



NOBLE MOUNTAIN COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

Lia Walker Mike Hampton Beverly Lacy-Hampton Robert Gentner Kimmie Kamerer

March 11, 2020

Noble Mountain Community Association Members,

The annual meeting and election was held August 31st, 2019. Beverly Lacy-Hampton and Mike Hampton were re-elected for another two-year term. There was a great community turn out for the meeting, a total of 20 ballots were cast in this election and we would like to thank all of you for helping to make Noble Mountain Community Association a continued success.

Annual Meeting and Election:

The annual membership meeting and election is scheduled for Saturday September 5th, 2020 at the Nutrioso Community Center at 10:00 AM. Due to popular demand we have moved the meeting to Labor Day weekend which appears to be a more convenient date for many of our Members to attend. 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, Kimmie Kamerer and Robert Gentner 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 26th, 2020 so names can be placed on the election ballot. Election ballots will be mailed out by end of July and must be received by mail no later than Friday September 4th, or ballots can be delivered at the September 5th 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 election.

Annual Assessment:

Due to COVID-19, assessments will not be sent out until July and will be considered Past Due 90 days from receipt. We hope this will help give Members ample time to recover from any financial hardships they may have incurred during these trying times. The annual assessment for 2020 will not be increased this year. 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 several years we have been able to incrementally reduce the increases from the maximum of 20% to no increases for the past several years. Please review the proposed 2020 operating budget for detailed information. It is in the best interest for all NMCA Members 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 Hazelwood and consequently being subject to additional late fees, collection fees, judgments, garnishment and potential lawsuits. We have been successful in recovering the majority of delinquent assessments and will continue to pursue those that remain in arrears.

Operating Budget:

Enclosed is a copy of the proposed budget for 2020. Note: payment of \$9,219.62 for road maintenance was not reflected in the Actual – 2019 Operating Budget. Payment was not posted until January of 2020 and will be accounted for in the Actual – 2020 Operating Budget.

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 228 yards of gravel at various sections of roads, opened up culverts and cleared bar ditches. In 2019, the district spent \$9,219.62 for road improvements and our goal is to

continue improvement of the road system, prioritizing sections of roads where maintenance and repairs are needed the most. Projected improvements for 2020 include normal grading, additional gravel installed where needed and upsizing the culvert at the intersection of roads N2276 and N2281. We estimate road improvement spending for 2020 to be around \$12,000.00 - \$15,000.00, but as always, the final extent of repairs will be limited to budgetary constraints. We welcome any input our Members may have regarding the need for future road improvements within our Community.

Design Review Committee:

Members currently serving on the committee are Mike Hampton, Paul Mohr 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.

Private driveway entrance gates to lots: There are several decorative drive gates throughout the community that have been approved and erected. Prior to installing a private drive gate, the design and location must be submitted and approved by the Architectural Committee. The use of standard farm gates, barrier gates, chain link gates, etc. are not permitted. 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. Please pay special attention to the following CC&R requirements - "Homes and structures shall at all times be kept in good condition and exterior finishes adequately maintained" and "concealment of trailers from adjacent lots and roadways – Article II Section 2.4". These provisions were designed to create guidelines that promote a desirable look within our Community, while protecting the investment of all of our Members.

Noble Mountain Estates Website:

We are excited to introduce our new website! Robert Gentner, an acting Board Member, graciously designed the site after purchasing property in our community a few years back. We extend our sincere thanks to Robert and here is a brief description he has provided for us:

"In 2012, my wife and I bought a lot in Noble Mountain Estates to build our dream home. While our home isn't yet complete, we finished building a website for the community in 2013. Our desire was to provide a place for all of the community newsletters and documentation to reside as well as to provide a forum to allow neighbors to easily communicate with each other. In addition to documentation, the website includes local weather from OpenWeather.org and various local webcams. Please take a look at <http://www.noblemountainestates.com> and forward any ideas your might have to improve the site to lot61@noblemountainestates.com. - Thank you - Robert Gentner"

Miscellaneous:

The use of Noble Mountain Estates private road system is intended exclusively for lot owners and their guests only.

No Trespassing signs are posted throughout the community to deter unauthorized use of our roads by non-residents primarily on ATV's, failure to comply by non-residents is Criminal Trespassing and punishable by law – AZ Revised Statute 13-1502. We ask each of you to respect the rights of fellow community members and adhere to posted speed limits and would also request that you limit the use of personal ATV's on community roads and utilize local forest service roads for recreational use.

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.

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:

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