



NOBLE MOUNTAIN COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

PRESIDENT: Mike Hampton

TREASURER: Lia Walker

VICE PRESIDENT: Adam Watters

BOARD MEMBER: Nancy Kroell

SECRETARY: Beverly Lacy-Hampton

March 16, 2016

Noble Mountain Community Association Members,

The annual meeting and election was held August 15, 2015. Mike Hampton and Beverly Lacy-Hampton were re-elected to the Board. There were a total of seventeen ballots received and we want to thank all that participated in the election.

Annual Meeting and Election:

The annual membership meeting and election is scheduled for Saturday, August 20th, 2016 at the Nutrioso Community Center at 1:00 PM. As you know, the term of office is for two years and the election for members are staggered to keep a nucleus of incumbent directors serving at all times. The positions held by Board Members Lia Walker, Adam Waters and Nancy Kroell are up for re-election this year and enclosed are "Request for Nomination" forms for those who may have an interest in serving the community by running for office. Request forms need to be received no later than June 10th so names can be placed on the election ballot. Election ballots will be mailed out by mid-July and must be received by mail no later than August 19th, or ballots can be delivered at the August 20th annual meeting. The ballots will be counted at the annual meeting and newly elected Board members will be appointed at that time. We sincerely urge all Noble Mountain Community members to consider serving as a Board member and show support for the community by participating in the upcoming elections.

Annual Assessment:

The annual assessment for 2016 will increase by approximately 4% to \$385.00 per lot. Road improvements, an increase in insurance premiums and the need to maintain a reserve fund has necessitated the increase. In previous years it has been necessary to increase assessments at a maximum rate of 20% per year to meet the Association's financial obligations but in the last four years we have been able to reduce the increases from 20% to the current increase of 4%. We would like to remind members: legal fees associated with previous lawsuits, insurance premiums and road maintenance are the bulk of expenses to the association, totaling approximately \$20,000.00 each year. Please review the proposed 2016 operating budget for detailed information. It is in the best interest of all members of NMCA that current and delinquent assessments be promptly paid in order to meet our financial obligations. Several members have not paid past assessments, forcing collection of these funds to be turned over to the law firm of Carpenter Hazlewood and consequently being subject to additional late fees, collection fees, judgments, garnishment and potential lawsuits. This collection process can still be avoided by immediate payment of past assessments but time is quickly running out.

Operating Budget:

Enclosed is a copy of the proposed budget for 2016.

Road Maintenance:

The roads will be graded towards the end of the monsoon season. This seems to be the best time of the year, due to the moisture level in the soil which assists in better road compaction and erosion damage from heavy rains is less likely. Last year we met our systematic goal to improve roadways by providing: annual road grading, installing gravel at the entrance to the community and gravel on sections of road N2277. We also added gravel to a section of road N2280, opened up culverts and cleared bar ditches for improved road drainage. In 2015, the district spent \$6,132.90 for road improvements and our goal is to continue improvement of the road system, prioritizing sections of roads where maintenance is needed the most. We anticipate road improvement spending for 2016 to be around \$6,000.00+ but as always, the final extent of repairs will be limited to budgetary constraints.

Design Review Committee:

Members currently serving on the committee are Mike Hampton, Roger Smith and Mark Riggi. Please direct all inquiries to Mike Hampton – [e-mail: mikehampton@msn.com](mailto:mikehampton@msn.com) [phone: \(480\) 299-2398](tel:(480)299-2398)

We would like to remind all members that any improvements to lots as specified in Article 2, Section 2.27 of the CC&Rs require approval prior to commencement. If you have any questions regarding improvements that may require approval, please contact us.

Periodic inspections will be made of all lots to determine compliance with CC&R's, Design Guidelines, approval stipulations required by the Design Review Committee and maintenance as described in Article 10, Section 10.3 of the CC&R's. These provisions were designed to create guidelines that promote a desirable look within our Community, while protecting the investment of its members.

There are several lots that have been previously notified to complete construction of their homes as originally submitted to the Architectural Committee. The various violations throughout the community include, but are not limited to: installing stone or split face block on exposed foundation walls, painting or staining exterior doors as originally submitted, concealing propane tanks from view, returning lots to natural grade upon completion of construction, removal of construction debris and concealment of equipment or trailers from adjacent lots and roadways. Maintenance of existing homes is also required under the CC&R's. Homes and structures shall at all times be kept in good condition and exterior finishes adequately maintained. Voluntary compliance is strongly urged and adherence to the CC&R's benefits and protects the entire community.

In 2015, twelve notices of violations were sent out to various members within the community. We would like to recognize the positive response with which these violations were received and thank the majority of members for such timely compliance. We would ask those who were unable to complete some of the items due to winter setting in or for various other reasons, to make a concerted effort to complete the items within the next sixty days.

Miscellaneous:

The use of Noble Mountain Estates road systems are intended exclusively for lot owners and their guests. We ask each lot owner to respect the rights of fellow community members and adhere to posted speed limits. We would also request that you limit the use of ATV's on community roads and utilize local forest service roads for recreational use. The use of ATV's is absolutely prohibited on lots within the community and trespassing on private property is punishable by law.

There are several dead trees along the roadways and on most lots throughout Noble Mountain Estates. We would recommend that lot owners work together to remove these trees, not only for the safety and fire hazards they represent, but also to improve the beauty of our mountain. Please be cautious of existing power lines and structures during the tree removal process. There are several local people in the area that specialize in tree removal and that may also be an option to consider.

Noble Mountain Community Directory:

Back in September 2009, our current Treasurer Mary (Lia) Walker created a community directory to facilitate the sharing of information and communication between members. We would like to encourage participation in the directory once again. The use of e-mail could reduce association costs and would provide instant communication for information that may concern the community. Please send your contact information to NMCA or e-mail our newest Board Member, Nancy Kroell ngracekroell@gmail.com

We, the Board of Directors, believe it is important to keep the membership advised of issues that directly affect Noble Mountain Community Association and encourage members to provide input to further improve our community. We would like to thank you for the opportunity of serving on the Board and look forward to the coming year.

Sincerely,

Noble Mountain Community Association Board of Directors

Contact Information:

Mike Hampton
Cell – (480) 299-2398
Cabin – 928-339-4800

E-mail: mikehampton@msn.com

Mary A. (Lia) Walker
Home – 928-687-1232
Cell – 928-965-8478
Cabin – 928-339-4149
E-mail: lia.walker12@gmail.com