

Spring 2023

POA Assessments Due February 1

2022 Board Members (Election Results)

Justin Akin
Shasti Cooper
Galen Denning
Tyler Hyer
Jeromy Peterson
Paul Pietrazak
Reese Rucker
Paul Saylor
Jody Tapia
Andrew Wolfrey

POA Meetings

POA meetings are held quarterly. The meeting agendas are posted on two notice boards on each side of the neighborhood before each meeting. **For 2023, notice is being given of the meeting dates and time: March 14th, June 13th, September 12th, and December 12th.** The meeting are held at 7 pm at the Peterson's shop located at 27784 N. Cooper Rd., Florence, AZ 85132. If the location changes for any reason, notice will be given in advance.

Every year the assessments are due by February 1st and are considered late as of March 1st and liens may be filed at that time. If you are having trouble getting the assessments paid, please contact the Treasurer, Jody Tapia at 928-587-6990.

At the September meeting the SVF5 Board of Directors approved a 20% increase in the assessments. This will raise dues from \$5.40 per acre per month, to \$6.48 per acre per month. Our POA consists of approximately 547 acres. At the new rate this would bring in \$42,534.72 for the year. Assessments are billed annually. The board is continually working to improve and maintain road and irrigation easements, maintain well sites, and improve irrigation flow. There are numerous repairs that need to be completed including a culvert that has rusted through but not enough funds to complete them all. It is the board's hope that raising the assessments will help in these efforts. Invoices will be sent out in November and December, please watch for them as they are due February 1, 2023.

_____ P a r c e l s a n d I r r i g a t i o n _____

Parcel Minimum Acreage

Section 8.8 of the CC&R's states that 'No Parcel shall be subdivided within Sun Valley Farms Unit V so as to result in a parcel size of less than two and one half (2 ½) acres.' Some parcels were grandfathered when the amendment to the CC&R's were made. **If you plan on splitting your property, please ensure the minimum parcel size is not less than 2.5 acres.**

Irrigation

Having irrigation rights and irrigated properties in the POA adds a lot of value to the neighborhood. As a board, we are constantly working on repairs and flow rates in the neighborhood. The POA is working to ensure our irrigation continues always. In 2021 we were able to lease one of our well sites to New Magma Irrigation, our irrigation provider. This will help ensure irrigation water is available for years to come. If you are interested in irrigation and currently do not irrigate, please reach out to Tyler Hyer at 480-294-2942.

Parcel Splits Related to Irrigation

Section 3.1 of the CC&R's states, 'Any Owner who subdivides a Parcel shall provide an extension of all easements identified in Exhibit "A", and shall extend roads, water, utility and irrigation delivery systems as required by the Association to each of the newly subdivided Parcels. **The subdividing Owner shall be solely responsible for the expense of this extension,** but all improvements must be performed by bonded contractors at the selection of the Association.

CC&Rs

*Sun Valley Farms V POA is governed by the most recent amendment filed in 1997 under Fee #1997-026450. **All property owners should be aware of and follow them.** You can obtain a copy by going through the Pinal County Recorder.*