



The Roadrunner

PDS POA Village One Newsletter

May 11, 2015

Pueblo del Sol Village One Property Owners Association
P.O. Box 1551, Sierra Vista, AZ 85636-1551
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INVITATION TO ALL OWNERS TO ATTEND

Annual PDS POA Membership Meeting

Saturday, May 16th at 4:00 pm

Our Lady of the Mountains Catholic Church

Yaqui Street

AGENDA

Doors Open: 4:00 (All Owners please sign in and verify mailing address/email.)

Social Hour: Foods provided by the Association and Pot Luck from Owners.

Call to order and: Pledge of Allegiance 5:00

Guest Speaker: 5:10 to 5:30

President's Report: 5:30 to 5:40

Secretary's Report: 5:40 to 5:50

- Review and approval of Annual meeting Minutes from May 3, 2014

Treasurer's Report: 5:50 to 6:00

- Status of PDS POA Finances in FY 2015

- Presentation of preliminary budget for FY 2016

CC&R Rewrite Working Group: 6:00 to 6:15

Call to Owners: 6:15

Owners may address any PDS POA relevant issue(s). Limit 5 @ minutes.

Election Committee FY 2016 Election

of Board Directors: 7:00 (Estimated)

- Nominations for the Board of Directors for FY 2016

- Candidates Forum (3 minutes each)

Meeting Adjourned: 7:30 (Estimated)

PUEBLO DEL SOL VILLAGE ONE DRAFT BUDGET PROPOSAL FY 2016

July 1, 2015 to 30 June 2016

BASED ON ANNUAL ASSESSMENT OF: \$ 50.00

INCOME

Carry Over from prior FY (2015)	CO	\$	6,000.00	(Estimated thru June 30, 2015)
Annual Assessment Income \$50.00 per lot	AA	\$	17,300.00	
Late Fees	LF	\$	-	(Unable to predict)
Realty Transfer Fees	RF	\$	-	(Unable to predict)
Other Income	OI	\$	-	(Unable to predict)
TOTAL PROJECTED INCOME			\$	23,300.00

PROJECTED EXPENSES

ADMINISTRATIVE

Office Lease	OL	\$	250.00	
Postage	FP	\$	1,200.00	
Annual Meeting	AC	\$	600.00	
Website/Internet Fees	WF	\$	100.00	
PO Box Rental	PO	\$	90.00	
Phone	PP	\$	800.00	
Office Supplies	OS	\$	1,000.00	
CAI Membership and Travel	MT	\$	400.00	
Other Admin Costs	OA	\$	200.00	
Total Admin			\$	4,640.00

INSURANCE

Director's Liability	IL	\$	2,200.00	
Property / Fire	IP	\$	1,500.00	
Misc, Fire District & Liability Waivers	IM	\$	100.00	
Total Insurance			\$	3,800.00

MAINTENANCE

Admin Facility & Electricity	AE	\$	500.00	
SSVEC Street Lights	SL	\$	840.00	
Common Area Maintenance	CM	\$	9,100.00	
Total maintenance			\$	10,440.00

LEGAL SERVICES

Attorney Fees	AL	\$	3,500.00	
Total Legal Services			\$	3,500.00

CONTINGENCY:REPLACEMENT/REPAIR

Contingency and Replacement	CR	\$	760.00	(Estimated June 30 adjustment)
Total Contingency/Replacement			\$	760.00

TAXES

AZ State	TS	\$	50.00	
AZ Corporate Commission Filing Fee	CC	\$	50.00	
Cochise County Property	TP	\$	60.00	
Total Taxes			\$	160.00

TOTAL EXPENSES	\$	23,300.00
TOTAL INCOME	\$	23,300.00
BALANCE	\$	-

Approved: PENDING SUBMISSION
Approved by:

Actions to Revise our CC&Rs Continue.

by Ted Pahle

On March 10, 2015 approximately 310 Owners were sent an email with the side-by-side comparison of the current and draft revised CC&Rs. Those remaining 50 Owners without email service, as well as all those with email, were sent a postcard instructing them how to request a hard copy version of the CC&Rs. The current and proposed CC&Rs were also posted on the newly activated PDS POA Website (pdspoa@pdspoa.com).

The draft of the revised CC&Rs was initially prepared by our Association attorney to make sure that our covenants are legally valid based on current homeowner association laws and best practices. We recognized that this scrub of the legal language was necessary since our CC&Rs are now about 40 years old and much had changed since the PDS POA was created. There was no attempt to make significant changes to the substantive core of the CC&Rs which are best changed piecemeal (i.e. individual topics), something we can do at any time and more easily than attempting a broad change of major portions of our covenants.

We asked that each owner take the time to read the revised CC&Rs to ensure they meet today's needs and interests of the PDS POA Owners. The document allowed for a side -by-side comparison of the current vs the revised CC&Rs. We asked for feedback from any and all Owners.

A series of Town Hall Meetings took place on March 31, April 6, and April 11. At these meetings, the CC&R Revision Working Group (Gayle Tullis, Jeri Ligon, Erescene Stokes and Kevin Mills) explained the changes and reasons behind these, answered questions, and recorded Owner comments and feedback (pro and con) concerning the revised CC&Rs. In spite of a low turn out, the feedback was crucial and beneficial to ensure that Owner concerns and opinions were taken into consideration. The consolidation of Owner comments were provided to all Owners via email or hard copy by mail to those Owners without email accounts as an independent article written by the CC&R Revision Working Group.

The Revision of the CC&Rs will also be discussed at the upcoming PDS POA Annual Membership Meeting on May 16th, 2015.

The next step is to communicate to the Association attorney the changes and corrections suggested by the owners for inclusion into the final version of the Revised CC&Rs. These will then be put to a vote by the owners to approve or reject the Revised CC&Rs by a 2/3 vote, or 231 Owners.

PDS POA COMMITTEES -

ECC Structures & Compliance	Shawn Braddock		(831) 595-5727
	Bob Gollwitzer	bgpds@centurylink.net	(520) 803-1497
Common Grounds Maintenance	Lorna Sills	madogtoys@mac.com	(520) 227-5046
	Jamie Braddock		(831) 595-5727
	Ursula Hollis	uahollis@gmail.com	(520) 378-6640
	Allan Williams		
Election	Erescene Stokes	erescene@cox.net	(520) 378-3149
	Sharon Abrams		(619) 456-1255
	Dale Chidester	chidesterdale@gmail.com	(520) 803-8828
	Ursula Hollis	uahollis@gmail.com	(520) 378-6640
	Linda Langner	dawlll@msn.com	(520) 378-3243
	Donna Reynolds		(520) 803-9118
	Lorna Sills	madogtoys@mac.com	(520) 227-5046
	Linda Walker	basil3@cox.net	(520) 378-4296
Highway 92 Clean up	Bill Hagerl		(520) 459-0007
	Scott Weiss		
Newsletter	Peter Dodge	pdodge4814@gmail.com	(520) 378-1905
	Ted Pahle	suspop@earthlink.net	(520) 803-7398
Property Transfers	Ted Pahle	suspop@earthlink.net	(520) 803-7398
	James Wilson	jwilson441@cox.net	(520) 266-3824
CC&R Workgroup	Gayle Tullis		
	Geri Ligon		
	Erescene Stokes		
	Kevin Mills		
Budget Committee	Ted Pahle		
	John Avila		
	Susan Lorenz		
	Tony Guthrie		
	Renell Stewart		

Reality Check: Self-Management and Volunteerism

What does it mean to be a "Self-Managed Homeowners Association?"

Being Self Managed is a term used within the Homeowner Association (HOA) industry to describe an organization that manages all its functions with the labor and time given freely by its Owners, thus avoiding any additional expenses for a Manager and/or a Management Team. This is common among smaller HOAs or those that have a relatively simple infrastructure to manage. The Pueblo del Sol Property Owners Association has always been a self-managed Association. Owners have voluntarily carried the burden of managing our Association since its inception. The total cost for this status has been the time given freely and never more than \$50.00 from each Owner per year to cover our operating expenses. We only pay for services required to maintain common areas, protect our liability through insurance, receive and pay services such as telephone and electricity, pay taxes, and operate administratively.

But times are changing. Self Management is now a burden. The voluntary spirit is almost gone. The PDS POA has repeatedly asked for help from Owners. The silence is deafening. Today, a small number of the same people keep stepping forward to volunteer their time to carry some of the management load. Unfortunately, their efforts are seldom appreciated and often criticized by saying these people are simply "power grabbing" characters with nothing better to do with their lives but to bicker at endless meetings. Nothing could be further from the truth. It seems that volunteering today is often given this negative connotation as a way to defensively sidestep criticism for our own failure to give some of our time freely. Most are volunteering because they have an interest in supporting their community and the Association; they are also protecting their investment and want to keep this area as a prime residential area that will attract future Owners. They wish to live by a certain level of standards that fellow neighbors also strive for. We are not a manicured community and never will be, but we have to acknowledge that we can easily negatively impact on our neighbors by the actions we take ourselves. Being considerate of others is the most important yet unwritten covenant we should abide by.

Self management, like self discipline succeeds only if you participate fully, or as best as you can, but not if you sit idly hoping others will cover for you. Our PDS POA at this point suffers from benign neglect and Owner apathy to the point that it may disappear by itself for lack of feeding and caring. Of course, we have the option to hire a Management Team, at a ridiculous cost, to take care of our PDS POA. The \$50.00 per year could easily change to \$50.00 per month at which time the choice would likely be to let it die. We all lose then, but at least you will be saving \$50.00 per year.

This is an urgent appeal to step forward and help out as best you can to sustain our Self Management ability. The more Owners that volunteer, the less that each will have to do. The goal is to end the fact that 4 people are each carrying 26% of the load and instead say that 30 people are each carrying 3% of the load.

A Good Story-with a wonderful ending.

Those able to receive emails from the PDS POA were observers and some were participants in the Great Barkley Hunt! An initially sad story of a large but beautiful and friendly dog who got lost in our Community when his owner passed away.. For several weeks, resourceful and compassionate PDS POA owners set up motion cameras and traps and kept an eye out for him. He was repeatedly sighted but eluded all efforts to capture him. Thanks to Renell Steward and the Cochise County Animal Control Officer Jill, our K9 hero was finally captured but not before two curious and hungry raccoons were also trapped and, of course, released. Although Barkley was surprised by his less-than-dignified incarceration, he quickly realized it was all for his own good. He is now part of a new family and Living the Life of Barkley



Neighbors and Community

by Kevin Mills

One of the most pleasant things I believe about having a community is having neighbors. Neighbors are people whom we collectively share a community. We may develop personal friendships with some of our neighbors. Sometimes we will just appreciate exchanging hellos to one another. At times, we may call on our neighbors for help with small favors.

There may also be times when we have conflict with our neighbors or there may be neighbors we just don't get along with at all or care to say hello. However, neighbors in our community are very dependable and important. They are always close by and they usually appreciate us. So be willing to set a good example.

First of all, be considerate of your neighbors. They have a right to maintain their living space as we do. Our neighbors have their own lifestyle and their own responsibilities. We should show respect to our neighbors within our community. If you or I see them outside, say hello. Introduce yourself to them and be pleasant.

When a conflict happens, remember, conflict with neighbors can cause you to have a bad reputation. This tension can escalate and cause bad feelings throughout the community. Be respectful, watchful and considerate. Maintain respect for your neighbors as we continue to live together in our community. Get along well with your neighbors. This will make it easier for your relationship with them if you are ever involved in a dispute.

If a dispute materializes, remember behave responsibly. It is easy to get defensive if this occurs. You need to accept that something you were doing has dissatisfied your neighbors.

Listen to their story fully. Try to imagine yourself in their situation and have compassion that they were disturbed. Apologize for the problem you caused. Considerately explain to them, if you have a different perspective on what caused the dispute. Describe to them what you will do or not do in the future to avoid causing this disturbance. Follow through with your word. My parents raised my siblings and myself with the teaching that "your word is your bond". So say what you mean and mean what you say. Be more considerate and respectful to your neighbors in the future. Think ahead. Ask yourself, "Will what I am about to do cause my neighbors a problem?" If you think it will, find an alternative way to do what you need to. Recognize that your neighbors are human beings that make mistakes and occasionally use bad judgment. Realize that there is time to resolve your discomfort with your neighbors. With cool heads, proper communication, patience, consideration, and even a little compassion you can solve a dispute with your neighbor. Flexibility is the key.

Most often, I believe neighbors are pleasant to be around and to share a community. Neighbors are and can be resourceful people. You might need their help from time to time. Neighbors can be a disturbance at times as well but neighbors are important. Appreciate them for being different and accept their opinions with respect and not just think you are right on everything that happens within the community. With respect, consideration and patience we can get along with our neighbors. This will only display to new families coming to our community that this is a place where they will want to call and say this is my home, my neighbors, my friends, my community.

Common Questions and Answers:

Q: What Next if We Reject the CC&R Revisions?

A: Not much will happen. (1) The Revised CC&R documents will be retained for PDS POA record purposes only and will not be implemented. The approximate \$1,300.00 for legal assistance fees are already paid so no additional costs will be incurred. (2) The current CC&Rs will remain valid until December 31, 2015 by which date the PDS POA will have had to vote to Revalidate the current CC&Rs to remain in effect until December 31, 2030. (4) The CC&Rs will have to be revalidated every 15 years. (5) The maximum Annual Assessment will remain at \$50.00 and this cap can only be increased each year by 3% of the prior year without a 2/3 vote of the Owners.

Q: What if we Approve the Revised CC&Rs?

A: Again, not much will happen. (1)The Revised CC&Rs will replace our current CC&Rs immediately after we formally record them with the Cochise County Recorder. (2) There will no longer be a further requirement to conduct a vote to revalidate the CC&Rs every 15 years. (3) The CC&Rs, piecemeal or in their entirety, can be changed, amended and/or cancelled at anytime that 2/3 of the Owners agree. (4)The maximum Annual Assessment cap will be \$100.00 and cannot be exceed without a 2/3 vote of the Owners.

Q: What if we only revalidate the current CC&Rs prior to Dec 31, 2015?

A: Nothing will change. The current CC&Rs will continue in effect for another 15 years unless the Owners, by 2/3 vote decide to change, modify, or terminate the CC&Rs which they can do at anytime.

Q: What if we Reject the Revised CC&Rs and also fail to Revalidate the current CC&Rs by Dec 31, 2015?

A: This is the worse scenario for the PDS POA and is its deathblow. (1) The current CC&Rs will no longer be enforceable after Dec 31, 2015 and all authorities of the PDS POA to manage, regulate, or enforce all Covenants, By-Laws, and Rules will end. (2) All authority to collect Annual Assessments to maintain the Common Areas and/or pay for services such as legal, taxes, utilities, insurance, communications, etc will end. (3) The PDS POA, as an Arizona non-profit corporation would eventually dissolve as it will be unable to function. (4) The Common Areas (Greenway and Wildlife Refuge) would have to be donated by deed to government, charitable, or religious organizations, if they are willing to accept them as a donation. (5) The gaining organization, within the limits of Cochise County Zoning Laws, could use the lands for their own purposes to include selling them to anyone. (6) We each save \$50.00 per year. (7) Every Owner will be free to do what they wish on their properties, subject only to County approvals if required.

Prepared by: Ted Pahle, President, PDS POA

PDS POA NOTICES

TREASURER NEEDED. Your Board of Directors is seeking a volunteer Owner to be our Treasurer. The main duties include, but are not limited to, maintaining all aspects of the PDS POA financial actions to include, bank account management, payment of all expenses, balancing the checkbook monthly, preparing a monthly report to the BOD, Chairing the Budget Committee, filing annual taxes, and other related duties. If you are able to contribute in this capacity, please send your name to: pueblodelsolpoa@gmail.com.

SECRETARY NEEDED. Your property Owners Association Board of Directors is asking for a volunteer to be our Recording and Corresponding Secretary. The main duties include, but are not limited to, attending the monthly meetings of the Board of Directors and Officers, and to write a summary of the proceedings prior to be presented to the Board. The Secretary might also be requested, upon occasion, to prepare correspondence to parties outside of the Association. If you are able to contribute in this capacity, please send your name to: pueblodelsolpoa@gmail.com

EDITOR'S NOTE: This edition of The Roadrunner Newsletter is slightly different from prior editions. The first three editions were superior in all aspects and set the standards for future newsletters. We are now seeking volunteers to pick up the effort and assist with future editions of The Roadrunner Newsletter, the official publication of your PDS POA. Along with our PDS POA website (pdsboa.com) The Roadrunner contributes significantly to communicate with all Owners to keep you informed. It is also an excellent venue for voicing your opinions and comments and to publish articles of interest to our Community. We seek your contributions. Please contact Ted Pahle or Peter Dodge



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