

**EMPIRE CENTER PROPERTY OWNERS ASSOCIATION (ECPOA)**  
**Spring Walk Through of Properties**  
**March 17, 2017**

Members in attendance:

Randy Lamb	Board Member
Grant Taylor	Board Member
Steve Palmer	Property Manager
Rafael Negrete	Ultimate Lawn Care
Rebecca Rosol	Ultimate Lawn Care

Absent:

Nick DeLuise	Board Member
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The annual spring walk through started at 9:00am at the corner of Juanita and Country Club, we walked the entire property to Baseline Road and then back to the Days Inn.

Landscaping items noted:

- Parcel 1 –Corner Lots.
  - Waffle House - Currently is doing their landscaping. Requested a bid for additional rock.
  - Starbucks – Currently is doing their landscaping. Tree between Starbucks and Waffle House need to be trimmed.
  - Days Inn – Currently is doing their landscaping. No comments.
- Parcel 2 & 3 - (City of Mesa Building) –6 trees look fine. Rock ok. Need to replace 4 Lantana plants at west drive.
- Parcel 4 - (Horizon) - 4 trees ok. Need bid for river rock addition starting at drive culvert and extending west 30'.
- Parcel 5 – (Horizon) – Grass frontage maintained by owner.
- Parcel 6 – 3 trees ok. Need bid for river rock addition between two drive culverts.
- Parcel 7 - (Corner property) – 10 trees ok. Rock ok.
- Parcel 8 – 2 trees ok. Rock ok. Water leak in front rock area that Steve will address.
- Parcel 9 – 1 tree ok. Rock ok.
- Parcel 10-12 – 6 trees ok. Rock ok.
- Parcel 13 – (Auto Repair) – 2 trees ok. Rock ok. Pump area inside fence needs vegetation removed.
- Parcel 14-17 – 13 trees need canopy raised. Rock ok.
- Parcel 18-19 – (Empire) – 8 trees ok. Rock ok.
- Parcel A – Trees and rock ok.

Storm Drain Clean out:

Steve is to schedule Pro Pipe to camera and root trim the storm drain in select areas in May.

Storm Water Pump:

Pump has recently been serviced as part of the twice a year maintenance program. No additional repairs need at this time.

The following additional landscape work has been quoted by Ultimate Lawn Care and approved:

- Parcel 1 – Waffle House ½ inch Madison Gold Granite. \$3,404.00
- Parcel 2 – Replace 4 Lantana plants. \$99.20
- Parcel 4 – (Horizon) River Rock. \$609.25

- Parcel 6 – River Rock \$500.00
- Parcel 13 – Replace 2 oleander bushes. \$49.60
- Various Parcels – Stump Grind seven stumps. \$413.00

The following additional landscape work was deferred because of budget constraints:

- None

Ultimate Lawn Care just assumed responsibility for Empire Center from Rock Star. Many of the plants have not had the spring trimming and the rock areas have not been maintained. The board would like to tour the property again with Rafael on June 9<sup>th</sup> at 7:00 am to see the improvements that he will make.

The Spring Walk Through was very good. The meeting ended at 10:00am.

Submitted by

A handwritten signature in cursive script that reads "Randy Lamb".

Randy Lamb  
Empire Center Property Owners Association



**Ultimate  
Lawn  
Care**

1916 W. Rawhide Ave  
Gilbert, AZ 85233

# Estimate

Date	Estimate #
4/4/2017	497

Specializing in HOA/Commercial Maintenance  
Gilbert AZ

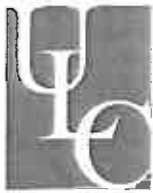
Name / Address
Empire Center Property Association C/O L & T PROPERTIES, INC. P.O. BOX 14479 MESA, AZ 85216

Description of Work	Qty	Rate	Total
Deliver and spread 35 tons of 1/2" minus Madison Gold Granite on the North and West side of the Waffle House.	35	74.00	2,590.00
Deliver and spread 11 tons of 1/2" minus Madison Gold Granite along the South wall near the Waffle House.	11	74.00	814.00
<b>Subtotal</b>			<b>\$3,404.00</b>
<b>Sales Tax (8.05%)</b>			<b>\$0.00</b>
<b>Total</b>			<b>\$3,404.00</b>

*- Proposal is valid for 60 days*  
*- Jobs are scheduled on a first come, first served basis so please notify us immediately if you wish to move forward with the project.*

Approved, Signature *Randy Lamb 4-5-17*

Phone #	E-mail
602-785-9086	rebecca@ultimatelawnca.com



**Ultimate** 1916 W. Rawhide Ave  
**Lawn** Gilbert, AZ 85233  
**Care**

# Estimate

Date	Estimate #
3/23/2017	486

Specializing in HOA/Commercial Maintenance  
 Gilbert AZ

<b>Name / Address</b>
Empire Center Property Association C/O L & T PROPERTIES, INC. P.O. BOX 14479 MESA, AZ 85216

Description of Work	Qty	Rate	Total
Purchase and plant 4, 5-gallon Radiation Lantana shrubs on the South side of Juanita Ave. <i>Parcel 2</i>	4	24.80	99.20
Purchase and plant 2, 5-gallon Pink Oleander bushes near the fence off of McDonald & Baseline Rd. <i>Parcel 13</i>	2	24.80	49.60
Irrigation adjustments to be completed and billed as needed.			
- Proposal is valid for 60 days - Jobs are scheduled on a first come, first served basis so please notify us immediately if you wish to move forward with the project.			
<b>Subtotal</b>			<b>\$148.80</b>
Approved, Signature <i>Randy Lamb 4-5-17</i>			<b>Sales Tax (8.05%) \$0.00</b>
Phone #	E-mail		<b>Total \$148.80</b>
602-785-9086	rebecca@ultimatelawnca.com		



**Ultimate  
Lawn  
Care**

1916 W. Rawhide Ave  
Gilbert, AZ 85233

# Estimate

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Description of Work	Qty	Rate	Total
On the South side of Juanita Ave. blow debris from the areas as identified during the walk and add about 15 tons of River Rock to cover bare dirt.  <i>Parcel 4</i> <i>Parcel 6</i>	15	73.95	1,109.25
<b>Subtotal</b>			<b>\$1,109.25</b>
<b>Sales Tax (8.05%)</b>			<b>\$0.00</b>
<b>Total</b>			<b>\$1,109.25</b>
<p>- Proposal is valid for 60 days - Jobs are scheduled on a first come, first served basis so please notify us immediately if you wish to move forward with the project.</p>			
<p>Approved, Signature <i>Randy Lamb 4-5-17</i></p>			
Phone #	E-mail		
602-785-9086	rebecca@ultimatelawncares.com		



**Ultimate Lawn Care**  
 1916 W. Rawhide Ave  
 Gilbert, AZ 85233

# Estimate

Date	Estimate #
3/23/2017	485

Specializing in HOA/Commercial Maintenance  
 Gilbert AZ

Name / Address
Empire Center Property Association C/O L & T PROPERTIES, INC. P.O. BOX 14479 MESA, AZ 85216

Description of Work	Qty	Rate	Total
Stump grind a total of seven stumps of varying sizes throughout the property. - Includes Labor & Dump Fees	7	59.00	413.00
- Proposal is valid for 60 days - Jobs are scheduled on a first come, first served basis so please notify us immediately if you wish to move forward with the project.			<b>Subtotal</b> \$413.00
Approved, Signature <i>Rebecca Lamb 4-5-17</i>			<b>Sales Tax (8.05%)</b> \$0.00
Phone # 602-785-9086	E-mail rebecca@ultimatelawncafe.com		<b>Total</b> \$413.00