

Fall 2009 NEWSLETTER

Annual Meeting Notes

This year's Annual Meeting was held August 1, 2009, with good attendance and some very informative guest speakers. The eight members of the Board were re-elected, with a continuing vacancy in the unit 3 director slot. "Your Property Looks Great" awards went to these owners: Dale Phillips, Ronald Axsom, Truman Plainer, Robert Bruns and June Modlin. During discussion of the fire exit road, one owner advised mountain bicyclists to use the Chipmunk Trail, specifically designed for mountain bikes, as a safer alternative to the vehicle-driven fire exit road. Also, residents were advised to be on the lookout for anyone dumping illegally on the fire exit road and to report it. A speaker from the County Records office told members how easy it is to change their voting locale to Navajo County, where votes have more impact than in the Valley. For more details on all the above and much more, read the annual meeting minutes enclosed or on the association's web site. At next year's annual meeting, set for August 7, 2010, we will be serving only beverages and pastries instead of a brunch buffet to cut costs.

Controlled Ground Burn

Ground burns on the 960 acres to the east of Pinetop Country Club are still likely to take place in November. Your Board president has met with officials to help ensure that all safety precautions are taken. If you are concerned about possible respiratory difficulties, obtain information on the scheduled burn dates from the Forest Service (not the association) by calling 368-2100 M-F 8am to 4:30, leaving a message with your name and phone number and asking to be notified about the Country Club burn dates.

ATVs and Street Safety

As you know, the association has tried hard to enlighten ATVerS about safety issues via sheriff patrols and many other means. The Navajo County Sheriff has issued a directive that there is now a "zero tolerance" policy for ATV violations, in the Club or anywhere else. Next summer, we will be joining with the two other

associations in the Club area to hire off-duty sheriffs to patrol our streets ... and now you know their new policy.

Good Neighbors

Every one of us who purchased a property in this association signed their acceptance of the CC&Rs, which help ensure the integrity of the neighborhood. Unfortunately, some think that the rules do not apply to them. This board has worked hard to resolve issues and gain compliance with the CC&Rs. In those extreme cases where our neighbors are not willing to comply, we are willing to go to court. All of us need to follow the rules we agreed to and be good neighbors. In this vein, anyone who is seriously behind on their annual dues payments will be subject to a lien, and now the board will be adding on all costs associated with the lien filing/release. The board also undertook a survey of the transfer fees assessed by all area homeowners' associations and found the average was \$412. (Transfer fees are assessed by an HOA and collected from purchasers by title companies at closing.) The board has raised the PCA's transfer fee to \$400, and there continues to be a companion \$50 property inspection fee to ascertain any violations.

And speaking of being good neighbors, we have found many instances where owners rent out their home but do not inform renters of the CC&Rs. This can end up costing the renter and/or the owner when there are violations such as illegal storage buildings, RVs, dead or diseased trees, unregistered vehicles, etc. Be sure your renters are informed before it's too late!

Reminders

A PCA permit is required to undertake any rebuilding or new construction project, whether it's an addition, a fence, a deck/patio or anything else. Permit applications cost nothing and can be found on the web site or by calling the association office. Also use the web site to let us know of any name/address/phone number changes. Our web site is www.pinetopcommunityassociation.com.

Have a healthy and safe winter and holiday season !