

PINNACLE PEAK ESTATES III HOMEOWNERS' ASSOCIATION FOURTH QUARTER 2021 NEWSLETTER

(OCTOBER 2021)

HELLO NEIGHBORS! This is a review of happenings here in Pinnacle Peak Estates III ("PPE III") that your Board believes are important to you.

LEASE RESTRICTION (FOURTH AMENDMENT to the PPE III CC&R'S) UPDATE

This "LEASE RESTRICTION" amendment passed with over 2/3rds of the property owners here in the Pinnacle Peak Estates III community voting their approval of this amendment and consenting to its addition to the CC&R's. *(This is the first amendment added to the CC&Rs since 1984.)*

There were 160 property owners (68%) out of a total of 235 in this community who rose and voted to establish a **minimal rental period of seven days for short-term/ vacation homes here in PPE III**. This is a direct result of these owners' concerns with the impact short-term rentals may have on property values, their neighborhood and they and their families' health and safety due to the proliferation of "event destinations" and "nuisance parties" occurring here in PPE III sponsored by irresponsible renters and irresponsible property owners. This regulation went into effect October 1, 2021.

Cornerstone Properties, Inc. (the property management firm the PPE III HOA uses) now has the responsibility to develop the process and procedures to implement, monitor, regulate and manage this amendment and ensure compliance to it by those proprietors and organizations owning homes in the PPE III community and which rent their properties here from time to time. This regulation applies to all lot owners renting their homes whether they are registered under the City of Scottsdale's ordinance defining "short-term and vacation rentals". *(Note: those renting homes and not registered with the City of Scottsdale under ordinance 18-150 are in violation of the law. Also, those owners of rental units allowing "nuisance parties" as defined under the Scottsdale Revised Code Section 18-121 will face civil offense charges as well as serious financial penalties if reported.)*

CHANGING PICK-UP DAYS FOR TRASH & RECYCLABLES

The latest "**SCOTTSDALE UPDATE**" that comes with your monthly water bill notes that **beginning November 1, 2021, the days for picking up our trash and recyclable are CHANGING!**

THE NEW PICKUP DAYS:

- **Trash pickup days move from Monday to Thursday.**
- **Recyclables pickup days move from Thursday to Tuesday.**

CALL FOR BOARD MEMBER NOMINATIONS

We need you folks in our PPE III community to volunteer to help govern our homeowners' association. Two of us on the current board, Dr. David Leicken and I are moving on after three consecutive years on it. Randy Wagner, the HOA's Treasurer for the past three years wants to stay on the Board but in a more limited capacity by helping the Architectural Committee. For the

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Board to function appropriately under our HOA by-laws, it needs at least three people. *(In fact, per the by-laws, the board can have up to nine (9) homeowners on it at any one time.)*

As I mentioned in a mailing we sent out to all homeowners back in July/August of this year, I explained that due to the changing demographics of the PPE III community, we need board members that will represent these changes. We need new blood on the Board.... plain and simple...to better serve this wonderfully quiet and upscale community. Please consider putting forth your name for this coming year's board (2022) which will be elected this December.

Each homeowner will be receiving a "Board of Directors-Candidate Application" form shortly in the mail. Please consider filling it out and submitting it. You have my vote!

SCOTTSDALE'S GRASS REMOVAL INCENTIVE PROGRAM

Each homeowner in PPE III should have received a flyer from the City of Scottsdale informing them the City's Water Dept has an incentive program to remove "warm season grass". The incentive is the homeowner can receive a rebate of \$1 per square foot of qualifying warm-season grass **removed up to \$5,000.**

I won't go into the details of this water conservation program here, but it certainly has an excellent objective by incentivizing homeowners to eliminate a real water hog.... **SUMMER GRASS!**

If you have stayed abreast of local, state, and regional news, you know we here in the Southwest face serious drought conditions that already has led Arizona to begin rationing water to farms and may eventually lead to rationing to residential areas. No doubt each of us must do our part to conserve our available water resources. Hey, we live in a desert. Our only water sources are limited to three major resources: aquifers, the Colorado River, and rain. Aquifers' water levels have declined due to less than average rain falls over the past decade. The Colorado River is down because of the lower-than-expected snowfalls in the Rockies...the "Snowpack" hasn't been enough to fill the river and thus the reservoirs, specifically Lake Powell and Lake Mead which are now at record low levels...impacting available water and possibly even future electric power generation. All of us living here need to help ourselves! So, heck, eliminate the grass in your backyard....and get paid for it. And then you can point to yourself as a conservationist par excellence!

**You can find out more about the grass removal rebate program by going to:
ScottsdaleAZ.gov/water/rebates by January 31,2022.
or CALL: 480-312-5650**

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DESSERT SOCIAL-SATURDAY OCTOBER 23, 2021

A couple of our neighbors, the Leicken's and McNally's have teamed up to host what Dr. David calls a DESSERT SOCIAL at Laura and Greg McNally's home (**8301 E. La Junta Road**) late on the afternoon of Saturday, October 23rd (Time: 3:00 PM to 5:00 PM).

Come on over and meet your neighbors both old and new to PPE III while enjoying some great desserts and refreshments during one of the most beautiful times of the year. Look forward to seeing you!

YEAR TO DATE FINANCIAL REPORT

We made it through the year without incurring any major expenses other than legal fees and printing and mailing expenses associated with drafting the Lease Restriction (4th Amendment) and mailing it to homeowners. The HOA's revenue YTD is \$33,775; expenses for the same period total \$16,541. Cash in the bank is \$2,024; and the reserve fund now stands at \$42,221.

Your Board has decided to keep the **2022 Annual Dues at \$125.00**. We believe this is an equitable level of dues to ensure adequate funding of property management and landscaping services while still setting aside enough monies to fund unexpected expenses (e.g., mailbox repairs due to a break-in last month of several of the cluster boxes in PPE III) as well as continuing to build the HOA's reserve. There's no doubt PPE III has the lowest dues (***particularly considering this is a once-a-year payment!***) in any development in northeast Scottsdale, yet we still have homeowners here, some 11 of whom are still delinquent in paying their 2021 dues which were due this past January. (That's \$2,000.) *I won't even talk about some of our neighbors who have complained to me that they think the amount of the annual dues is too much! Unbelievable.*

Importantly, your HOA is solvent and now has the flexibility because of the size of our war chest to bring legal action to those few violators in PPE III who consistently violate our CC&Rs' and who distract on this community's image as well as disrupt their neighbor's peace of mind and goodwill.

2021 ANNUAL COMMUNITY BOARD MEETING

The Annual Board Meeting is scheduled for 6:30 PM, Wednesday, December 8, 2021. It is planned to be held at the Living Water Lutheran Church, 9201 E. Happy Valley Road, Scottsdale, AZ 85255. (*For those of you who are new to PPE III and want to attend this gala event, this church is just east of us across Pima Road on the south side of Happy Valley.*)

This is the last community board meeting of the year. The most important business to be conducted at this meeting will be announcing the newly elected HOA directors to the PPE III Board. (*Officers will be chosen at a subsequent executive board meeting usually held in early January.*) Hope you can make this event. We look forward to seeing you there.

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CHANGING OF THE GUARD AT CORNERSTONE PROPERTIES, INC.

Our Community Property Manager of Cornerstone Properties, Inc. (“CPI”) has changed. Effective immediately **Ms. Jenna Chapman**, CAAM is taking over from **Ms. Janet Bussing** who has served in that role for the PPE III community the past three years. Janet is retiring at the end of the month. I along with the other Board members can’t say enough about Janet’s outstanding leadership and counsel she’s provided us over these last several years. We wish her and husband Bob all the best!

Now for Ms. Chapman. Jenna brings to our community quite a bit of experience and expertise. She’s been involved in the property management arena for the past 15 years managing single family residences, condos, townhouses as well as high-rise buildings for various HOA’s. The Board believes she will truly be a major asset not only to this Board but future Directors, Officers, and all homeowners in the Pinnacle Peak Estates III Community.

Ms. Chapman’s contact information:

**Jenna Chapman, CAAM
Community Manager
Office Phone No.: (602)433-0331 Ext.117
Email address: jenna@cpihoa.com**

SO LONG

That’s it Neighbors. I along with David and Randy have had the privilege of serving you these past three years. (And please, let’s not forget Laurin Fox, ARC Committee Chairman back in 2019 and Allen Schodde, Secretary 2019 & 2020. Both of whom had significant influence on the character of this Board and its accomplishments.) We look forward to the nomination and election of the new 2022 Board of Directors.

Have a great Fall, keep safe and healthy AND DON’T FORGET TO VOLUNTEER TO BE A BOARD MEMBER OF PINNACLE PEAK ESTATES III HOMEOWNERS’ ASSOCIATION!

Roger K. Marach
President
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