

Pinnacle Peak Estates III HOA

Dear Homeowners:

Greetings, and Happy Fall!! It has been customary with the Pinnacle Peak III HOA Board to send a letter to homeowners regarding issues and updates.

Starting off with HOA dues. Our yearly HOA dues will be going from \$125 to \$150/year, for 2023. This is required in order to complete the mailbox replacement for the neighborhood. We started off the year dealing with multiple issues of mailbox vandalism in our neighborhood. We worked with the Postal Inspector and our insurance company to help fix 2 of the damaged structures. While we were addressing this, we were informed by the Postal delivery crew that many of our boxes were in bad shape. A few were, at times too hard for the delivery people to deliver the mail. We did not have the budget to replace them all at once, so we prioritized, starting with the ones in the worst condition. This project is now over half complete with 4 new structures, including lighting and security signs, hopefully to deter any new vandalism. We will need to wait until next year, after collecting HOA dues, to complete the remaining 3 structures. We thank you for your patience.

We are very blessed for all of the rain that we received this year, but with the rain comes growth of trees and brush at a fast pace. Please make sure to trim trees that overhang into the streets, as it is a safety hazard. Bulk pick-up is once a month, and pick-up dates are available on the City of Scottsdale website. Please do not put bulk pick-up items out more than 9 days before pick-up, as per City Ordinance. Pick-up items need to be placed on the homeowner's property, not in the street, as this is also a safety hazard. We thank everyone for their cooperation.

Please remember, if you are making exterior changes to your home, you will need to fill out an ARC form, which can be found on the PPE3.com website. CC & R's are also listed there for your reference.

Pet owners, please remember to ALWAYS have your pets on a leash while walking, this is the law. Also, please be courteous and ALWAYS pick up after your own pet.

Our yearly "Driveway Get-Together" was a success, and a great was to get to know more neighbors. We look forward to continuing this tradition each year. A big thank you to all who helped and took part in this event.

As we stress at each HOA meeting, the purpose of the PPE3 HOA is to maintain the integrity of our community. In the last few years, we have all experienced our home and property values

increase. Many homes and properties have been remodeled and upgraded, which then, once again, contributes to the beauty and integrity of PPE3. Our simple goal is to see this continue. Our CC & R's and the ARC Guideline Standards are in place to help our property owners, new and old, adhere to these guidelines. Bearing in mind that these guidelines were written approximately 30+ years ago, we believe it is the Boards duty to not only uphold them, but to also to "interpret" them for the year 2022. Remodels and upgrades being done today were non-existent when our neighborhood was created. The HOA board has 4 members, and the ARC Committee consists of 3 members. We only react negatively when something is brought to our attention that is opposite of our main goal. For the most part, our homeowners all seem to be on the same page. Violations are corrected, and our community looks well cared for and flourishing, and for that we thank everyone. The CC & R's and ARC Guidelines are available on the PPE3 website. If you do not have access to a computer, they are available by mail.

If you are not receiving emails from the HOA or if you are new to the neighborhood, please contact janet@cpioha.com, or 602-433-0331, ext 119. Please make sure Janet has your information so we can keep you updated and informed on neighborhood happenings. The neighborhood website, PPE3.com is a helpful tool: pay your yearly dues, upload ARC Review forms, and access CC&R's/ARC Guidelines. Once again, if you do not have access to a computer, any questions can be directed to Janet.

Thank you all, and have a great Fall!!

Your PPE3 Board,

Laura McNally

Randy Wagner

Laurin Fox

William Waller