initial Q: What is the estimated total square footage of the entire existing grass area?

HOA: I am not sure of the total square footage of the grass area

Initial Q: What is the estimated square footage of grass planned to be removed?

HOA: ****NO ANSWER PROVIDED****

Initial Q: What material will be used in place of the grass?

HOA: The granite area is being increased and new curbing installed. It is mostly unusable area meaning that the flat areas where kids can play are staying. Trees are planned in the areas to make it cooler and more usable during summer months.

My response: The second sentence in this response claims the area is "mostly unusable." The third sentence says the trees will make the area "more useable during summer months." Does the board stand by the claim that rocks/concrete + trees will be "more usable" than grass + trees for anyone?

Initial Q: What other methods of water usage reduction have been explored and/or implemented in the last year? Last two years?

HOA: Not overseeding the grass om the winter

Initial Q: What methods are you using to calculate the estimated water savings amount? (~80,640 gals/month listed in the mailer... also a claim of reducing water consumption by ~90% in the mailer.)

HOA: The savings came from our landscape contractor after completing a water audit, (*chart was provided*)

My response: These calculations don't seem to take into consideration irrigation duration and frequency changes based on seasons. Has the board worked with a third-party, unbiased, entity to verify these "savings" claims? City of Phoenix HOA Water Efficiency Program may be a good place to start.

Initial Q: Will a sketch of the proposed project be made available to the community members for questions/comments before a final decision is made?

HOA: The picture is attached,

Initial Q: Will the reduction of our greenspace have an impact on property values within the community?

HOA: No, as with the last area that was reduced, property values were not reduced

Initial Q: How many bids have been/are being requested before a decision is made?

HOA: I sent out the request to 6 contractors. All bids received will be sent to the Board to review at an open meeting

Initial Q: In the past, when irrigation leaks were found in the community by homeowners, what was the turnaround time for repairs of said leaks?

HOA: If a homeowner calls or emails about an irrigation leak during business hours, it is sent to the contractor the same day. A lot depends on how it is communicated. If a homeowner sends me an email directly and I am not in the office, I will let the landscaper know when I am back. Same if they leave a voicemail. If they call and leave me a message on weekends or send me an email on the weekend, and not call our emergency line, it waits until Monday.

My Response: I appreciate Thrive's diligence in reaching out to the landscapers, but it doesn't really answer the question. Once the landscapers are notified of a leak, how quickly is it repaired by the landscapers? I ask because I have received feedback from Groves community members where leaks have been reported, and repairs do not happen for days at a time.

Initial Q: Do we have smart irrigation controllers already installed? For example, a controller that will automatically adjust watering duration and frequency based on local weather?

HOA: Yes, we have an ET water system. Right now there seems to be a problem with it and our landscaper is in contact with the company and they said it is something to do on their end. They are working to fix it.

Initial Q: Can you provide official documentation from the City of Phoenix on how much water a community of our size is legally allotted each year? How much of this allotment are we currently using?

HOA: There is no official documentation or allotment. The state's water allotment was cut and all cities are implementing stage 1 drought plans. We expect stage 2 and 3 to be implemented as the state's water is continued to be cut. As for knowing exactly what this means for each city, we do not know but the board is trying to be proactive in reducing water, ensuring sustainability of the community's common areas, and being a good partner to the environment and the finite water resource.

My response: From the responses provided on my previous questions, I gather that our community is already making great strides to reduce our water consumption. The small changes that we've made thus far have had a minimal impact on our homeowners (smart timers, skipping overseeding), but yet we've been successful in doing our part for the environment. With that, we can all agree there are MANY other ways to reduce water consumption, both in our personal homes and at the community level. Proposing to reduce the grassy areas by 50% (*my approximation from the provided sketch*) seems just as irrational as banning lawns or pools on our personal property for the sake of "being a good partner to the environment and the finite water resources." Currently, there are no water usage restrictions in place for our community. Such a drastic reduction of the community's most desirable amenity should not be taken lightly, especially at a \$70,000 price tag.

Initial Q: In the mailer, you threatened that the community will be fined if we do not reduce the amount of water usage. Where is this information being derived from?

HOA: The letter was a collaboration between myself and the Board. We are not aware of actual fines but of proposed fines for excessive water usage. Maybe possible fines would have been better suited language.

My response: The threat of "possible fines," with no legislation or city code to support the claim, is not only misleading, but seems to be blatant fear mongering. Thrive MGT cannot say that our community has "excessive water usage", if they do not have data to support such a claim. It is inappropriate for Thrive MGT and the board to make baseless claims such as this, to try to push through their agenda. Decisions that are made for our community should be backed by facts and data, not hypotheticals and personal beliefs.