

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

% Kinney Management Services
6303 S Rural Road
Tempe, AZ 85283

**OPEN SESSION MEETING
SEPTEMBER 18, 2024**

CALL TO ORDER:

ATTENDANCE:

MINUTES:

Review and Approval of August Meeting Minutes (attached)

FINANCIALS:

August 2024 (attached)

OLD BUSINESS:

Oversii – Variance Request discussion; Patrol cycle revision to 365 days (discussion)

NEW BUSINESS:

Signs – Political, etc. (CC&R policy attached)
Leisure Creations – Pool furniture proposal (attached)
HOA Playground – Till and sift proposal (attached)
Agave – Overseed proposal (revised attached)

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

ADJOURNMENT:

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

% Kinney Management Services
6303 S Rural Road
Tempe, AZ 85283

OPEN SESSION MINUTES AUGUST 21, 2024

CALL TO ORDER: 7:04pm

ATTENDANCE: Robert Anderson, Kevin Busdeker, Kristen Mattes for the HOA. Valerie Flower is unable to attend and Rosemary Cardenas resigned her position on the Board prior to the meeting. Jayna Van Den Einde attending for Kinney Management Services and 7 homeowners attending the meeting.

MINUTES:

The July Meeting Minutes were provided. Jayna asked if there were any questions, changes and there were none. Kristen made a motion to approve the minutes, Kevin seconded and all say "I".

FINANCIALS:

The July 2024 financial report was discussed. Jayna stated that the financial report was unremarkable as very few variances as they relate to the budget. Monthly assessments were ahead of budget by \$830. There was \$1,290 in delinquencies collected and \$165 for remotes and keys. \$7,000 was allocated to Reserves. As for the expense side, no variances to budget. Overall, net income positive to budget \$5,260. Bids are coming in for the 2025 Budget and Jayna is hoping that the bids will be available to review in next meeting.

OLD BUSINESS:

There were no open items carried over from the prior month.

NEW BUSINESS:

- Agave – The proposal for Fall Overseed was reviewed. Jayna reminded the members and homeowners that the overseed was deferred for 2024 in hopes of improving the condition of the turf, save on water, etc. Robert suggested that we overseed the areas near the playgrounds and let the other areas go dormant. Kevin asked as to why we would defer the overseed. Jayna mentioned the primary reason City municipalities are recommending a deferral is for conservation and maintenance. Robert also stated that the spurge and other unwanted weeds die out. Diana agreed that overseeding the areas for the homeowners to use (playground/washes) was a good idea. Jayna will ask for a revised bid from Agave. Kevin responded that the reduction in the overseeded area will aid in water savings. Jayna also replied that the Weather Matic cloud-based irrigation system that was approved will also aid in savings on water for the HOA. Kevin wanted the costs communicated to the

members. She stated that there is no cost for the equipment and the air cards that are used to manage the system will be provided by Agave at no cost for 3 years. Each card normally has a cost of \$35 per month. By Agave covering that cost for the 3 years, that alone is a savings of \$6,300. And all of the parts carry a lifetime warranty. Diana asked if the agenda could be posted in the chat box and Kristen did that.

- Signature Gates provided a proposal based on the 3rd Quarter Inspection. Two batteries need to be replaced and a relay for the Tomar head (1st responder access). Kevin stated that we had recently replaced the Tomar heads. Jayna did confirm that but this was for the relay that needed to be replaced. Jayna communicated that gates and their repairs are an ongoing expense. Jayna asked for a motion. Kevin motioned to accept the proposal from Signature Gates of \$1,275. Kristen seconded and all say "I".
- NaturZone provided communication regarding the gopher infestation at the community. They recommend servicing of these areas for \$150 per hour for an approximate 10 hours. This would include gassing the tunnels and trapping. Robert stated that some of this may be a shared problem with the adjacent HOA. Robert wants a report, photos, details of what is being done. The Board asked if the proposal was for the entire HOA. Jayna will confirm with NaturZone. Robert made a motion to approve the additional work, Kevin seconded and all say "I".
- Oversii discussion regarding Variance Request submissions and Parking Policy Rules. Robert discussed the hiring of Oversii to aid in facilitating the CC&R's as it relates to parking. The initial timeline for a parking cycle was 30 days. We have extended that so that the window is longer to capture repeat offenders. The third violation will trigger a tow at the homeowner's expense. Robert communicated that this isn't a change in policy, it's an enhancement for Oversii to aid with compliance. Jayna asked if any homeowner's had questions about Oversii. A homeowner stated they received a violation for a trailer parked on the street and they stated that it was never on the street or wasn't parked for the time on the violation notice. Kristen commented that Oversii comes at random dates and times throughout the month. Jayna stated that she didn't know if it was Oversii or a Board member or herself who witnessed the trailer. She asked the homeowner to re-send the email and she would send the information that was received. He stated it would be approximately a week as they are out of town. Robert communicated the CC&R's that trailers are not permitted. The homeowner asked for the CC&R's as well. Another homeowner asked about parking over the sidewalk. Jayna communicated that parking over the sidewalk is a violation not only of the HOA, but of federal ADA regulations. The sidewalks must remain clear for those with walker, wheelchair or pedestrian to be able to travel the sidewalk. One homeowner asked if these are being violated. Jayna asked that those photos of violators be sent to her with the homeowner address. She reviewed the Violations process and escalation of fines for repeat offenses. Robert wanted the homeowners to know that these issues are being reported and addressed. Violations are reviewed and addressed in Closed Session Meetings.
- Jayna asked if there were any other topics to discuss in New Business before we move into the Homeowner's Session. There was no discussion.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Kristen asked as a homeowner about the tree in the front yard of the neighbor's house. She stated that we had helped with the matter in 2023, and it's needing to be addressed again. Jayna stated that the notice had been sent and she would follow up.

Another homeowner inquired about a pergola and the process. Jayna asked if they had been on the HOA's website, as the Design Review Guidelines and Architectural Request Form are on the website. Kristen mentioned the ARC form needed to be updated. The Committee has 45 days to review, ask questions, deny or approve the Request. Robert wanted the members to know that they are working at reducing the turnaround time on the approvals for Design Review.

Another homeowner stated that they participated in an SRP seminar for tree plantings. They are 5-gallon trees, but she asked about the size or the species. Robert communicated that a submission has to be given for Design Review as the tree would be planted in the front yard.

A homeowner asked about the Board and for introductions. Jayna replied with the results of the Annual Meeting elections/appointments/nominations. No other homeowners had discussion topics. Jayna thanked everyone for attending. That the Board appreciates their attendance, questions and participation. She reminded everyone that the Open Sessions now begin at 7:00pm.

ADJOURNMENT: 8:08pm

MOUNTAIN TRAILS COMMUNITY

Income Statement

Aug 31, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	D A T E VARIANCE	Y E A R ACTUAL	T O BUDGET	D A T E VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	31,192.83	27,370.00	3,822.83	214,456.33	218,960.00	4,503.67-
DELINQUENT INCOME	2,250.94	1,350.00	900.94	12,932.44	10,800.00	2,132.44
FOB/GATE/KEY INC	135.00	.00	135.00	935.00	200.00	735.00
FINES/VIO/LT FEES	350.00	.00	350.00	475.00	.00	475.00
WORKING CAPITAL/ESCROW	.00	.00	0.00	680.00	.00	680.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	680.00	.00	680.00
TOTAL OPERATING INCOME	33,928.77	28,720.00	5,208.77	230,158.77	229,960.00	198.77
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	56,000.00	56,000.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	680.00	.00	680.00-
RESERVE CONTRIBUTION	.00	.00	0.00	680.00	.00	680.00-
TOTAL INCOME	26,928.77	21,720.00	5,208.77	172,798.77	173,960.00	1,161.23-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	43,144.16	43,144.00	0.16-
PEST CONTROL	325.00	200.00	125.00-	2,150.00	1,600.00	550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	300.00	300.00
PLAYGROUND MAINT/INSPECT	.00	250.00	250.00	440.00	750.00	310.00
PARKING SERVICE CONTRACT	480.00	480.00	0.00	3,840.00	3,840.00	0.00
POOL CONTRACT	874.90	860.00	14.90-	5,989.80	5,960.00	29.80-
POOL & SPA SUPPLIES	916.29	600.00	316.29-	4,082.64	4,000.00	82.64-
POOL & SPA REPAIRS	59.00	.00	59.00-	1,047.45	3,000.00	1,952.55
GATE CONTRACT	.00	.00	0.00	1,245.00	1,500.00	255.00
GATE MAINTENANCE, LABOR	.00	750.00	750.00	5,204.47	6,000.00	795.53
IRRIGATION REPAIRS	631.30	600.00	31.30-	6,085.80	4,800.00	1,285.80-
TREE TRIMMING	23,170.00	.00	23,170.00-	23,170.00	10,000.00	13,170.00-
GENERAL MAINTENANCE	110.00	250.00	140.00	1,774.59	750.00	1,024.59-
TOTAL MAINT. & REPAIR	31,959.51	9,483.00	22,476.51-	98,173.91	85,644.00	12,529.91-
PARTS & SUPPLIES						
GATE/KEYS	.00	.00	0.00	2,102.31	900.00	1,202.31-
TOTAL PARTS & SUPPLIES	.00	.00	0.00	2,102.31	900.00	1,202.31-
UTILITIES						
ELECTRIC	3,172.35	3,000.00	172.35-	23,935.33	24,000.00	64.67
GATE TELEPHONE	276.17	275.00	1.17-	2,144.24	2,200.00	55.76
GAS	63.70	65.00	1.30	535.30	520.00	15.30-

MOUNTAIN TRAILS COMMUNITY

Income Statement

Aug 31, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	D A T E VARIANCE	Y E A R ACTUAL	T O BUDGET	D A T E VARIANCE
WATER/SEWER	6,565.75	8,000.00	1,434.25	24,205.23	26,750.00	2,544.77
TOTAL UTILITIES	10,077.97	11,340.00	1,262.03	50,820.10	53,470.00	2,649.90
ADMINISTRATIVE						
LEGAL	1,138.50	725.00	413.50-	5,766.96	2,175.00	3,591.96-
COLLECTIONS & LEGAL	377.20	500.00	122.80	3,199.20	4,000.00	800.80
BANK CHARGES	.00	25.00	25.00	50.00	75.00	25.00
AUDIT & TAX PREP	.00	.00	0.00	975.00	925.00	50.00-
INSURANCE	.00	.00	0.00	5,379.00	5,250.00	129.00-
MEETINGS & COMMUNITY	.00	.00	0.00	.00	500.00	500.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	11,200.00	11,200.00	0.00
COPIES/POSTAGE/SUPPLIES	74.96	50.00	24.96-	1,809.96	1,150.00	659.96-
RECORD STORAGE	4.00	10.00	6.00	35.50	80.00	44.50
STATEMENTS	218.67	165.00	53.67-	1,681.37	1,320.00	361.37-
PERMITS/LICENSES	.00	.00	0.00	270.00	270.00	0.00
INCOME TAXES	.00	1,070.00	1,070.00	115.00	2,140.00	2,025.00
WEBSITE	.00	.00	0.00	431.88	300.00	131.88-
MISC ADMIN	.00	.00	0.00	.00	120.00	120.00
TOTAL ADMINISTRATIVE	3,213.33	3,945.00	731.67	30,913.87	29,505.00	1,408.87-
TOTAL OPERATING EXPENSE	45,250.81	24,768.00	20,482.81-	182,010.19	169,519.00	12,491.19-
NET OPER PROFIT/LOSS	18,322.04-	3,048.00-	15,274.04-	9,211.42	4,441.00	13,652.42-
RESERVE ALLOCATIONS						
INTEREST INCOME	173.25	.00	173.25	1,348.23	.00	1,348.23
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	56,000.00	56,000.00	0.00
WORKING CAPITAL	.00	.00	0.00	680.00	.00	680.00
RESERVE CONTRIBUTION	.00	.00	0.00	680.00	.00	680.00
RESERVE EXPENSE	.00	.00	0.00	36,300.05	.00	36,300.05-
TOTAL RESERVE & EXPENSE	7,173.25	7,000.00	173.25	22,408.18	56,000.00	33,591.82-
NET PROFIT / (LOSS)	11,148.79-	3,952.00	15,100.79-	13,196.76	60,441.00	47,244.24-

MOUNTAIN TRAILS COMMUNITY
Balance Sheet
Aug 31, 2024
AUG 1, 2024 - AUG 31, 2024

ASSETS

CURRENT ASSETS	
MOUNTAIN TRAILS OPERATING	159,063.92
RESERVE ACCOUNTS	
MOUNTAIN TRAILS RESERVE	286,065.77
MOUNTAIN TRAILS ICS ACCT 402	152,099.71
UTILITY DEPOSITS	2,530.00
	<hr/>
TOTAL CURRENT ASSETS	599,759.40
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TOTAL ASSETS	599,759.40
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LIABILITIES & CAPITAL

CAPITAL	
PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	597,140.26
PROFIT /(LOSS) FOR PERIOD	13,196.76
	<hr/>
TOTAL CAPITAL	599,759.40
	<hr/>
TOTAL LIABILITIES & CAPITAL	599,759.40
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Y. SIGNS - No sign shall be erected within the Community, except those required by law, including posters, circulars and billboards; provided the following types of signs may be erected on a Lot without written consent so long as the permitted signs are professionally painted, lettered and constructed:

1. Signs required by legal proceedings.
2. Two (2) residential identification sign, identifying a Lot or Dwelling Unit by number, address or occupant in a style designated by the Design Review Committee, not to exceed seventy-two (72) square inches in size will be permitted.
3. No more than one (1) industry standard size "For Sale" or "For Rent" or "Open House" sign with maximum size to be eighteen (18) inches x twenty-four (24) inches to be placed on any individual Lot within the Community. Such sign shall be located wholly within the Lot being advertised "For Sale" or "For Rent".
4. One single-sided security/alarm sign may be placed in the front yard where it is visible to persons approaching the Dwelling Unit. The signs shall not exceed a face area of seventy-two (72) inches in size.
5. Per Arizona Statute, political signs may not be in place more than seventy one (71) days before an election and must be removed within three (3) days after the election to which the sign pertains; signs may not exceed an aggregate of nine (9) square feet.

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 8/30/2024

Quote Number 00090846





Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Jayna Van Den Einde
Phone (480) 508-4017

Email jayna@kinneymanagement.com

Bill To Name Mountain Trails HOA c/o Kinney Management
Bill To 6303 S. Rural Road
Suite 3
Tempe, AZ 85283
Management Company Kinney Management

Ship To Name Mountain Trails
Ship To 7905 S. 24th Place
Phoenix, AZ 85042
Ship via LTL

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	3958S	Urban Pointe Chaise Lounge	Finish: NONE FABRIC SLING: NONE	18.00	\$368.90	\$6,640.20
	3903S	Urban Loft Sling Dining Chair	Finish: NONE FABRIC SLING: NONE	8.00	\$209.10	\$1,672.80
	18948	Premium Pedestal Base (With Top Option) (28" D Base)	Finish: NONE 48" Table Top Option: Slat	2.00	\$761.34	\$1,522.68
	UMB9	9' Market Umbrella (QS*)	BONNET FABRIC: NONE CANOPY FABRIC: NONE TIE FABRIC: NONE Umbrella Height: STANDARD 9' Umb Frame: Platinum	2.00	\$426.32	\$852.64
	3903S	Urban Loft Sling Dining Chair	Finish: NONE FABRIC SLING: NONE	4.00	\$209.10	\$836.40
			Finish: NONE			

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions





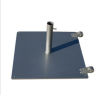
*All furniture remains the property of Leisure Creations until the invoice is paid in full.

*The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.

*Interest 1.5% per month on all invoices over 30 days.

*Shipping choices F.O.B origin or F.O.B. destination.

*Returns require a 50% restocking fee plus the freight costs.

	18930	Premium Pedestal Base (With 30" Top Option with hole unless otherwise specified)	30" Table Top w/ Hole: Slat	2.00	\$511.63	\$1,023.26
	3907S	Urban Loft Sling Bar Chair	Finish: NONE FABRIC SLING: NONE	4.00	\$250.14	\$1,000.56
	18830	Pub Table (With 30" Top Option with hole unless otherwise specified)	Finish: NONE 30" Table Top w/ Hole: Slat	2.00	\$536.50	\$1,073.00
	UMB9	9' Market Umbrella (QS*)	BONNET FABRIC: NONE CANOPY FABRIC: NONE TIE FABRIC: NONE Umbrella Height: STANDARD 9' Umb Frame: Platinum	7.00	\$426.32	\$2,984.24
	14000W-LM	160# Steel Umbrella Base with Wheels and Locking Mechanism	Finish: NONE	7.00	\$369.90	\$2,589.30

Subtotal	\$20,195.08
Tax	\$1,736.76
Order Freight	\$3,030.00
Fuel Surcharge	\$201.95
Order Total	\$25,163.79

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions

- *All furniture remains the property of Leisure Creations until the invoice is paid in full.
- *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
- *Interest 1.5% per month on all invoices over 30 days.
- *Shipping choices F.O.B origin or F.O.B. destination.
- *Returns require a 50% restocking fee plus the freight costs.

umbrella & cushion solid fabrics:

Sample Images and the Actual Fabric Color May Slightly Differ in Color or Pattern Size.



CAPTAIN'S NAVY



SPECTRUM INDIGO



ECHO MIDNIGHT



CONCORD



SKY BLUE



CAST HORIZON



CLASSIC ROYAL



PACIFIC BLUE



CAPRI



CYAN



SPECTRUM PEACOCK



AQUAMARINE



DUPIONE PARADISE



ARUBA



GLACIER



SPECTRUM MIST



HENNA



CRIMSON



LOGO RED



TAMALE



MELON



HOT PINK



POTTERY



TUSCAN



TANGERINE



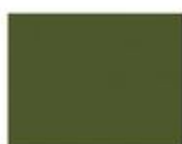
CAST CORAL



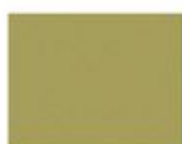
SUNFLOWER



CANARY



RESEDA



PESTO



MACAW



GOLDEN



TAUPE



SPECTRUM MUSHROOM



BAY BROWN



COCOA



SPECTRUM GRAPHITE



ANTIQUE BEIGE



HEATHER BEIGE



BLACK



ZINC



CAST SLATE



GRANITE



SAILCLOTH SEAGULL



NATURAL

umbrella & cushion pattern & stripe fabrics:

Fabric Cost Differs for Each Option
Contact an Account Manager for More Details
Sample Images and the Actual Fabric Color May
Slightly Differ in Color or Pattern Size.



ADAPTATION INDIGO



ADAPTATION STONE



CAPRA CRIMSON



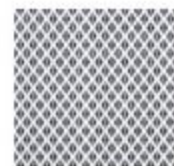
CAPRA INDIGO



CONSTANTINE COAL



CONSTANTINE NAVY



DETAIL NAVY



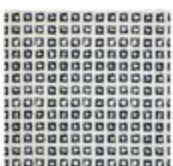
FOLKLORE LOTUS



FOLKLORE SAGE



GEO NAUTICAL



KINDLE INDIGO



LABYRINTH COAL



LABYRINTH NAVY



LOFT MIDNIGHT



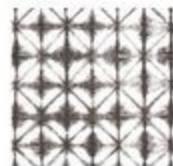
LUXE INDIGO



MELODY SAPPHIRE



MIDORI INDIGO



MIDORI STONE



PALM TAUPE



POPPY CAPRI



PRINCIPLE TROPICS



RESONATE ATLANTIS



SAXON GRAPHITE



SAXON NAVY



STATIC COAL



VOYAGE BREEZE



VOYAGE TAMALE



CAROUSEL CONFETTI



CAVO SMOKE



DOLCE MANGO



DOLCE OASIS



EXPAND CALYPSO



FOSTER METALLIC



FENWAY COAL



GATEWAY INDIGO



GATEWAY TAMALE



HIGHLAND SPLENDOR



KENZIE COAL



KENZIE GRASS



KENZIE SAILOR



MILAND COBALT



SAIL AWAY JAVA



SAIL AWAY SAILOR



SEVILLE SEASIDE



TOKEN SURFSIDE



TRUSTED COAST

Frame finishes



DEEP BLUE METALLIC
078



MAHOGANY FROST
064



PLATINUM
043



SATIN AMBER
077



SKY WHITE
010



STARLIGHT BLACK
066



TEXTURED ANTIQUE BEIGE
012



TEXTURED CHARCOAL
009



TEXTURED ESPRESSO
007



TITANIUM GRAY
081



CARDINAL RED
074



LIME GREEN
076



HUNTER GREEN
065



MARINA
013



METALLICA LAGOON
072



ORANGE BURST
071



PURPLE BURST
070



YELLOW
075

Sling fabric

Sling Fabric Swatches May Contain More Colors and/or Patterns Than What is Shown in Each Sample Image



ARUBA



BLACK



BLAZER CONFETTI



BLAZER PECAN



BLAZER SURF



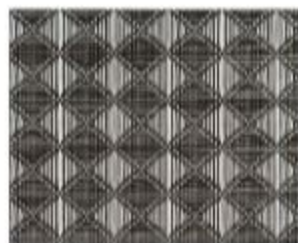
BLAZER MOJITO



BLUE LAGOON



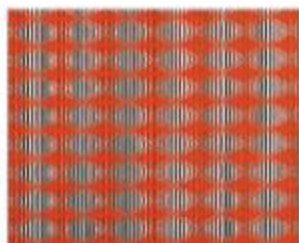
BRAQUE BLUE



BRAQUE GRAPHITE



BRAQUE NAVY



BRAQUE TANGERINE



BROADWAY WAVE



BURKE RIVIERA



CANE OYSTER



CANE WEAVE PACIFIC



CANE WEAVE PAPRIKA



CANE WICKER ALUMINUM



CARIBBEAN CANE



CHARM TANGO



COLE STRIPE RIVIERA



DAYTRIPPER DENIM



DAYTRIPPER HORIZON



DUPIONI ICE BLUE



DUPIONI SAPPHIRE



GRAPHITE



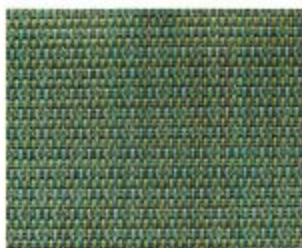
INDENTATION



INDIGO



INTERLOCK CALYPSO



ISLAND MINGLE



JAZZY RAVEN



JAZZY TWILIGHT



KOZO ABALONE



KOZO FOSSIL



KOZO JEWEL



LIME GREEN



MADRES TWEED MOSS



MARINA



MATTE NAVY CANEWEAVE



MATTE NINJA CANEWEAVE



METALLICA LAGOON



METALLICA PLATINUM



METALLICA SALSA



METALLICA SMOKE



MOTLEY WEAVE



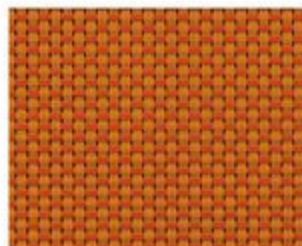
NAUTICA



NAPA FERN



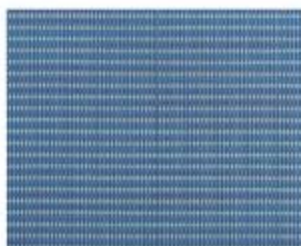
OCEAN BLUE



ORANGE BURST



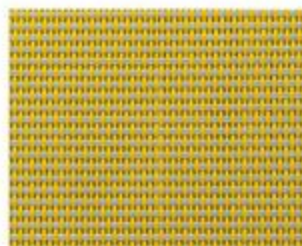
PERIWINKLE CANEWEAVE



POOLSIDE



PURPLE BURST



SAFFRON TWIST



SISAL TUNGSTEN



STREAMLINE AZURE



TAUPE TWEED



TURQUESA



Estimate

Date	Estimate #
9/9/2024	18492

HOA Playground Services, LLC
220 E Germann Rd, Ste 108
Gilbert, AZ 85297
Phone # 480-584-4862
info@hoaplayground.com
ROC #292933

Name / Address
Mountain Trails East C/O Kinney 6303 S Rural Rd Tempe, AZ 85283

Description	Qty	Rate	Total
Estimate to rototill and powersift the sand at both PGs in Mountain Trails East (Phoenix) CK			
PG1 near 7908 S 24th PL - Approximately 1050 SF Rototill sand area to fluff and redistribute hard and compacted sand.	1	325.00	325.00
Machine power sift the playground sand at a 4" depth to remove broken glass, plastic, rocks, cigarette butts, feces, organics etc.	1	450.00	450.00
PG2 near 7911 S 23rd Way Rototill sand area to fluff and redistribute hard and compacted sand.	1	250.00	250.00
Machine power sift the playground sand at a 4" depth to remove broken glass, plastic, rocks, cigarette butts, feces, organics etc.	1	350.00	350.00
*Fees subject to change without notice. Quote valid for 30 days from date of document.			
** All landscape sprinklers and/or irrigation will need to be turned off 48 hours prior to start of project and remain off until project is complete.			
**HOA Playground Services always takes extra care in order to complete projects with as little disturbance as possible. HOA Playground and it's employees, techs and/or subcontractors are not responsible for any or all landscape repairs such as, but not limited to lawn, sprinklers, irrigation pipes, curbing, sidewalks and/or asphalt caused by, but not limited to tractors, trucks, and/or 2-ton bobcat needed to complete the scope of work. Driving heavy equipment over weak concrete or wet grass can result in damage even when using tarps, ramps, etc. to minimize this damage.			
HOA Playground Services takes pride in leaving our work sites cleaner than they were when we arrived.			
Thank you for your business.	Total \$1,375.00		

Approved: _____

Date: _____