

La Solana Homeowners Association

Long-Range Plan

2026

Annual Status Review

Developed by the Long-Range Planning Standing Committee

February 12, 2026

La Solana Homeowners Association Long-Range Plan

Annual Status Review - 2026

Introduction: The original Long-Range Plan was requested by the Board of Directors, developed by committee along with the residents of La Solana, in the 2 year period from 2023 – 2024. Various methods were used to gather information from the residents including meetings, an extensive survey, and small, interest group meetings. The guiding principles used in developing the project are represented in the **Mission Statement** and the **Core Values** as stated below.

The resultant Plan was presented to the La Solana HOA Board in April of 2024. In April 2025, an annual status review was also submitted to the La Solana Board.

MISSION STATEMENT Develop comprehensive goals which support the core values of our unique community, while being responsive to the evolving lifestyles of current and future residents.

CORE VALUES supporting the uniqueness of La Solana include:

- The inviting features of La Solana and the thoughtful, safety-conscious utilization of the property
- The positive sense of community spirit, social interaction, and our governing independence
- The additional amenities available as members of “The Grand” community and the civic, cultural, and recreational opportunities available across the region
- Fiscal security achieved through focused planning and prioritization

Key: HP = High Priority project as indicated by La Solana residents

MP = Medium Priority as indicated by La Solana residents

LP = Low Priority as indicated by La Solana residents

The six topics presented below are the same topics as presented in the original plan. The review is structured in two parts:

1. The projects which have been adopted and implemented are indicated in red.

2. Projects which have been initiated but not yet completed are indicated in green. Please refer to the original plan for further information (LaSolanaLiving website, under Legal Documents)

| TOPIC | | A. SAFETY AND SECURITY | High,Med,Low | <1K,<10K,>10K |
|-------|--|--|--------------|---------------|
| GOAL | | KEY POINTS | PRIORITY | \$\$\$ |
| 1 | Appoint an Ad-hoc committee to develop and implement a formal Emergency Response Plan (ERP). | <ul style="list-style-type: none"> * Work with the City of Surprise to develop ERP. * Muster points, periodic evacuation drills, emergency escape situations. * Post-able emergency signage for each unit. * Encourage measures for personal safety, including lock boxes and fire extinguishers. | High | <1K |
| 2 | Develop a permanent Safety Committee to encompass a Neighborhood Watch Group. | <ul style="list-style-type: none"> * Two contacts per building. * Clear procedures for reporting a concern. * Periodic informational talks about Neighborhood Watch. | High | <1K |
| 3 | Research and enhance security measures. | <ul style="list-style-type: none"> * Surveillance cameras both inside and outside residential buildings. * Investigate securing the mechanical and utility rooms. | High | >10K |
| 4 | Initiate accommodations for the disabled regarding safety and security. | <ul style="list-style-type: none"> * Automated entrance exit doors -1 per building adjacent to muster point. * Work with the Surprise Fire Department to customize evacuation procedures for disabled residents, including smoke detectors for the deaf. | Medium | >10K |
| 5 | Improve interior and exterior lighting. | <ul style="list-style-type: none"> * Emergency lighting in residential buildings. * Expand lighting on bottom floor of residences and in stairwells . * New lighting in "dark" areas of the campus. | Medium | >10K |

| TOPIC | | B. SOCIALIZATION | | High,Med,Low | >1K,<10K,>10K |
|-------|--|--|--|--------------|---------------|
| GOAL | | KEY POINTS | | PRIORITY | \$\$\$ |
| 1 | Appoint an Activities Director. | Responsibilities to include: * Develop framework to aid residents in initiating various activities. * Work with residents to initiate health-related activities. * Promote group volunteer activities. * Supervise the Activities budget and scheduling. | | High | <10K |
| 2 | Improve communication with residents about events and encourage participation. | * Establish a "dynamic" calendar on the La Solana website by a resident liaison (Office Staff and Resident Building Captains could be involved). * Utilize a monitor in the clubhouse for posting all important information and upcoming events. | | High | <1K |
| 3 | Increase participation of both current and new residents in community activities at La Solana. | * Provide food at the events. * Develop a formal welcoming program for new renters/owners. * Provide orientation and information to newcomers via packets and monthly coffee events. * Provide information about new residents in the La Solana newsletter ("Town Crier"). | | High | <1K |
| 4 | Improve indoor common spaces to accommodate new activities. | * Consider moving the computer station into the Library. * Add LED lighting in the Clubhouse rooms. * Remove the carpet in the Clubhouse and replace it with a hard surface and sound-deadening flooring for exercise and dancing. * Update media in the Movie Room for the livestreaming . | | Medium | >10K |
| 5 | Improve outdoor common spaces. | * Add tables and chairs in gathering areas, like the proposed Gathering/Sports Area . * Install sails at appropriate areas near the Pool. * Install a fire pit with seating. * Add a covered gathering place on property - pergola, pavilion, gazebo, sails, etc. | | Medium | >10K |

| TOPIC | | C. USE OF SPACE | High,Med,Low | >1K,<10K,>10K |
|-------|--|---|--------------|---------------|
| GOAL | | KEY POINTS | PRIORITY | \$\$\$ |
| 1 | Make additions or alterations in the Pool Area to make it more functional/comfortable. | * Provide shade in the Pool Area with the use of sails which could be adjusted seasonally. | High | <10K |
| 2 | Improve vehicle parking areas. | * Evaluate current parking spaces for visitors, 2nd cars, golf carts, etc. * Implement appropriate parking space signage for visitors, handicapped, and short term parking near mail room. | High | <1K |
| 3 | Add space for additional outdoor activities in strategic places to meet the needs of La Solana's active adult community. | * Add benches and tables at suitable locations for gathering between buildings. * Add a social gathering area between Buildings 4-5 (near the wall) with amenities such as picnic tables, grills, games and sports, along with a type of shade or shelter, such as a pergola, a pavillion or sails. | Medium | <10K |
| 4 | Enhance current room usage at the clubhouse to accommodate additional activities/uses. | * Remove the carpet and install hard-surface, sound-deadening flooring. * Update the Media Center in the clubhouse by providing streaming capabilities. * Reconsider uses of the smaller rooms in the clubhouse to accommodate changing resident requirements. | Medium | >10K |
| 5 | Develop plan for interior courtyard improvements. | * Restore or replace courtyard fountains. * Replace the elevator floors. * Remove the concrete benches from the interiors. | Medium | >10K |

| ## | TOPIC | D. COMMUNICATIONS | High,Med,Low | >1K,<10K,>10K |
|----|--|--|--------------|---------------|
| | GOAL | KEY POINTS | PRIORITY | \$\$\$ |
| 1 | Provide emergency response contact numbers to all residents of La Solana. | <ul style="list-style-type: none"> * Information should be on post-able document and laminated. * All residents should receive emergency contact numbers. | High | <1K |
| 2 | Encourage resident participation in community meetings with the ultimate goal of promoting involvement in La Solana governance. | <ul style="list-style-type: none"> * Have short pre-announced informational talks by resident experts at the beginning of each meeting. Topics might include PORA, City of Surprise such as Earle Greenberg, the clubs at Grand, Helping Hands SCW, public library services, museums, etc. * Board meetings should be hosted on Zoom year-round so that residents can participate on a regular basis. * Board meetings should be recorded and available on the La Solana website. | Medium | <1K |
| 3 | Information on the La Solana website or App should include dynamic (up to the minute) information as well as the static (historical, legal, etc.) that is currently available. | <ul style="list-style-type: none"> * Include events/news of the day, dynamic calendar, urgent notices, links to PORA, City of Surprise, The Grand, Maricopa County, etc. | Medium | <1K |
| 4 | Enhance residents' enjoyment and appreciation of the many events and activities in the surrounding area and The Grand through timely communications. | <ul style="list-style-type: none"> * Promote local activities in a La Solana "group application" on Facebook Good Neighbor app, Nextdoor, or the like. Provide training so that residents are able to access. * Send out Blast once a week on what's happening in the area. * Provide links on the La Solana website to The Grand, City of Surprise website, and Maricopa Cty website. * Write monthly articles to include in The Grand Lifestyles Magazine. | Medium | <1K |

| | TOPIC | D. COMMUNICATIONS | High,Med,Low | >1K,<10K,>10K |
|----------|--|--|-----------------|---------------|
| | GOAL | KEY POINTS | PRIORITY | \$\$\$ |
| 5 | Improve communication with new residents and encourage their participation in community events and community governance. | <ul style="list-style-type: none"> * Develop a "welcome wagon" group of residents (on a per building basis). * Hold a Newcomers' Orientation event regularly - make it a social event along with an informational event. * Provide a directory of local services to newcomers. * Include interviews/bios of new residents in the La Solana newsletter. * Provide realtors with accurate information. | Medium | <1K |
| 6 | Make improvements to the Lasolanaliving website | <ul style="list-style-type: none"> * General information for prospective buyers. * Build a password-protected area of the website to include: <ul style="list-style-type: none"> - A resident directory - Work orders - Resident photos with names | Medium | <1K |
| 7 | Have a consistent method of communication to residents | <ul style="list-style-type: none"> * All important and/or timely information should be sent out in an email or text (even if posted, included in Did You Know, or on the website) . * Utilize a monitor in the clubhouse for posting all important information and upcoming events. | Medium | <1K |

| TOPIC | | E. TECHNOLOGY | | High,Med,Low | >1K,<10K,>10K |
|----------|---|--|---------------|----------------|---------------|
| GOAL | | KEY POINTS | | PRIORITY | \$\$\$ |
| | | | | | |
| | | | | | |
| 1 | Take advantage of existing and emerging technologies in order to ensure personal safety at La Solana. | <ul style="list-style-type: none"> * Automated entry doors. * Surveillance cameras at building entrances. * Increased lighting, both regular and emergency, within buildings and on staircases. * PA system for emergency notifications. * "Ring" Doorbells. * Lock the entrance doors at night. | Medium | >10K | |
| | | | | | |
| 2 | Enhance security of the La Solana campus with existing and emerging technologies. | <ul style="list-style-type: none"> * Surveillance cameras at key areas of the property. * Drop-off points for delivery of packages after hours rather than in the residential buildings. * Notification of security issues to residents (see something, say something). | Medium | >10K | |
| | | | | | |
| 3 | Take advantage of technological solutions to upgrade La Solana's communications shortcomings. | <ul style="list-style-type: none"> * Develop La Solana App for up-to-minute information. * Dynamic calendar on-line. * Clubhouse monitor with scrolling current information. * Neighborhood group on-line using available software, such as Nextdoor, Good Neighborhood, or a Facebook Group for subscribers. * Use Zoom for hybrid Board meetings and post a link to recordings of the meetings on the website. (see Topic: Communication). * Implement streaming in movie theater. * Consider using text messaging to communicate important messages, as most residents have cell phones readily available. | Medium | <1K | |
| | | | | | |

| | TOPIC | E. TECHNOLOGY | High,Med,Low | >1K,<10K,>10K |
|----------|--|--|-----------------|----------------|
| | GOAL | KEY POINTS | PRIORITY | \$\$\$ |
| | | | | |
| 4 | Evaluate and plan for solutions regarding alternate-fuel vehicle charging in the coming years. | <p>* Investigate upcoming electrical and location requirements for alternative-fuel vehicles, including charging stations.</p> <p>* Monitor The Grand and the City of Surprise plans for accommodating alternative-fuel vehicles.</p> <p>* Monitor available rebate and incentive programs about the use of alternative-fuel vehicles.</p> | Low | >10K |
| | | | | |
| 5 | Research and evaluate ways to reduce costs using technological solutions. | <p>* Consider solar solutions to reduce electrical costs.</p> | Low | >10K |
| | | | | |
| | | | | |

| | Topic | F. ENVIRONMENT | High,Med,Low | >1K,<10K,>10K |
|----------|--|---|-----------------|----------------|
| | GOAL | KEY POINTS | PRIORITY | \$\$\$ |
| | | | | |
| 1 | Assess heating and air conditioning systems in the clubhouse in order to maximize energy efficiency. | <ul style="list-style-type: none"> * Balance zonal efficiency--according to resident usage. * Install sun screen in windows adjacent to the pool. * Consider using solar panels for use in clubhouse and pool area energy needs. * Monitor upcoming opportunities for energy-reduction incentive programs (city, state, federal). * Install an energy-efficient lighting system in the clubhouse. | Medium | <10K |
| | | | | |
| 2 | Reduce energy costs for heating/cooling of the pool and/or the spa. | <ul style="list-style-type: none"> * Consider automated solution for covering the spa at night to conserve energy. * During light-usage months (December, January) , consider closing the pool and/or the spa to conserve energy. * Place a sail, shade or sun screen over a portion of the swimming pool. | Medium | <10K |
| | | | | |
| 3 | Improve lighting systems in the residential buildings – interior and stairwells. | <ul style="list-style-type: none"> * Install motion-sensor lighting in lightly-used dark areas. * Use energy-efficient lighting (LEDs) in all areas. * Install emergency lighting fixtures in each building and in the stairwells. | Medium | >10K |
| | | | | |
| 4 | Utilize various landscaping methods to reduce water consumption. | <ul style="list-style-type: none"> * Continue program of turf reduction. * Plant low-water usage native plants. * Increase the planting of trees around the property. * Implement a program to promote the planting of donated memorial trees. | Medium | <10K |
| | | | | |

| | Topic | F. ENVIRONMENT | High,Med,Low | >1K,<10K,>10K |
|----------|--|--|-----------------|---------------|
| | GOAL | KEY POINTS | PRIORITY | \$\$\$ |
| 5 | At the resident level, encourage the adoption of energy-efficient and water-efficient appliances and fixtures. | <ul style="list-style-type: none"> * Promote darkening shades for residences and ARC guidelines on energy-efficient appliances/fixtures. * Distribute ARC guidelines and promote the adoption of energy-efficient and water-efficient appliances and fixtures. | Medium | <1K |
| 6 | Improve the use of recycling at La Solana. | <ul style="list-style-type: none"> * Post list of recycling do's and don'ts adjacent to the recycle bin. * Provide an on-line community bulletin board for buy-sell-trade of used items. * Book a space at the Grand Garage sale for donated resident items, with profits to be used for enhancing the La Solana property. | Medium | <1K |
| 7 | Have a periodic "Junk Removal" day. | <ul style="list-style-type: none"> * Hire a local junk removal company to pick up no-longer-used items from residents. * Have a dumpster parked on the property for a short time to receive junk from residents. | Low | <1K |
| 8 | Prepare for the adoption of alternative-fuel vehicles. | ***This subject is covered in the Technology #4 Goal*** | | |