

PROJECT



Patrick McDermott of APS gets in a little painting time on the Sun City wall project. Dave Frederick operates a sprayer to paint one of Sun City's walls. [Submitted photo]

SCRAP nearing end of walls project

Painting reaches halfway point

By Lloyd Maple
SPECIAL TO INDEPENDENT
NEWSMEDIA

Sun City Residents Action Program volunteers are on the downhill side of the Sun City walls project.

"This has come with the financial and physical help of so many Sun City residents and organizations," said Ritchie Miller, SCRAP board member.

Volunteers have painted about 11 miles of exterior common walls in the community. There are about 7-8 miles of walls still in need of a new coat of paint. Repainting and cleaning Sun City's walls began with the wall on 99th Avenue, just north of the Marinette Recreation

Center in May 2016. Now all of 99th Avenue from Grand Avenue to Beardsley Road is complete.

"We have painted Bell from the east side of Sun City to the west side," Mr. Miller said. "We have finished Olive from 99th to 111th. Most of Union Hills have been painted. Many other sections of walls have been given a fresh coat of paint brightening the appearance of our great community. In turn, this also helps maintain our property values."

The painting of the outside of the walls sparked the interest of residents in painting the inside of their wall, according to Mr. Miller. Cameron Arnett with Artistic Painting is the contract painter for the project.

But resident, organization and business volunteer assistance has been a big part of the effort, according to Mr. Miller.

For those interested in doing the inside of their wall, the procedure SCRAP officials followed with the outside of the walls is to first power wash them to remove loose paint and all dirt. When the wall is dry, volunteers and the contractor use a product called Seal Krete as a sealer for the best adhesion or bonding of the paint to concrete walls. The paint is then applied. The color of the main wall used in the project is called "Patience" and the number is SW 7555. For the inserts between each section a brown color called "Whole Wheat"

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is used and the number is DE 6124.

"Just remember two important things, the wall has to be dry and don't spray on a windy day," Mr. Miller said. "We have been using Dunn Edwards and also Sherwin Williams to purchase the Seal Krete as well as both colors of the paint."

SCRAP officials believe it is rewarding that so many want to paint the inside of the walls as well.

"There is a lot of pride in Sun City and it shows," Mr. Miller said.

The wall project is under budget and ahead of the original schedule. SCRAP officials believe it couldn't be done without the help of the residents, the Sun City Home Owners Association, the Sundial Men's Club, Western State Bank, APS, Wells Fargo Bank and Sun City Early Birds Lions Club.

"This has become, truly, a community involved project, which points out that Sun City is the 'Home

of Volunteers' and when a worthwhile project like this wall painting project comes along there is great interest and participation," Mr. Miller said. "Kudos to us all."

To finish the project, that help is continually needed. Residents interested in donating money to the project can send checks, payable to SCRAP, to SCRAP, 10958 W. Tropicana Circle, Sun City, AZ 85351. Those who want to volunteer their time can call SCHOA at 623-974-4718.

Editor's Note: Mr. Maple is SCRAP chairman.

Project Updates

Building and Infrastructure:

Oakmont Center

- Fabrication and installation of the cantilever shade structure are awaiting Maricopa County permit approval. Contractor is USA Shade. (Cost – \$24,172)

Lakeview Center/Lakeview Lanes

- The renovation of the east restrooms at Lakeview Lanes has been completed and reopened on Saturday, February 17. The remodel included new sheetrock, lighting, plumbing fixtures, doors, tile, toilet partitions, toilets, lavatories, mirrors and counter tops. Contractors were Doege Development and Supercharge Electric. (Cost – \$94,369)
- Demolition of the interior of the old Skilled Trades building is complete. Sheetrock repair and paint prep are almost completed. Permits have been filed for the addition of the required exhaust fan for venting the space of fuel fumes. Still pending are painting, window A/C replacement and fencing. This space has been approved for use by the Vintage Vehicle Club. Contractors are Ken McIntyre Construction, American Fence, and RCSC Skilled Trades staff. (Cost – \$24,475)
- The changes to the Clubs and Events office to add another service desk for club support has been completed. This was completed by RCSC Skilled Trades staff. (Cost – \$1,500)

South Golf Course

- The site plan and construction detail drawings are in progress with a completion date anticipated by March 1, followed by permit submission. Construction bid specifications will be developed during the first permit review so this project is ready for bid requests after first review is complete. This project is still on target for a May start that will begin with the demolition of the current building. CCBG Architects will complete the design drawings and act as the Construction Management administrator.
- Concrete repair to the entry drive of the South Golf Course Maintenance yard began February 21, 2018. This project will remove existing concrete and be replaced with a new 3,000-pound mix with reinforcement steel and pins connecting to the adjoining slabs. This access drive will be closed for approximately 10 days while the new slab cures. The contractor is DFG Construction. (Cost – \$8,875)

Sundial Center

- Work will begin this month on irrigation repairs that are causing leaks in the asphalt at Sundial Center. This repair will require approximately 400 linear feet of boring to install new irrigation pipes. The use of boring will reduce the impact to the asphalt surface and parking lot disruptions during the repairs. Contractor is Total Cable Contractors and RCSC Skilled Trades staff. (Cost – \$9,000)

v F SC Infrastructure Maintenance

WALL

Wednesday,
Feb. 21, 2018

Vol. 58 No. 9
1 Section 64 Pages



Sun City resident Tom Taylor points out a crack in the concrete drainage port for water runoff behind his condo and under a portion of the community wall. Mr. Taylor and other residents are concerned the crack could eventually bring down the wall. [Rusty Bradshaw/Independent Newsmedia]

Residents worry about wall collapse

Long-standing dispute over wall ownership

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Residents of a condo association on Newcastle Drive are concerned a portion of their exterior wall could collapse due to erosion outside the Sun City community.

An opening under the wall, supported by three metal pillars, allows water runoff coming from as far away as the LaRonde Shopping Center at Del Webb

Boulevard and Thunderbird Boulevard North to drain out of the community. The concrete drainage path has eroded outside the wall and continues to crumble away with each rain, according to Tom Taylor, Palm Court Condo Association board president.

"You can see where big pieces have fallen off recently," he said, while showing a video he shot of the damaged area.

In addition, the concrete under the wall has a distinct crack down its center, extending to the erosion outside the wall.

"We are afraid that some day this crack will give way and take the rest of the concrete with it," he said. "That would take the supports and the weight of the wall will bring it down."

Residents are concerned that a wall collapse could hurt someone nearby or block the drainage outlet and, if not cleared before a rain, cause flooding. Three units across a service road from the wall were flooded in 1982 from backed up runoff water, according to a March 29, 1997 letter from resident Norma Jean Lunz to Jan Brewer, then a Maricopa

County Supervisor.

Mr. Taylor said he has contacted the land owners on the other side of the wall to request some kind of repair to the erosion. But response from Salt River, owners of the land on the west side of the wall, Project and Maricopa County officials indicate the association will get no help in fixing the problem.

"I believe the law requires property owners whose land impacts adjacent property to do something to mitigate potential damage," he said.

Scott Isham, Maricopa
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Wall

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County Supervisor Clint Hickman's chief of staff, said the county has the authority to enforce property owners, when necessary, to clean up or correct issues if they are in unincorporated portions of the county. However, county officials believe the condo association has the responsibility to correct the problem.

"Our inspector hasn't been out there but by aerials it looks like it would be the HOA that would fix the issue since it is their runoff that is causing the erosion," Mr. Isham stated in an email.

When associations accept the land from the builder, they accept responsibility for maintenance, according to Fields Mosley, Maricopa County communications director.

"Maricopa County is not responsible for maintenance, nor does it have the authority to spend taxpayer dollars on this drainage way because it is part of a private facility," he explained. "Homeowner associations and improvement districts exist to maintain this type of infrastructure and it

is common practice for those organizations to take ownership and responsibility after an area is developed. This prevents the ongoing costs of private developments from being borne by taxpayers county-wide."

SRP officials also believe the condo association is responsible to correct the problem.

"I have checked with our land department and want you to know that the claims by Mr. Taylor are not correct that SRP is responsible for runoff water from his community draining into an area of land that

is owned by SRP," Jeffrey Lane, SRP media relations representative, stated in an email.

SRP officials' review of the plat drawings shows the association does not have the right to discharge its water onto SRP property in that location.

"As a result, we do not believe we have financial responsibility to repair the perimeter wall that allegedly has been damaged by erosion," Mr. Lane stated. "In fact, as a result of their draining onto SRP property without our permission, that draining has resulted

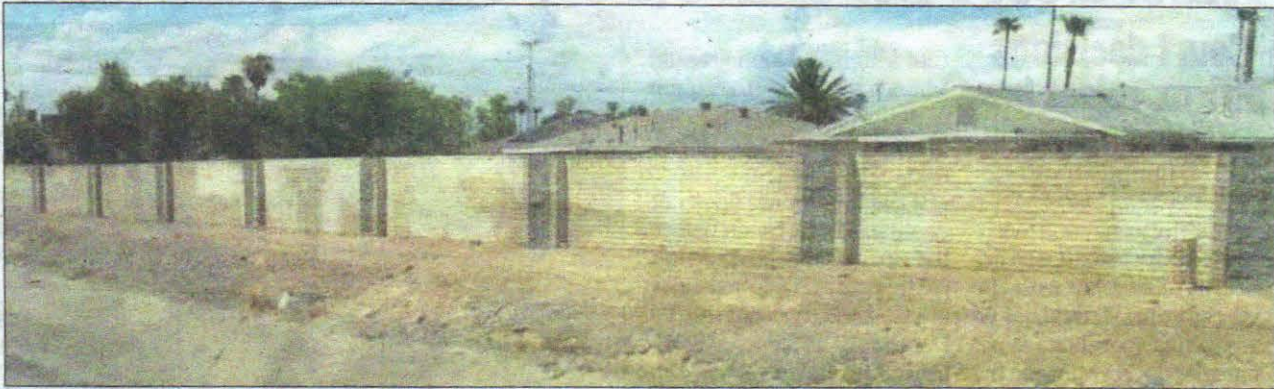
in damage to our property."

Mr. Taylor maintains the association did not install the drainage port nor is it just water from the association that drains through the port. Association documents from the 1990s appears to support his claim.

A Jan. 30, 1997 Palm Court Association board report stated runoff water comes from as far away as the LaRonde Center and drains into the association property. Michael Jesberger, then Del Webb land development vice president, inspected the area with an association

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PUBLIC WORKS



The Olive Avenue wall between 99th and 103rd avenues with patchwork graffiti paintovers, above, and the wall after it was completely painted in one color, below. [Submitted photos]



Walls project continues rapid pace

Olive Avenue complete, work moves to Bell Road

By Lloyd Maple

SPECIAL TO INDEPENDENT NEWSMEDIA

The project to repair or paint Sun City's exterior common walls continues on a rapid pace.

Volunteers completed work on the wall along the north side of Olive Avenue between 99th and 103rd av-

enues. Those sections were completely painted over, although they had not been previously painted. The Sun City Residents Action Program Walls Committee struggled with applying paint to an unpainted wall. However, understanding that this wall has been tagged so many times, it made sense to paint this particular wall.

If and when it has graffiti on it in the future, it can simply be painted over with the same color and it will never

look like it did prior to being painted.

The painted wall has a cleaner look with the inserts painted a brown color. This is the same color scheme the walls are being painted in the other parts of Sun City.

The committee has received enough contributions to allow it to concentrate on getting all the walls along Bell Road completed before summer hits. The committee goal has been to repaint walls in all three phases — phase one

south of Grand Avenue, phase two between Grand Avenue and Bell Road, and phase three north of Bell Road. To complete the entire project, the committee continues to seek financial contributions in any amounts from the community.

Checks should be made out to SCRAP and sent to SCHOA, 10401 W. Coggins Drive, Sun City, AZ 85351.

Editor's Note: Mr. Maple is SCRAP Walls Committee chairman.

VF SC Infrastructure main fence.

UTILITIES



Sun City resident Mike Gavin, standing in back, explains some of the sewer issues he and his wife have faced during a presentation by a Sun City Home Owners Association business partner. [Independent Newsmedia/Rusty Bradshaw]

CRUMBLING INFRASTRUCTURE

EPCOR, residents facing similar issues

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

As Sun City grows older, so does its infrastructure.

EPCOR Water Co. officials are seeking a rate increase to help cover costs of repairing or replacing wastewater main lines in the community. Water company officials estimate they will spend \$500 million over the next 10 years updating infrastructure in the communities it serves. Shawn Bradford, EPCOR Corporate Services vice president, said \$57 million of that is projected for Sun City and \$50 million for Sun

City West.

"Much of that infrastructure is more than 50 years old," he said in a 2016 interview. "It is past its useful life."

Some residents are facing the same issues. But theirs will not be solved by the EPCOR improvements because the water company's responsibility is for the main lines under the roadways and stops at the individual property lines. Property owners, or their insurance companies, will pay for any repairs or replacements.

"We do not do work on residential lines, but there

are a lot of companies out there who do," said Rebecca Steinholm, EPCOR public and government affairs director.

Representatives of one of those companies, Nu Flow of Phoenix, a Sun City Home Owners Association business partner, gave a presentation on sewer line issues to a room full of residents March 9. Russell Le Sueur and Eric Eaves said while they see line problems throughout Sun City, most are concentrated in phase one, south of Grand Avenue. "That is where we see a

lot of cast iron, under the houses, and Orangeberg pipe, from the house to the street," Mr. Le Sueur said.

Orangeberg is a clay-based pipe developed during World War II to address metal shortages as much of that material was diverted to war production. When Del Webb Corporation built Sun City's phase one in 1959, Orangeberg was still in wide use.

"Orangeberg uses clay compression for fittings and that is why tree roots go through them so easy,"

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Sewer

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Mr. Eaves explained.

Mr. Le Sueur said Orangeberg is used from the home to the street, where the line connects with the main line. However, some extend further.

"We were told we were responsible for all the clay pipe, but when I had mine tested it went 60 feet across the street for the connection," said resident Mike Gavin. "But when we called EPCOR they said our responsibility ended at our property line."

While Orangeberg is not used under homes, and most homes in phases two and three, north of Grand Avenue and Bell Road respectively, use cast iron for the house-to-main connection, that material is also reaching or past its life span, according to Mr. Le Sueur. The iron pipe is susceptible to corrosion and eventually collapse.

With the advancement

of technology, sewer pipes can be inspected using cameras sent through the pipes at the end of cables.

Property owners have several options to correct sewer line issues. Pipes can be repaired or replaced using the traditional trench method, trenchless pipe bursting or trenchless cured in place pipe relining. Nu Flow specializes in the latter.

Mr. Le Sueur said clay pipe has a 40-50-year lifespan while cast iron lasts about 50-60 years. He added cured in place pipe relining is designed to last 100 years.

As a precaution, Mr. Gavin and his wife, Deb, had the entire sewer system in their house relined.

"We didn't have to do the whole house, but we did it anyway to be safe," Ms. Gavin said.

Residents depending on their homeowners insurance, or supplemental insurance policies, to fund such repairs or replace-

ment must perform due diligence when signing up for such policies.

"Most insurance policies have a lot of restrictions," Mr. Gavin said. "You have to read all the clauses in any insurance policy."

Mr. Eaves also said some insurance companies only allow policy holders to use plumbers they contract. He also encouraged homebuyers to first get a sewer inspection prior to purchasing a property.

While clay pipes are more common in phase one, they do exist elsewhere in Sun City, including some main line areas. Mr. Le Sueur said Nu Flow contracted for a project with EPCOR on 103rd Avenue north of Grand Avenue and found Orangeberg pipe there.

"We do see a lot of clay pipe that is nearing the end of its life," Ms. Steinholtm said.

Mr. Le Sueur said residents should avoid using costic chemicals, such as

drain cleaner and bleach, in their home sewer systems.

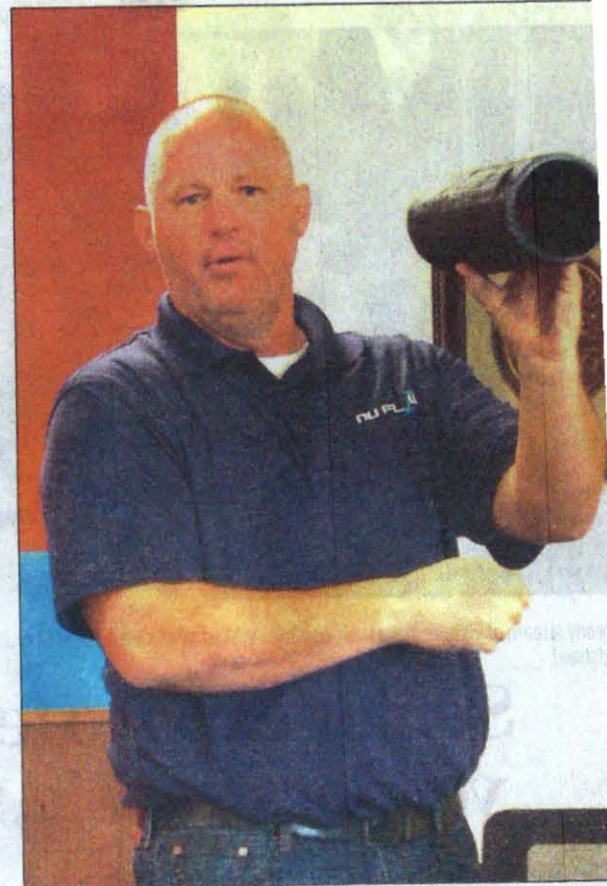
"Don't flush those supposedly disposable wipes down the toilet," Mr. Eaves cautioned. "We see a lot of those in the pipes we inspect. Grease can also cause damage to pipes."

In answer to a resident's question about winter visitors' home being more susceptible to pipe damage, Mr. Le Sueur said water regularly running through pipes can help reduce issues.

"My theory, with no scientific proof, is that homes that are empty for several months see the sewer pipes dry out," he said.

ABS hard plastic pipe began use in the 1970s and PVC, a similar plastic pipe, was introduced later.

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com. Continue the discussion at www.yourwestvalley.com.



Russell Le Sueur of Nu Flow explains to Sun City residents the difference in sewer pipe products in use. [Independent Newsmedia/Rusty Bradshaw]