



Forty-Niner Country Club Estates Homeowners Association
8987 E Tanque Verde Rd. #309-169
Tucson, AZ 85749

2026 FORTY NINER COUNTRY CLUB ESTATES HOA - ANNUAL MEETING, BOARD BALLOT & DUES INVOICE

Hello neighbors!

First, we have an annual HOA meeting on **Monday, February 9 at 6PM** in the Rincon Room at the Rincon Grill.

We would like to extend our gratitude to all who have contributed their time, talent, and commitment to create a wonderful 49er CC Estates community. We are currently a small group of volunteers dedicated to the often challenging work of an HOA, especially as it relates to interpreting and enforcing our CC&R's, responding to your concerns, facilitating popular events, and many other responsibilities.

We need ideas for the board to focus on for 2026 (email to website) and we need a volunteer to be our President!

2025 Board & Committees contributions:

- St Patick's Day Parade
- Holiday of Lights Parade
- Halloween Party support
- Paid for extra Security during Halloween night (We had no incidents!)
- Financial support of the Red, White, & Boom Celebration
- Maintained the easement along Tanque Verde to make our neighborhood attractive
- Coordinated with Pima County for easement clean-up and wash maintenance
- Provided Spring and Fall Dumpsters
- Spring and Fall newsletters

2026 Goals for the Board:

- Provide & Support Social Events
- Improve CCR enforcement – don't forget, any home construction requires CCR review!
- Create a database for Architectural Review submittals
- Support roads and washes clean-up
- Update all email addresses (see ballot below)
- Aggressively work to increase membership.
- Provide monthly communications via email
- Create a cloud-based repository of required HOA documentation for Board transitions
- Support the restart a Neighborhood Watch program through the Sheriff's department

All Board, events, and projects require participation. Please join the Board (we no longer have a President) or support a committee. It only takes a small amount of your time.

To improve the Board's flow and communication, we ask that Everyone helps with the following:

- Pay your Dues – preferred method of payment is Zelle (to: board@49ershoa.com), but checks work as well (thank you to all who have sent greater than the minimum \$65!)
- Provide your email to the Treasurer (to expedite communications)
- We encourage everyone to review our monthly Minutes and Treasurer reports (at 49ersHOA.com)

Attached you will find a ballot to elect the official Forty Niner HOA Board Members for 2026 and an Invoice for Yearly Dues.

HOA BOARD BALLOT

PLEASE PRINT:

Owner Name: _____

49er Home Address: _____

Email Address: _____

Phone #: _____

Instructions:

1. One ballot per property
2. Must have paid membership dues for 2024 and 2025
3. Write-in candidates must have indicated their agreement to serve, must be current HOA members and owners of property in Forty Niner Country Club Estates.
4. Ballots must be received by **Monday, February 9, 2026** or brought to the **Annual Membership Meeting in order to be counted.**

Four Board members will be returning to serve the second year of their term; Bill Patterson, Neff, Regina Beem and Zach Tyler. Board members up for re-election for a two-year term are Bullock and Gregg Montijo.

VOTE FOR UP TO 5: (Directors will serve a two-year term)

Kurt Bullock

Gregg Montijo

Write-In Candidate(s): _____

Thank You to both Jen Regan and David Montoya for their Board leadership as President this year.

YEARLY DUES INVOICE

It is that time of year! Please help us collect your 2026 dues to maintain our beautiful neighborhood and our community/HOA expenses. As a reminder, your dues were spent on weed control and tree trimming along Tanque Verde Rd., Halloween security patrols, spring and fall dumpsters, social events, postal-box installation, postage, etc.

Despite our all-volunteer 49er HOA board and great neighborhood volunteers, there are monetary resources available to help us maintain our neighborhood. We need everyone's help to ensure we have 100% dues collected from our owners (a minimum of \$60 per household is requested to support the neighborhood events, etc!).

Please send in your dues to continue to make our neighborhood such a great place to live! Thank you!

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	HOA Membership Dues – 2026 Calendar Year	65.00	65.00

Please send your \$65 HOA dues via Zelle:

Name: FORTY-NINERS ESTATES HOMEOWNERS ~ Email: board@49ershoa.com

*** Please Include your home address / phone number in the Zelle memo box
to ensure we can properly record your payment.***

Or please make check payable to "49er C.C. Estates HOA" to: 8987 E Tanque Verde Rd. #309-169 Tucson AZ 85749