

Hillcrest Bay HOA

Special Membership Meeting Notice

The Board of Directors of Hillcrest Bay, Inc. (the "Association") has called a Special Meeting of the members of the Association to be held as indicated below. The sole purpose of the special meeting is for the members of the Association to vote on a proposed standpipes / water hydrants expenditure in excess of \$20,000.00. Amended Article XII of the Association's Bylaws requires such Association expenditures to be approved by a vote of 51% of the Members who vote at a meeting, so long as a quorum is present. The proposed work will be completed by Hillcrest Water Company. A YES vote will authorize the Board to spend up to \$35,000.00.

DATE: Wednesday February 28th, 2024
TIME: 5:30 P.M.
PLACE: 880 Crystal View Drive Parker, AZ 85344

PURPOSE: The sole purpose of the special meeting is to vote on a proposed standpipes (water hydrants) expenditure in excess of \$20,000.00.

The Board will mail an absentee ballot for you to cast your vote on the approval of the proposed expenditure in the event you are not able to attend the special meeting. If you would like to help save on the mailing costs, you can print and return a ballot by email by January 31st, 2024. We will mail ballots on February 1st, 2024.

The absentee ballot must be received by the Association no later than the time the special meeting is convened for your vote by absentee ballot to be counted. Please note the return instructions on the absentee ballot. Alternatively, you may cast your vote in-person at the special meeting if you have not previously voted by absentee ballot. Meeting ballots will be provided at the meeting.

If you have any questions, please contact:
Todd Jasper, HOA President 951-515-6494
Amy Telnes, Community Association Manager 928-505-1120

You may print a ballot by clicking the link below. Then please scan and email your Ballot to: amy@atmshoa.com

CLICK THIS LINK TO VIEW AND PRINT A BALLOT

Hillcrest Bay, Inc., Expenditure Authorization

The Hillcrest Bay Homeowners Association Board of Directors (BOD) is requesting spending authorization *up to* \$35,000 to purchase the *parts & materials* required for the installation of standpipes (water hydrants) for firefighting purposes.

IMPORTANT NOTE: This is NOT a special assessment, and requires NO additional payment or cost to homeowners. These funds are on hand and available in our general fund.

The Board of Directors (BOD) has been requesting Hillcrest Water Company to provide a proposal for installation of fire hydrants for a number of years, with minimal progress. On October 28th, 2023 the BOD filed a complaint with the AZ corporate commission requesting Hillcrest Water engage in providing water hydrants to reduce fire danger within our community.

Proactive dialogue ensued, and representatives of the BOD and Hillcrest Water have now agreed upon a plan of action and implementation. Hillcrest Water has provided a quotation for parts and materials in the amount of \$27,993.30 as of

January 15th, 2024. BOD spending authority is limited to \$20,000, as such, this expenditure requires community approval.

The quoted amount was guaranteed for only a limited time, as prices are subject to fluctuation. For this reason, the BOD is requesting authorization to spend up to \$35,000, but the *actual expenditure* will be *limited to the ACTUAL cost of the parts and materials*.

The Board of Directors strongly encourages your YES vote on this expenditure. The fire danger to our community is substantial. In terms of substance, the value of this expenditure would equate to approximately \$130 per parcel. (Again, this requires no payment or cost to homeowners.) This amount is minimal in contrast to potential future increases in homeowner fire insurance rates due to the lack of hydrants in the community. For further background, an excerpt from the BOD letter to the AZ corporate commission follows for your reference:

"In September 2020, a garage fire was near containment, when the Buckskin Fire Department ran out of water. They had multiple firetrucks on scene, but once they ran out of water, they had to drive approximately 2.6 miles to Havasu Springs to refill their tankers. As a result, two homes burned down, and the entire community was placed in extreme danger of total destruction as embers rained down on neighboring homes.

Our community now has only one standpipe that the fire department can access. The HOA Board has requested a quote from the Water Company for multiple standpipes throughout the community, and agreed to pay for them, subject to homeowner approval of the capital expenditure. The water company has repeatedly agreed to provide the quote, but it never happens. As such, after three years, our community remains at unacceptable fire risk.

Hillcrest Water has two water tanks of approximately 10,000 gallons each, but only one of them is in service at present. The single tank will only provide water for the firefighters for a limited time. The board would also like the Water Company to discuss the possibility of reconditioning the second tank and placing it in service.

The community has additional issues with respect to the reliability of our water service. Every time there is a pipe break, the water has to be shut off altogether, the tank drained, and sanitized, before refilling. We have a resident employee of the Water Company who has to shut off the water and make or arrange for repairs. If he is unavailable, we have to wait for a plumber to come from Parker, 15 miles away. The total down time for water service can, and has been substantial in some cases.

Board Executives have requested the ability to shut off the water if the resident employee is unavailable to avoid water damage to streets and properties. The Water Company responded that if anyone tried to shut off the water they would have them arrested.

Our community is located on a hillside overlooking the lake. The tanks are on the hillside at the top of the community, and the water system is gravity fed. Our streets encircle the community, with individual streets bisecting the circle. The Board has requested shut-off valves at the ends of each street so an individual street could be shut off, rather than shutting down the whole community. To that we have received a mixed response. There may be shut-off valves, but they may be frozen. The reality remains indeterminate, and once again, the Water Company is unresponsive.

Our HOA Board of Directors is eager to work with the Water Company. In light of the considerable fire risk we face, we feel it is imperative that the Water Company be compelled, at long last, to address our risks and concerns in good

faith. Furthermore, we would ask that they be requested to respond in writing, as verbal promises go unfulfilled.”

The Board of Directors remains actively engaged with Hillcrest Water to address the issue of shut off valves, and the second tank.

In closing, we *Thank You* for your kind consideration, and again ask for your YES VOTE for the betterment and safety of our community.

Respectfully,
Hillcrest Bay, Inc., Board of Directors:
President: Todd Jasper
Vice-President: Mindy Donahue
Secretary: Julie Jasper
Treasurer: Stephanie Mansell
Directors: Bill Wright, Keith Kilpatrick, Dan Frederiksen

Your Community is Managed By Amy Telnes Management Services | (928) 505-1120
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