



SVFV NEWS

SUN VALLEY FARMS V PROPERTY OWNERS ASSOCIATION (POA)

POA Boundaries and Easements

The boundaries of the POA go from Felix Rd. on the West to Cooper Rd. on the East and from Arizona Farms Rd. on the South to Magma Rd. on the North. There is a small 40 acre portion on the southwest corner that was not included in the POA when it was originally established. Also, the CAP cuts through the POA boundaries from the northwest to the south east corner. The POA consists of roughly 547 acres.

The original survey for SVFV was completed in March of 1979, before the 1980 Arizona Groundwater Management Act, giving us our grandfathered water rights. The original survey can be found under Fee #1985-000224. In the survey you can see the original easements. The POA also owns 5 well sites and approximately 3 acres of land that is considered part of the common area. Per the CC&R's, the POA Board of Directors strives to maintain the common areas and easements.

Parcels and Irrigation

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.'

POA Assessments

The POA assessments were not raised for 2022. The current rate is \$5.40 per acre per month. The assessments are due annually. Electronic invoices were recently sent out via E-mail and paper invoices were mailed with this newsletter. The POA will use your Tax Bill Mailing Address listed by Pinal County Assessor's Office. If you have already paid electronically then please disregard the paper copy. With 547 acres in the neighborhood, the annual assessment is approximately \$35,445. The POA uses the assessments to maintain those items outlined in the CC&R's including easements, roadways, collection efforts, and irrigation system repairs and so on.

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.

Winter 2021/2022

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.*

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 2022, notice is being given of the meeting dates and time: March 8th, June 14th, September 13th, and December 13th.** 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.



Lighting

Section 8.7 of the CC&R's states that 'All exterior lighting erected on any parcel or part thereof shall be hooded so as not to create a light nuisance to any other parcel. Exterior lighting, such as porch lights, attached to a structure is excluded from the shading requirement so long as each light is less than 1,000 lumens.' 1000 lumens in a LED or fluorescent light is equal to about 60 watts in an incandescent light. We have many new property owners in the neighborhood and many new homes being added. Please be mindful of your lighting upon install. **The Board of Directors has received many complaints this year due to lighting** and will have to take action per the CC&R's if violations continue.