

Voting Results

January 31, 2019 @ 11:36 PM

Las Palmas 2019 Homeowners Assembly January 26, 2019

VOTING RESULTS

Scrutinizers Jim Gibbons & Sylvia Fruchandler

Proposal 1 – Adult Only Pool Policy - Currently the negative edge side of the beach pool has been designated as adult only due to safety reasons. This proposal will expand the adult only area to include the entire beach pool and the jacuzzi area. The cost of this proposal should it be approved by owners is the additional cost of staff to enforce this proposal during daily hours of operation.

RESULTS:

YES: 20.61%

NO: 14.84%

Proposal II – Permanent Daily Winter Month Pool Heating Policy - The current policy has been the slide side of the Clubhouse pool is heated when there is 20% or more occupancy. This has kept our utilities' cost low by only heating the pool during the times when there is a reasonable amount of people at the Resort. This proposal introduces to change the minimum 20% occupancy and make the heating of our pools unrestricted during the months of November through April. With the addition of the new beach pools this policy gives the owners an opportunity to decide on what pool(s) will be heated without restriction on occupancy during the winter months. The estimated cost for unrestricted heating of our pools per month is as follows: Megaslide pool area at the Clubhouse \$7,000 per month (unrestricted), the back side of the beach pool is \$9,000 per month (unrestricted).

RESULTS:

- 1. Keep the current policy of 20% occupancy for heating. 27.47%**
- 2. If the proposal for unrestricted heating of our pools passes please vote on which pools to heat above and beyond our current budget:**
 - 1. Megaslide - \$7,000 per month. 2.35%**

2. **Back Side of the Beach Pool - \$9,000 per month. If this proposal passes it is contingent upon the outcome of the Adult Only Pool proposal. The heated pool must be available for all ages. 1.35%**
 3. **Both Megaslide Pool and the back side of the Beach Pool - \$16,000 per month. 5.52%**
-

Proposal III – Oversight Committee– One of the roles of the HOA Board of Directors is to form and appoint owners to various committees to assist the HOA. This year the HOA Board of Directors has elected to give the owners the opportunity to appoint through the election process members to serve on this Committee. The role of the Oversight Committee will be of a financial nature. This Committee and its members are not in any way Board of Directors positions. The Committee will be headed by the Treasurer of the Board and the members of this Committee will have access to HOA financial information through the Treasurer. The purpose of this Committee is to assist the HOA and the Treasurer in finding ways to improve Las Palmas while being mindful of the fact that this is an HOA operating in Mexico and following Mexican financial practices and standard. Owners wishing to participate and volunteer on this committee and for any other HOA position must be present at the meeting and in good standing and must be current on all their fees with no outstanding violations.

RESULTS:

YES: 30.15%

NO: 6.14%

Top THREE votes are on committee:

SHARON WALKSTRAIGHT (JAKE)(B-105): 14%

DEREK NEWMAN (G-403): 11%

KARL KURKOWSKI (B-501): 11%

RON STUDENY: 8%

Proposal IV – Beach Palapas – As a beachfront resort community Las Palmas has always had palapas. To date the direction of the community has been to provide as many palapas as possible. With the new beach pool development, it is important to the Board of Directors that the community provide the HOA with reaffirmation of this direction. Currently we have four palapas on each side for a total of eight palapas and it is HOA practice to keep the height of the palapas no

higher than the barrier wall to minimize any obstruction they may cause due to the new beach pool development. We ask the owners to vote on:

1. YES – continue to provide palapas based on our ability to do so; OR
2. NO palapas in front of Las Palmas and remove the existing palapas.

RESULTS:

YES: 29.91%

NO: 7.47 %

Proposal V – Changing trim color from current gold color on all buildings and villas to terracotta color currently used throughout the community - Currently the exterior trim color of the buildings and villas is a shade of gold. The accent color such as building sides and interior stairwell is terracotta. We asked the owners to provide the HOA direction on the following:

- 1. YES – keep the shade of gold colors as they are – NO CHANGE 25.06%**
 - 2. CHANGE THE shade of GOLD COLOR on all buildings and villas to match the terracotta color. 11.72%**
 - 3. Eliminate the shade of gold color on all buildings and villas completely and use the off-white that currently exists as the main color. 0.0%**
-

Proposal VI – Changing the Current Board from 3 Members to 5 Member. As per Las Palmas Bylaws: “The Board may increase the number of directors on the Board, but the number of directors must always be an odd number and shall not exceed nine (9) directors.” Although this act falls under the role of the HOA Board of Directors it has been elected by the Board to bring this forward to all Owners, so the Owners can make this decision on increasing the current 3 member Board to a 5 member Board. It is important to note that this proposal if approved, will amend our current Bylaws and will not only introduce two additional Board members, but will introduce the position of Secretary for one of these additional Board members. Like most proposals there is a cost and a benefit. Please take the time to review both as amending our current structure has many costs associated with it, i.e., legal costs to amend our current Bylaws, additional Board of Directors expenses, additional organizational costs and greater HOA bureaucracy with an increased 5 member Board.

RESULTS:

YES: 30.20%

NO: 7.09 %

2019 BUDGET PROPOSAL for the 2019 Operational Budget. Note: The 2019 operational budget DOES NOT include the cost of the proposals. The cost of any proposal that is approved will be added to the budget to reflect the decision of the owners.

RESULTS:

YES: 36.03%

NO: 1.77 %

Board Member election and voting procedures. A 3-year Term Board Member (currently Bonnie Horton in the Treasurer role). Bonnie Horton has announced that she will be seeking re-election in her role as Las Palmas Board of Director in the role of Treasurer. Any owners wishing to run for the Director position and who would like their name placed on our ballot please forward your resume to our website ASAP, so it can be added to the meeting package materials and so owners will have an opportunity to review your resume online prior to our meeting.

RESULTS:

BONNIE HORTON: 21.40%

WES ROBERTSON: 3.77%

JENIFFER GOODRICH: 3.63%

LEROY TAPIA: .93%

Las Palmas Promotional Video

April 19, 2019 @ 1:04 AM

Las Palmas promotional video



Adult Pool Notice

April 19, 2019 @ 3:03 PM

In an effort to promote harmony with our guests and children for Semana Santa, the Board has elected to NOT enforce the adult pool rules for this weekend only.

Until the complete family pool is warmed by the sun, it has been temporarily suspended, as only 1/3 of the family pool is heated. The negative edge side remains adult only, and no children are permitted on the bar stools.

Your understanding in this matter is appreciated.

Las Palmas HOA Board

Adult Pool Complaints from guests

June 26, 2019 @ 7:21 PM

Complaints about the adult pool are impacting the guest experience and creating ill will and will cause a decrease in future rentals,

Below are a sample of some of the negative reviews posted on social media and travel partners, Airbnb, HomeAway, VRBO, etc.:

- *The room was fine however we will not return again. 1. The kids are not allowed in the swim up pool but the drunk adults are allowed on the slides and did not watch out for the children. 2. The blow up swim toys that are SOLD ON THE PROPERTY were not allowed in the pool. 3. The drink coolers were not allowed near the pool and had to be taken back against the wall. Ridiculous rules that were never enforced before. Once the holiday weekend was over and most people left the families that remained with children did not order drinks from the swim up bar and the pool bar tenders were standing around twiddling their thumbs not making tips!!! Will never recommend this "resort" to anyone.*
- *Speaking of the kid pool, my kids loved it. The slides were fun for all ages and the 2x1 bar right next to it did not hurt! BUT, there is no ocean view! You could be in any resort it's any place and not know the difference. The new infinity pool is spectacular but I unfortunately did not have the opportunity to use it. BOTH sides of the pool are adult only, so families with kids under 18 are not allowed to enjoy the pool that actually has an ocean view. I understand if you had an overflow of adults needing both sides, but for 5 days those pools were pretty much empty while all the families were banished to the kiddie pool with no view. Using one side for adults only is not unreasonable and would ease the overcrowding at the other pool.*
- *Hey there... Sorry to bother you... We just checked in and I have a question... I have to say I'm really disappointed that the adult pool is the one that faces the ocean... I had no idea.. The kids pool in the back is filled with a million people .. are all the other resorts like that with pools adults only?*
- *Are we allowed to pay for a day pass and visit another properties pool? It will be nice if they allowed children use all the pools so parents could enjoy the pool and the bar at the same time; specially if you are going on a big group and there is children it's hard to separate the group and you consume less adults beverages on the pool area because you are not having as much fun as the group is separate because they don't allow children on the pool.*
- *Did not like the new rules if the kids can't be at the new pool with parents but other than that the condo was really nice and comfortable*
- *This is the third year that we have rented this villa with our kids and grandkids. Our first year, there was no pool in front of the villa. Last year, there was a beautiful pool divided into two halves -- one had an infinity pool in it and the other did not. Kids were permitted to swim in the side that did not have the infinity pool. This year, kids were not permitted in that pool at all. That was a big disappointment, especially since that pool was rarely used by anyone. If Las Palmas would like to make that pool inaccessible to kids, I would suggest that a compromise be reached -- perhaps the compromise of last year or perhaps the*

pool could be adults-only on weekends. Many large groups with children stay at the villas. And, we saw many kids being disappointed as they were asked to exit the pool.

- *Pool policies make no sense, no kids allowed in the main pool. I get it, there is a bar, but children should be allowed in a pool bit not sitting at the bar. It's a family resort!*
- *We really enjoyed our recent stay at Las Palmas despite a few hiccups with our unit which I will describe. Pros: the check in was fast and professional, staff is friendly and helpful, the beach is especially nice at Las Palmas, the spa (which I have used twice) is clean and my massage was great, the pools are fun and well planned. Which gets me to the cons: the pool by the ocean is for adults only which meant that it was nearly empty most of the time while the other pool was so crowded that I had to wait twenty minutes for a chair to even sit in AND the day I wanted to watch the sunset from the adults only pool I couldn't because my 9 year old daughter was asked to leave the adults only pool area even though the pool was nearly empty as previously mentioned. Please Las Palmas, get your owners to upgrade the units to match your nice facilities and service.*
- *We rented this house to be near the pool and our kids were asked constantly to get out of the pool and asked to get out of the jacuzzi which NO ONE uses.*
- *Villa 9 people had two infants of approximately 9 months of age inside the new pool, so they were asked to leave the new pool because of the HOA rules, then they saw a 18year old in the pool and they requested her being removed from the pool also (villa 15) they were told she was an Adult and they said she was not 21 Years Old 💎💎, then guards explain that in Mexico laws if you are 18 you are an Adult, then they started verbally fighting with the villa 15 people...*
- *I have a situation with a renter of villa 6, he does not want to take out his kids out of the adult pool. Guards went and he got upset. He came to Frontdesk and complain. He will is not take his kids out of the adult pool. Renter says that the rules he got does not specify the adults only pool. * Rules are stated and signs are posted.*
- *would rate this resort Above average but the ONLY thing that was disappointed that, my son was not able to enjoy the main pool. The security was RUDE and demanded we leave the pool. If it's because of the bar, the kids pool has a bar also. I would understand not having the kids near the bar area, but not in the entire pool. This will be our third time at this resort but because of the pool situation we will probably look for another resort. NO other compliant other than that one.*
- *We always love staying at this resort! It is a great family getaway. We also love the new pool, but were very disappointed that it is an adult only pool. There are so many families that stay there and it would be nice if at least one of the two pools was kid friendly*

- *My family and I have booked at Las Palmas every year for the past 7 years, we had been wanting to return, however this year my children and I were not allowed to enter the pool that faces the beach, the hot tub did not have hot water. This was very disappointing because we did it last year and it was the reason we came back even when we had considered other options. I recognize the strategies they do to attract a specific market, 3 years ago they didn't allow us the access to the pools that were located in the Baja building arguing that it was only for adults. The decisions made by the owners took us by surprise when we arrived at the place. My family and I have decided that this was the last time we will stay at Las Palmas. I think it's time to try other places..*
- *The new rule about no kids in adult pool was very disappointing. We were a family with children and it split us up and I didn't like that at all. I do understand that adults with no children would not want them around but it should be adults only in the infinity pool, families in the other pool and kids and adults in the kids pool. It was like that last year and it was perfect especially when there's barely any people during the week. Other than that it was great.*
- *This is the second year that we have rented Villa #15. We had a very wonderful time last year however this year fell VERY short of our expectations. I would like a refund of some of the rental fee. The first time I took my Grandkids to the pool outside the unit the security officer came over and told me that the pool was for adults only my grand kids and I were very disappointed. We rented this unit because it was close to the pool and my parents can sit on the porch and watch their great grandkids in the pool. The security officer said that the owners voted on it to make it adult only. I think that was a very big mistake and it takes away from the value of the unit.*
- *CONS: This resort has 3 pools - 2 for kids and 1 adult [+18] pool. I have 3 teenage daughters who are not interested in 'kiddie' pools - nor are we. So this posed a big problem for us because we all wanted to [1] be together and [2] enjoy the amenities of the nicer, adult pool adjacent to the ocean. My girls were very well behaved and polite but got kicked out of the adult pool and hot tub constantly. We will not stay here again because of this very rule.*
- *Not impressed. I booked for my family and kids and the pool is not heated, the slides are not on, and I was told the kids are not allowed in the nice front pool.*
- *First of all, this was our second stay at Las Palmas. The first time we stayed was three years ago in March and we stayed in a different villa than this time. We were pleased with the villa and the resort, except for the fact that the pool was not heated and it was too cold for even our children to swim (and they ALWAYS swim). We decided to give it another try this year in October. They added a new infinity edge pool which we were excited about, and we hoped that we would be able to swim in both the pools and the ocean. Once again, the pools were not heated. They were freezing! The ocean water was far warmer than the pools. There was NO ONE in either pool the four days we were there because of how cold the water was, and it was high 80s and low 90s the entire time. Seemed like such a waste to have a brand new pool that no one would use. Instead, there were 20 kids swimming in the lukewarm hot tub because it was the only water*

warm enough to be in. We walked to the resort next door the day we left to find they had not one, but FOUR heated pools. I advise to anyone looking at staying here to call and ask if any of the pools will be heated. It really puts a damper on everything when you have kids wanting to swim during their vacation in Mexico.

2020 Meeting Date - Correction to Newsletter

September 9, 2019 @ 3:54 PM

Las Palmas 2020 HOA Owner Assembly Meeting Date

The Las Palmas HOA Annual Owner Assembly Meeting has been set for 10am on Saturday, January 25, 2020. It will be held upstairs of the clubhouse in the the multipurpose room and sign in will begin at 9:30am. The agenda and proxy forms will be made available prior to the meeting. As a reminder, owner assembly meeting are strictly for Las Palmas owners only.



Proper HOA protocol regarding ownership as outlined in our by-laws will be followed. Only those individuals named on the deed/trust or if an LLC, the managing member or are legally authorized to make legal decisions on behalf of the LLC.

Anyone that has received a legal power of attorney from the legal owner or legal entity has the ability to represent the legal owner or legal entity in HOA decision making consistent with what is stated in the power of attorney are allowed to attend.

Additionally, legal owners must be in good standing in order to participate in the meeting decision making and in the running for any HOA Board of Director position.

New Dues Payment Processing Reminder

September 26, 2019 @ 11:39 PM



City Property Management Company is the new U.S, administrator for Las Palmas. Your billing statement was mailed out last week under separate cover from City Property Management.

Payments are due on the 1st of the quarter and considered late on the 16th of the first month of the quarter. Late fees of \$25 apply automatically on the 16th, to all delinquent accounts.

Here are the Quarterly dues payments required as of January 2019

1 Bedroom	\$618
2 Bedroom	\$750
3 Bedroom	\$1,438 / \$1,188
Villas	\$2,091

PAYMENT OPTIONS

Sign up for Automatic Direct Debit.

The easiest way to pay each billing period is to sign up with City Property Management for Automatic Direct Debits free of charge. Your assessment will be automatically

debited from your bank account each billing period. To sign up, please login to <http://homeowners.cityproperty.com>, click on the Forms tab, and download, fill out, and return the Direct Debit Signup Form. If you do not yet have an account, use passcode 952-108-821 to create your account.

Pay online or by phone via Direct Debit.

To pay online, please login to <http://homeowners.cityproperty.com>, click on the Online Payment tab, and follow the link under option 2. If you do not yet have an account, use passcode sent to you to create your account. To pay by phone, please call (602) 437-4777 during business hours (Monday through Friday 8am to 5pm). Please note that there is a fee associated with online or by-phone Direct Debit payments.

Pay online via E-Check or Credit Card.

To pay online, please visit <http://www.mutualpayproperty.com>. When paying by online check or credit card, Mutual of Omaha form will prompt you for a number of different pieces of information, including your name, mailing and/or property address, payment amount, and bank account information. Follow the instructions on the form as directed. Use the account information sent to you by City Property where prompted:

Please make separate payments if paying for multiple properties. Payments made by E-Check or Credit Card may take up to 5 business days to post to your account and there is a fee associated with credit card payments. If you are paying within 5 days of the late date, you may want to pay via Option 2 to avoid late fees. The quarterly dues are due on the 1st of the quarter and will be considered late on the 16th. All late fees will be assessed on the 16th, and there will be no exceptions made.

Send your payment by Mail.

Payments may be mailed to:

Las Palmas Community Association
P.O. BOX 62438
PHOENIX, AZ 85082-2438

Please make checks payable to Las Palmas Community Association and reference your account number on the check.

The late fees are currently \$25, which is the maximum currently allowed according to the CC&R's of the community.

On the 30th day of the following month, that is a full 60 days after the due date, a lien will be initiated against delinquent properties and attorney fees will begin to accrue. Once the lien is initiated the owner must pay all collection costs. The lien will remain in effect until the account is current including legal fees associated with the lien process.

Common use utilities and facilities and voting rights will not be available to delinquent owners.

There will be an 18% interest rate per annum charged per the CC&R's of the community.

We appreciate you paying dues in a timely fashion so that the HOA can keep the community running smoothly.

Dues Correction

September 27, 2019 @ 10:35 AM

Apologies to all, the 1 bedroom dues has been corrected to \$618

Here are the Quarterly dues payments required as of January 2019

1 Bedroom	\$618
2 Bedroom	\$750
3 Bedroom	\$1,438 / \$1,188
Villas	\$2,091

NOTICE OF BOARD of DIRECTORS MEETING

October 30, 2019 @ 4:12 PM

Attention Owners

Las Palmas Community Association NOTICE OF BOARD OF DIRECTORS MEETING

Tuesday November 12th, 2019 at 1:30pm

Meeting is being held at City Property Management's Corporate office in Phoenix.

Meeting location address:

4645 E Cotton Gin Loop

Phoenix, AZ 85040

Upon adjournment of the meeting, a DAFT of the meeting minutes will be available for review on the owner portal within 10 days. Please look on the Portal for more Association documents and information.

Thank you,

City Property Management Team

Atención a los dueños:

Las Palmas Community Association

AVISO DE REUNIÓN DE LA JUNTA DIRECTIVA

Martes 12th of Noviembre 2019 at 1:30pm

La reunión se llevará acabo en City Property Management's Oficina corporativa en Phoenix.

Dirección del lugar:

4645 E Cotton Gin Loop

Phoenix, AZ 85040

Al finalizar la reunión, el libro de actas estará disponible para su revisión en el portal del propietario dentro de los 10 días. Por favor busque en el portal de propietarios más documentos y información de la Asociación.

Thank you,

City Property Management Team

Pool Heating Suspended

November 6, 2019 @ 1:06 PM

Important Notice

Las Palmas Community Association

Greeting Las Palmas Owners,

We regret to inform you that due to the high delinquency rate, the HOA is unable to heat the pools this winter. The Delinquency is over \$60,000 and the cost for the pools to be heated averages \$3,000 per week. There simply is no funds for this expenditure. If you are currently delinquent, please call City Property to make a payment or set up a payment plan, as the funds are needed for successful operation of Las Palmas. The spas will remain heated. If you have any questions please call or see Osvaldo.

Thank you,
Your Las Palmas Management Team

Saludo a los propietarios de Las Palmas,

Lamentamos informarle que debido a la alta tasa de morosidad, el HOA no puede calentar las piscinas este invierno. La morosidad supera los \$ 60,000 y el costo de las piscinas que se calientan es de \$ 3,000 por semana. Simplemente no hay fondos para este gasto. Si actualmente está en mora, llame a City Property para realizar un pago o configure un plan de pago, ya que los fondos son necesarios para el funcionamiento exitoso de Las Palmas. Los spas permanecerán calentados. Si tiene alguna pregunta, llame o visite a Osvaldo.

Gracias,
Su equipo directivo de Las Palmas.

Resumes Wanted

November 9, 2019 @ 10:43 PM

Get involved! Board members needed!



This year we will be voting on THREE Board positions. There are two new positions that were voted to be added at the last assembly meeting, bringing the total number of members to FIVE.

Dan Dimovski, our current Board President is not seeking to renew his term.

Submit your resume with your qualifications by sending the board an email at hoaboard@laspalmashoacom.

The submissions will be available for all members to see, so that they may make an informed decision on their vote on January 25, 2020.

Click on the links below to review the resumes we have received so far:

Pool Heat for Thanksgiving

November 19, 2019 @ 11:32 PM

POOL HEATING NOTICE



LAS PALMAS Community Association
Asociación de Dueños LAS PALMAS

Pool Heating Notice

Good News!

Due to Funds Received
The Pool Will Be Heated to Warm
Through the Thanksgiving Holiday!

Aviso De Calentamiento De Piscina

Aviso de calentamiento de piscina

¡Buenas noticias!

Debido a fondos recibidos
La piscina se calentará hasta
calentarse

A través de las vacaciones de
Acción de Gracias!

Pool Chaise Lounge Chairs

December 6, 2019 @ 6:58 PM

The Las Palmas HOA has received much-needed chaise lounge chairs for our pools. After much research, we have selected resort grade Troptone brand, used in hotels and resorts all over the world.

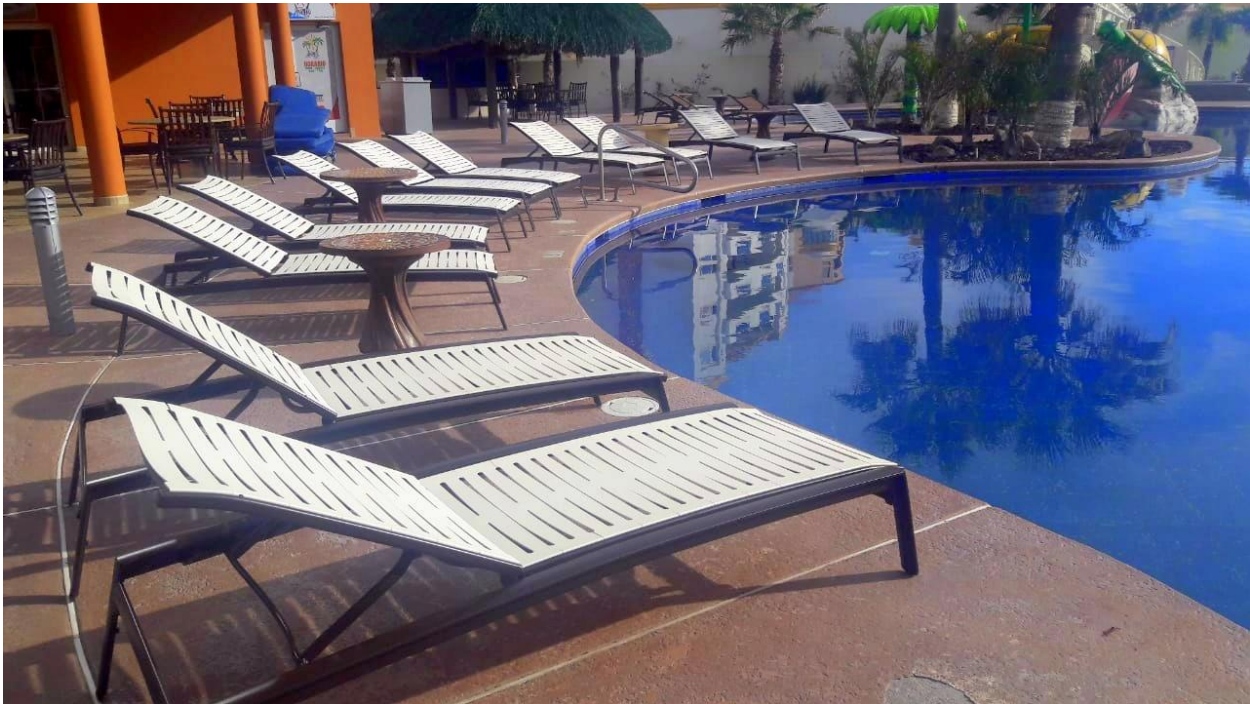
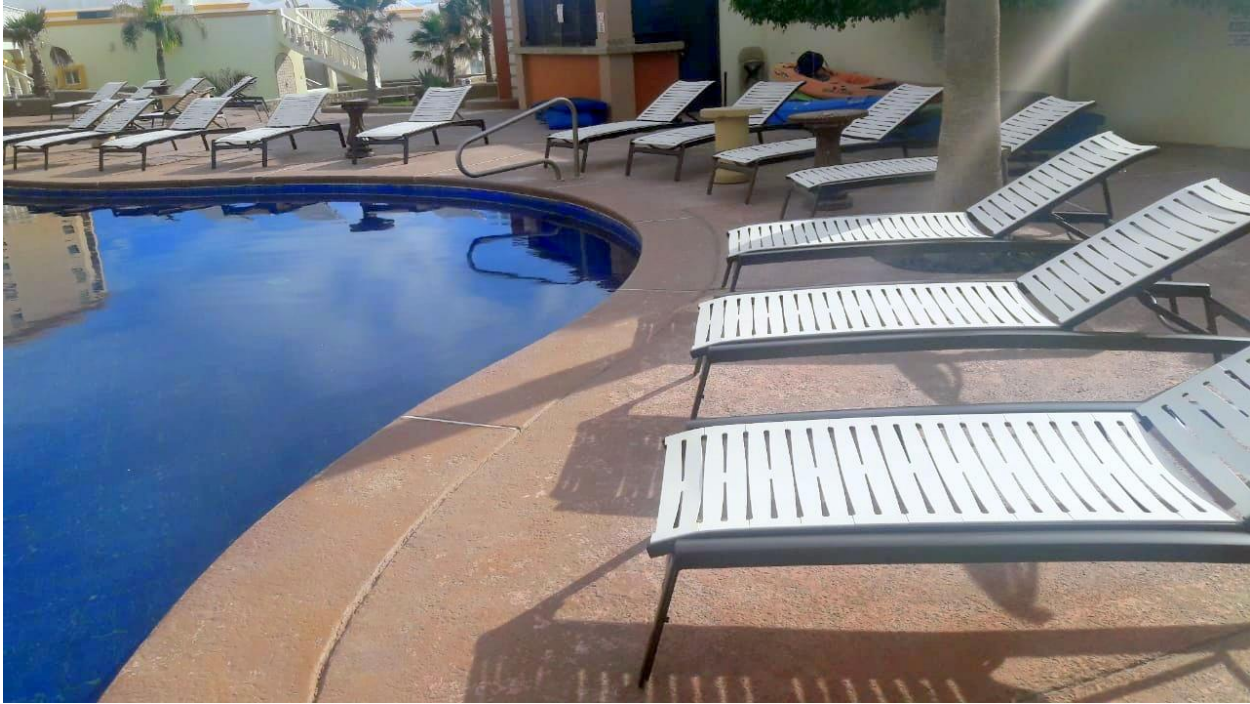
Tropitone® Elance EZ SPAN™ Seating Collection features the exclusive EZ SPAN™ straps. EZ SPAN™ strap segment seating has the durability of the classic vinyl strap seating but takes the design to another level. The ribbon design segments add vibrancy to the classic strap seating.

They are commercial quality, constructed of heavy-duty aluminum, so they will not rust or corrode, and hold up to 300lbs. They do NOT require cushions and are easy to clean with our pressure washers.

They have a Parchment Strap w/ brown frame. The Parchment we chose gives a European look, be cooler to sit on and not show bird poop as much as other colors. We can add colorful umbrellas at a later date. The chairs are made up of replaceable segments which make them easy to repair. (see below photo).







EZ SPAN™ SEATING REPLACEABLE SEGMENTS



This revolutionary system, designed by Richard Holbrook, allows for a simple way to maintain poolside furniture, on-site, in just 3 easy steps. The wide surface area of the design also means greater comfort for guests. Its attractive shape will enhance any property's image.

Patent: 5769500

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OWNER DELINQUENCIES

December 16, 2019 @ 7:38 PM

December 8, 2019

Dear Owners

The Las Palmas HOA Board of Directors has been making great efforts to minimize the Associations delinquent owner accounts. Although the HOA has had some success, unfortunately there are still a small group of accounts, some with extremely high outstanding balances as of the date of this letter; the total amount owed is \$60,000.00 of the 2019 Operating budget. This means that the HOA had to use reserves to be able to operate for 2019. As all owners are aware, the HOA cost to operate in the winter months are the same or more. Due to this there were things in our community that we could not do including capital projects that could not have been completed this year, such as the replacing the filtration system in our mechanical room and overhaling our elevators. This also means the delinquent amount owed by those owners not paying has to be passed on to the rest of the owners in the 2020 budget. This amount consists of a total of 27 accounts totaling \$114,429 and the top ten delinquent accounts equate to \$44,617.

The HOA hopes this communication can provide the urgency and the importance of paying HOA fees and how nonpayment impacts the community. As a final effort to reach out to those owners not paying their HOA obligations, the Las Palmas Board of Directors has elected to provide any owner that is in a delinquent position a way to try to collect as much HOA funds as possible before the end of 2019 .

1. The Board has elected to waive all soft costs such as interest, penalties to any owner account as long as owners in delinquent status pay in full on or before December 31, 2019.
2. All hard cost such as the any HOA assessments including regular HOA dues, special assessments and for those owners that have received violations the hard costs such as the legal fees the HOA incurred.
3. Any delinquent owner accounts not paid in full by end of 2019 will be placed on the owners meeting agenda for all owners to decide regarding the next step in the collections process to proceed with the lien process in order to collect.

Please contact City Property Management to make arrangements with the accounting office on taking advantage of this offer and to ensure proper calculations are made including the full amount after the waiving of the interest and penalties.

Thank you for your cooperation in this matter.

HOA Board Of Directors

8 De Diciembre de 2019

Estimados Propietarios,

La Junta de Directores de Las Palmas HOA ha estado haciendo grandes esfuerzos para minimizar las cuentas de propietarios morosos de las Asociaciones. Aunque la HOA ha tenido cierto éxito, desafortunadamente todavía hay un pequeño grupo de cuentas, algunas con saldos pendientes extremadamente altos. A la fecha de esta carta, el monto total adeudado es de \$60,000.00 del presupuesto operativo de 2019. Esto se significa que la HOA tuvo que usar reservas para poder operar para 2019. Como todos los propietarios saben, el costo de la HOA para operar en los meses de invierno es el mismo o más debido a Esto también significa que había cosas en nuestra comunidad que no podríamos incluir proyectos de capital que no podrían haberse completado este año, como reemplazar es sistema de filtración en nuestra sala de filtración en nuestra sala de máquinas y revisar nuestros elevadores. Esto también significa que el monto moroso adeudado por aquellos propietarios que no pagan debe transferirse al resto de los propietarios en el presupuesto 2020. Esta cantidad consiste en un total de 27 cuentas por un total de \$114,427.00 y las diez principales cuentas morosas equivalentes a \$44,617.

HOA espera que esta comunicación pueda proporcionar la urgencia y la importancia de pagar las tarifas de HOA y cómo el impago impacta a la comunidad. Como un esfuerzo final para llegar a aquellos propietarios que no pagan sus obligaciones de HOA, la Junta de Directores de Las Palmas ha elegido proporcionar a cualquier propietario que esté en una posición de morosidad una forma de tratar de recaudar la mayor cantidad de fondos de HOA posible antes del final de 2019.

1. La Junta ha optado por renunciar a todos los costos blandos, tales como intereses, multas a cualquier cuenta del propietario, siempre y cuando los propietarios en situación de morosidad paguen en su totalidad antes del 31 de diciembre de 2019.
2. Todos los costos fijos, como las evaluaciones de HOA, incluidas las cuotas regulares de HOA, las evaluaciones especiales y para aquellos propietarios que han recibido infracciones, los costos fijos, como los honorarios legales en los que incurrió HOA.
3. Las cuentas de propietarios morosos que no se hayan pagado en su totalidad a fines de 2019 se incluirán en la agenda de la reunión de propietarios para que todos los propietarios decidan sobre el siguiente paso en el proceso de cobranza para proceder con el proceso de gravamen para cobrar.

Comuníquese con la Administración de propiedades de la ciudad para hacer arreglos con la oficina de contabilidad para aprovechar esta oferta y para asegurarse de que se realicen los cálculos adecuados, incluido el monto total después de la exención de intereses y multas.

Gracias por su cooperación en este asunto.

Junta Directiva de HOA

2020 Agenda with Corrected Proxy

December 21, 2019 @ 11:55 PM

December 15, 2019

AGENDA

Based on the stipulation under article 2 and article 28 as set out in the Las Palmas Covenants, Conditions & Restrictions (CC&R's), for an annual meeting of the Members of the Association, also consistent with article 32 of the Condominium and Home Owners Association Property Regime Real Estate Law for the State of Sonora, we convoke in First Call, all the members of the Las Palmas Home Owners Association located on Paseo Las Palmas SN, Edificio 1 Interior Casa Club. Col. Costa Diamante, Puerto Peñasco, Sonora 83550 to the effect of holding a General Assembly meeting

on the 25th day of the month of January 2020, at 10:00 a.m., in the multipurpose area of the second floor of the clubhouse. In the same way for the event of no gathering legal quorum in the moment mentioned above, we convoke for the same purpose, in the Second Call at 10:30 a.m. on the same date and place; meeting that will be held by the following agenda:

1. Call to order, Welcome by the HOA President. Introduction of City Property Management and an explanation of their role. A review of the protocol of the meeting.
2. Election of the President of the assembly meeting, appointment of the Secretary of the meeting and the assignment of Scrutinizers.
3. Validation of Legal Quorum, in which case, declaration of a legal integration of the assembly.
4. Introduction of board members, onsite management team, City Property Management for HOA Financial & Administrative Services , etc.
5. NO PROJECTS TO BE PLACED ON THE AGENDA FOR 2020.
6. HOA Report : Review of HOA matters affecting the 2020 operational budget and Capital Reserve Budget

Operational Items- Operational Budget

- a. Pool repairs
- b. Internet and TV Services Increases by Mega Cable
- c. Painting of common area buildings and structures
- d. HOA Salaries not increased in past 4 to 5 years
- e. Additional cost for common area trash and garbage services
- f. Increase in regular elevator maintenance costs
- g. City Fire Department Increase in Inspection Costs

Capital Expenditure Items - Reserves

- h. New Chaise Lounges
- i. Common area roads
- j. Machine Room Filtration System
- k. Glass safety rails at east and west sides of negative edge pool area
- l. Elevators- Overhaul & Replacement
- m. Heaters

Financial Items - Impact both Operational budget and reserves

- n. HOA delinquency - A very serious matter for all owners. All efforts to collect futile. 2020 budget must be increased to account for this large delinquency.
- o. Legal Lien Process next step for those units in delinquency.
- p. Annual Fiesta will be scaled down this year and only possible due to LPR Operator and Restaurant operator offer to provide at cost.

7. HOA President's Report.
8. HOA Vice President's Report.
9. HOA Treasurer's Financial Report.
10. HOA Proposals to be voted on:

Proposal 1 - Adult Only Pool Policy - Feedback from owners to re-visit proposal so there is no confusion. The negative edge side of the beach pool has been designated as adult only due to safety reasons. This negative edge pool is not part of the proposal. Owners will be asked to vote for adult only or family on the back pool and the Ying Yang Jacuzzi.

- i. Back pool behind negative edge pool (Adult) or (Family)
- ii. Ying Yang Jacuzzi (Adult) or (Family)

Proposal II - Pool Heating Policy - The current policy for pool heating has been set for when there is 20% or more occupancy. In an effort to keep our utilities cost as low as possible by only heating the pool during the times when there is a reasonable amount of people at the Resort. It has been proposed to increase to 35% or to only heat during the major holidays. The estimated cost has become unrealistic and difficult to manage with the high delinquencies. Mega slide pool area at the Clubhouse \$7,000 per month (unrestricted), the back side of the beach pool is \$9,000 per month (unrestricted). Las Palmas is aging and needs to focus on necessary capital expenditures and get all owners to pay their fair share of dues before we can focus on heating the pools when we have minimal occupancy.

1. Keep the current policy of 20% occupancy for heating.
2. Increase to 35% to save badly needed funds for operations and capital items.
3. Only heat pool(s) during Major holidays: Thanksgiving week, Christmas/ NY , Owners meeting week, March Break(s) week(s) , Easter/ Samana Santa week

Proposal III - Proceed with the legal CCR Collection and lien process on delinquent units - The most difficult and frustrating role of the HOA board in pursuing fellow owners for non- payment of HOA dues. Some owners actually believe that they do not have to pay their fair share, or they can decide what to pay the community, when the majority are paying their fair share and forced to pay for those that are not. For those not paying, it becomes a personal matter and start to believe the board is causing their situation and some have even taken unacceptable action against the board not to pay and have create unnecessary hardship for those board owners that have volunteered to assist the community in their board positions. The lien process in Mexico is a very detailed and lengthy legal process but necessary in order for the HOA community to obtain what is owed. It is important that all owners participate in the decision making so there are no doubts and no personal misunderstandings. All delinquent accounts were given a final opportunity with a board approved to waive all penalties and late fees if paid in full by December 31,2019 . A list of units with the delinquent amounts still owing at the time of the owners meeting will be provided to all owners in the meeting package material for all to view . The owners will be given the opportunity at the meeting to provide direction to the new board moving forward on how to proceed with these delinquent accounts still unpaid.

- (a) Give the board direction to proceed, follow and implement the CCR collections and lien process in order to collect the HOA dues owed and do everything possible withing the CCRs to ensure delinquent owners pay their fair share including taking legal action.
- (b) Give the board direction not to proceed with the liens and allow the delinquent owners not to pay their fair share.

Presentation and voting of the 2020 Operational Budget. **Note: the 2020 operational budget DOES NOT include the cost of the proposals. The cost of any proposal that is approved will be added to the budget to reflect the decision of the owners.**

11. Board Member election and voting procedures. The Las Palmas owners have voted yes to a proposal by the board in the last owners assembly meeting to increase the board membership from three to five . This year , for the first time Las Palmas will have three open board member positions. Dan Dimovski three year term is up and he has announced that he will not be seeking re-election for another term and is encouraging all owners that have the time and commitment to volunteer and serve the community. Any owners wishing to run for the Director position and who would like their name placed on our ballot please forward your resume to our website ASAP, so it can be added to the meeting package materials and so owners will have an opportunity to review your resume online prior to our meeting. The two additional board member positions will allow for the board to include a Secretary position and a "At Large" Position. All executive board of director positions are determined by the board members in the first board meeting immediately after the owner assembly meeting. The term length of period of each three open board members positions will be determined by the voting results. Top three vote getters will receive highest to lowest term periods. City Property Management will be available to oversee the proper HOA protocol is adhered to during board meetings and annual owners' meetings

- i. A 3-year Term Board Member (currently Held by Dan Dimovski in the President role)
 - ii. A 2-year Term Board Member position
 - iii. A 1-year Term Board Member position
12. Final call for nominations and brief statement by nominees.
13. Results of the voting on proposals and board member election.
14. Closing of the owners' assembly. Meeting adjourned.

Please join us for the annual Owners Appreciation Fiesta with dinner and non-alcoholic beverages provided starting at 6:00pm, Saturday, January 25, 2020 in the second level owners' clubhouse multi-purpose bar and lounge. Remember, the Owners Appreciation Fiesta is for Owners Only who are **current and fully paid with all their HOA assessments (regular assessments, penalty assessments, and fines, and any other amounts outstanding not paid within 30 days of the due date)**. It is appreciated and helpful if owners RSVP to hoaboard@laspalmashoa.com.

Note:

It is important for all owners to note , as per Article 5.15 of the Las Palmas CC&Rs, all owners wishing to participate, i.e., vote, attend the Owners' HOA sponsored

Fiesta, must be current and fully paid with all their HOA assessments (regular assessments, penalty assessments, and fines, and any other amounts outstanding not paid within 30 days of the due date). It is also important for owners to be aware of our Bylaws as it relates to ownership participating in General Owner Assembly meetings.

Alcoholic beverages and / or being "under the influence", as well as any bad or disruptive behavior while attending important meetings is unacceptable and disrespectful to all owners. Appropriate behavior at the owners annual meeting is necessary in order to complete the business of the HOA, and for all owners to be given the opportunity to participate in the decision making and direction of the community. The Board of Directors is asking for everyone's cooperation.

"All owners must be in good standing to participate in the owner's general assembly meeting. "

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15 de Diciembre de 2019

Agenda

Según lo estipulado en el artículo 2 y el artículo 28 según lo establecido en los Pactos, Condiciones y Restricciones de Las Palmas (CC & R), para una reunión anual de los Miembros de la Asociación, también de conformidad con el artículo 32 de la Propiedadde la Asociación de Propietarios de Condominios y Viviendas Régimen de la Ley de Bienes Raíces para el Estado de Sonora, convocamos en Primera Llamada, a todos los miembros de la Asociación de Propietarios de Casas Las Palmas ubicada en Paseo Las Palmas SN, Edificio 1 Interior Casa Club. Coronel Costa Diamante, Puerto Peñasco, Sonora 83550 a los efectos de celebrar una reunión de la Asamblea General el día 25 del mes de enero de 2020, a las 10:00 a.m., en el área de usos múltiples del segundo piso de la casa club. De la misma manera para el evento de no reunir quórum legal en el momento mencionado anteriormente, convocamos con el mismo propósito, en la Segunda Llamada a las 10:30 AM en la misma fecha y lugar; reunión que se realizará en la siguiente agenda:

1. Llame al orden, Bienvenido por el Presidente de la HOA. Introducción de la gestión de la propiedad de la ciudad y una explicación de su papel. Una revisión del protocolo de la reunión.
2. Elección del Presidente de la reunión de la asamblea, nombramiento del Secretario de la reunión y la asignación de Escrutadores.

3. Validación del Quórum Legal, en cuyo caso, declaración de integración legal de la asamblea.
4. Introducción de los miembros de la junta, el equipo de administración en el sitio, la City Property Management Company para los servicios administrativos y financieros de HOA, etc.
5. NO HAY PROYECTOS A COLOCAR EN LA AGENDA PARA 2020
6. Informe HOA: Revisión de los asuntos de HOA que afectan el presupuesto operativo 2020 y el Presupuesto de Reserva de Capital

Partidas Operacionales - Presupuesto Operativo

- a. Reparaciones de piscinas.
- b. Los servicios de Internet y TV aumentan en Mega Cable.
- c. Pintura de edificios y estructuras de áreas comunes.
- d. Los salarios de HOA no aumentaron en los últimos 4 a 5 años
- e. Costo adicional por servicios de basura y basura en áreas comunes.
- f. Aumento de los costos regulares de mantenimiento del elevador.
- g. Departamento de bomberos de la ciudad aumento en los costos de inspección.

Partidas de Gastos de Capital - Reservas

- h. Nuevas tumbonas.
- i. Caminos comunes.
- j. Sistema de filtración de la sala de máquinas
- k. Rieles de seguridad de vidrio en los lados Este y Oeste del área de la piscina con borde negativo.
- l. Ascensores- Revisión y reemplazo.
- m. Calentadores.

Partidas Financieras: Afectan tanto el presupuesto operativo como las Reservas.

- n. Delincuencia HOA: un asunto muy serio para todos los propietario. Todos los esfuerzos para recoger inútil. El presupuesto 2020 debe aumentarse para tener en cuenta esta gran delincuencia.
- o. Proceso de gravamen legal siguiente paso para aquellas unidades en mora.
- p. La Fiesta Anual se reducirá este año y solo será posible debido a la oferta de Operador de LPR y Operador de Restaurante para ofrecer al costo.

7. Informe del Presidente de HOA.
8. Informe del Vicepresidente de HOA.
9. Informe financiero del Tesorero de la HOA.
10. Propuestas de la HOA para votar.

Propuesta I - Política de Piscina Solo Para Adultos - Comentarios de los propietarios para volver a visitar la propuesta para que no haya confusión. El lado negativo de la piscina de la playa ha sido designado como adulto solo por razones de seguridad. Este grupo de borde negativo no es parte de la propuesta. Se les pedirá a los propietarios que voten solo para adultos o familias en la piscina de atrás y en el Ying Yang Jacuzzi.

- l. Piscina trasera detrás de la piscina de borde negativo (Adulto) o (Familia)

II. Ying Yang Jacuzzi (Adulto) o (Familia)

Propuesta II - Política de Calefacción de Piscinas - La política actual para la calefacción de piscinas se ha establecido para cuando hay un 20% o más de ocupación. En un esfuerzo por mantener el costo de nuestros servicios lo más bajo posible, solo calentando la piscina durante los momentos en que hay una cantidad razonable de personas en el Resort. Se ha propuesto aumentar al 35% o solo calentar durante las vacaciones principales. El costo estimado se ha vuelto poco realista y difícil de manejar con los altos índices de morosidad. La piscina de la playa es de \$ 9,000 por mes (sin restricciones). Las Palmas está envejeciendo y necesita enfocarse en los gastos de capital necesarios y hacer que todos los propietarios paguen su parte justa de las cuotas antes de que podamos enfocarnos en calentar las piscinas cuando tenemos una ocupación mínima.

1. Mantenga la política actual de 20% de ocupación para calefacción.
2. Aumente al 35% para ahorrar fondos muy necesarios para operaciones y elementos de capital.
3. Solo calienta la (s) piscina (s) durante los feriados principales: Semana de Acción de Gracias, Navidad / NY, Semana de reunión de propietarios, Semana (s) de vacaciones de marzo, Semana Santa / Semana Santa de Samaná.

Propuesta III - Continuar con el proceso legal de cobro CCR y gravamen sobre unidades morosas,- El papel más difícil y frustrante de la junta de HOA en la búsqueda de otros propietarios por falta de pago de las cuotas de HOA. Algunos propietarios realmente creen que no tienen que pagar su parte justa o pueden decidir qué pagar a la comunidad, cuando la mayoría paga su parte justa y se ven obligados a pagar por los que no lo hacen. Para aquellos que no pagan, se convierte en un asunto personal y comienzan a creer que la junta está causando su situación y algunos incluso han tomado medidas inaceptables contra la junta para no pagar y han creado dificultades innecesarias para los propietarios de la junta que se han ofrecido como voluntarios para ayudar a la comunidad en sus puestos en la junta. El proceso de gravamen en México es un proceso legal muy detallado y prolongado, pero necesario para que la comunidad de HOA obtenga lo que se le debe. Es importante que todos los propietarios participen en la toma de decisiones para que no haya dudas ni malentendidos personales. Todas las cuentas morosas tuvieron una oportunidad final con una junta aprobada para renunciar a todas las multas y recargos por pago atrasado si se paga por completo antes del 31 de diciembre de 2019. Se proporcionará a todos los propietarios una lista de las unidades con los montos en mora aún en vigencia en el momento de la reunión de propietarios en el material del paquete de la reunión para que todos la vean. Los propietarios tendrán la oportunidad en la reunión de dar instrucciones a la nueva junta sobre cómo proceder con estas cuentas morosas aún sin pagar.

- (a) Dé instrucciones a la junta para que proceda, siga e implemente el proceso de gravamen de CCR para cobrar las cuotas de HOA adeudadas y haga todo lo

posible dentro de los CCR para garantizar que los propietarios delincuentes paguen su parte justa, incluida la acción legal.

(b) Dar a la junta directiva instrucciones para no proceder con los gravámenes y permitir que los propietarios morosos no paguen su parte justa.

Presentación y votación del presupuesto operativo 2020: Nota: el presupuesto operativo 2020 NO incluye el costo de las propuestas. El costo de cualquier propuesta que se apruebe se agregará al presupuesto para reflejar la decisión de los propietarios.

11. Procedimientos de elección y votación de los miembros de la Junta. Los propietarios de Las Palmas han votado sí a una propuesta de la junta en la última reunión de la asamblea de propietarios para aumentar la membresía de la junta de tres a cinco. Este año, por primera vez, Las Palmas tendrá tres puestos de miembro de la junta abierta. El período de tres años de Dan Dimovski ha terminado y ha anunciado que no buscará la reelección para otro período y está alentando a todos los propietarios que tienen el tiempo y el compromiso de ser voluntarios y servir a la comunidad. Los propietarios que deseen postularse para el puesto de Director y que deseen que su nombre aparezca en nuestra boleta electoral, envíen su currículum vitae a nuestro sitio web lo antes posible, para que pueda agregarse a los materiales del paquete de la reunión y para que los propietarios tengan la oportunidad de revisar su currículum en línea antes de nuestra reunión. Las dos posiciones adicionales para miembros de la junta permitirán que la junta incluya una posición de Secretario y una Posición "En General". Todos los puestos de la junta directiva ejecutiva son determinados por los miembros de la junta en la primera reunión de la junta inmediatamente después de la reunión de la asamblea de propietarios. El plazo de duración del período de cada uno de los tres puestos de miembros de la junta abierta estará determinado por los resultados de la votación. Los tres principales candidatos recibirán períodos de mayor a menor plazo. City Property Management estará disponible para supervisar el protocolo HOA apropiado que se cumple durante las reuniones de la junta y las reuniones anuales de propietarios.

I) Un miembro de la Junta de 3 años (actualmente en manos de Dan Dimovski en el cargo de Presidente).

II) Un puesto de miembro de la Junta a término de 2 años.

III) Un puesto de miembro de la Junta de mandato de 1 año.

12. Llamada final para nominaciones y breve declaración de los nominados

13. Resultados de la votación de propuestas y elección de miembro de la junta.

14. Cierre de la asamblea de propietarios. Reunión aplazada.

Únase a nosotros para la Fiesta Anual de Reconocimiento del Propietario con cena y bebidas no alcohólicas proporcionadas a partir de las 6:00 p.m., el sábado 25 de enero de 2020 en el bar y salón multiusos de la casa club de propietarios

de segundo nivel. Recuerde, la Fiesta de Apreciación del Propietario es solo para Propietarios que están actuales y totalmente pagados con todas sus evaluaciones HOA (evaluaciones regulares, multas y multas, y cualquier otra cantidad pendiente no pagada dentro de los 30 días de la fecha de vencimiento). Se agradece y es útil si los propietarios responden a hoaboard@laspalmashoa.com.

Nota:

Es importante que todos los propietarios tengan en cuenta, según el Artículo 5.15 de Las Palmas CC & Rs, todos los propietarios que deseen participar, es decir, votar asistir a la Fiesta patrocinada por la Asociación de Propietarios de Propietarios, deben estar al día y totalmente pagados con todas sus evaluaciones de HOA (regular evaluaciones, multas y multas, y cualquier otra cantidad pendiente no pagada dentro de los 30 días de la fecha de vencimiento). También es importante que los propietarios conozcan nuestros Estatutos en lo que respecta a la propiedad que participa en las reuniones de la Asamblea General de Propietarios.

Las bebidas alcohólicas y / o estar "bajo la influencia", así como cualquier comportamiento malo o perjudicial mientras asiste a reuniones importantes es inaceptable e irrespetuoso para todos los propietarios. El comportamiento apropiado en la reunión anual de propietarios es necesario para completar el negocio de la Asociación de Propietarios, y para que todos los propietarios tengan la oportunidad de participar en la toma de decisiones y la dirección de la comunidad. La Junta Directiva está pidiendo la cooperación de todos.

"Todos los propietarios deben estar en regla para participar en la reunión de la asamblea general de propietarios".

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