



NOTICE OF SPECIAL MEETING MISSION HILLS PHASE V PROPERTY OWNERS' ASSOCIATION

October 1, 2026

Dear Mission Hills Phase V Homeowners,

The Board of Directors is asking for your vote on a Special Assessment in the total amount of \$2,149,193, to fund the Park Vista 2035 Capital Plan. Please review the enclosed materials for further details.

Enclosed you will find a 1/3-page size ballot, two official ballot envelopes, a Ballot Information Statement, voting instructions, Zoom instructions, and a link to the Association's Election Rules.

The ballots will be tabulated on **Thursday, November 5, 2026, at 3:00 p.m.** at a special meeting held for that purpose via Zoom. The ballots will be tabulated in the office of NLB Consulting located at 3501 East Ramon Road, Palm Springs, CA 92264. You may join **via Zoom** by visiting <https://zoom.us> and using **Meeting ID: 847 2036 3309 and Passcode: 165223**.

Please return your secret ballot to NLB Consulting, 3501 E. Ramon Road, Palm Springs, CA 92264., by mail no later than **Wednesday, November 4, 2026, by 4:00 p.m.** **You may also hand-deliver your ballot** in-office Monday-Thursday between 8am and 4pm (closed for lunch between 12pm-1pm, Fridays between 8am and 12pm, so long as it is received no later than **Wednesday, November 4, 2026, by 4:00 p.m.** If you arrive after hours, you can drop your ballot through the door slot.

After the tabulation, you will be notified of the results. Please review the attached notice from the Board of Directors for more information.

Please be advised, however, that the Inspector(s) of Elections reserves the right to extend the voting deadline to afford more owners the opportunity to vote.

*Per Civil Code § 5605, the board may not impose special assessments which in the aggregate exceed 5% of the budgeted gross expenses of the association for that fiscal year without the approval of a majority of a quorum of members. For the purposes of this vote, a quorum means more than 50% of the total voting power of the Association **(at least 32 returned ballots)**. Once quorum has been reached, a majority of the total votes cast must be in favor of the special assessment for it to pass.*

Further details will be provided once the outcome of the vote is known.

MISSION HILLS PHASE V HOMEOWNER ASSOCIATION | "PARK VISTA"
PARK VISTA 2035 CAPITAL PLAN
SPECIAL ASSESSMENT - BALLOT INFORMATION STATEMENT

PROPOSED ASSESSMENT
\$2,149,193

FUNDING PERIOD
Six Years

OWNER ALLOCATION
Square-Footage Based

WHY THIS CAPITAL PLAN IS NECESSARY

The Park Vista 2035 Committee conducted a comprehensive analysis of our community's long-term capital needs. As Park Vista approaches 50 years of age, many of our shared assets require significant repair, replacement, or modernization. These needs reflect years of deferred maintenance as well as insufficient reserve funding. Today, the Association's reserve account is funded at only about 7% of the needs identified in the reserve study.

The Committee's analysis, supported by vendor estimates and regional comparisons, identified investments across roofs, pools and spas, landscaping and trees, irrigation, painting, asphalt driveways, garage electrical systems, and related infrastructure. The proposed Park Vista 2035 Capital Plan converts those identified needs into a thoughtful and structured six-year funding and implementation strategy.

WHAT HOMEOWNERS ARE BEING ASKED TO APPROVE

The Board proposes to raise \$2,149,193 through a special assessment to fund the Park Vista 2035 Capital Plan. These funds will be placed in a segregated account, separate from the Association's Operating and current Reserve Account. Details of the capital plan can be found on the Park Vista website homepage:

<https://parkvistamissionhills.com/>

PROPOSED USE OF SPECIAL ASSESSMENT FUNDS

Investment Area	Budget	Planned Scope
Community repaint	\$286,839	Two-coat system; wood/fascia repair allowance
Asphalt repaving	\$355,000	Commercial-grade 3" compacted paving and slurry work
Repair/foam garage roofs	\$210,000	Sequential repair-full tar-and-gravel to foam of 11 garage banks and main residential flat repairs
Repair/re-foam condo roofs	\$500,000	Sequential repair over six years
Pools & spas	\$142,000	Replastering, equipment, code corrections and hardware-well work
Trees / arbor care	\$219,225	Trimming, removals/replacements and preventive care
Edging & DG refresh	\$123,780	Steel edging and decomposed-granite refresh
Garage electrical	\$217,000	Electrical modernization and load-managed smart submetering
Operating stabilization	\$38,618	2026 operating-deficit true-up and initial operating funding
Cost contingency	\$256,731	12.5% allowance for overruns, inflation and project management

**"PARK VISTA" 2035 CAPITAL PLAN
SPECIAL ASSESSMENT - BALLOT INFORMATION STATEMENT**

PROPOSED ASSESSMENT BY UNIT SQ. FEET

Because Park Vista's assessment obligations are allocated by the Association's established square-footage formula, the amount varies by separate interest. The table below highlights the range of assessments by unit size. A detailed breakdown by individual unit can be found on the Park Vista website home page:

<https://parkvistamissionhills.com/>

Home / Allocation Class	Total Amount	Annual Amount	Monthly Equivalent
Small Units (17) Sq Feet: 1,930 to 2,283	\$25,146 to \$29,874	\$4,191 to \$4,979	\$349.25 to \$414.92
Medium Units (26) Sq Feet: 2,347 to 2,623	\$30,733 to \$34,172	\$5,122 to \$5,695	\$426.83 to \$474.67
Large Units (19) Sq Feet: 3,063 to 4,211	\$39,975 to \$55,019	\$6,662-\$9,170	\$555.17 to \$764.67

PAYMENT DETAILS

Payments will be billed monthly over the course of six years. A monthly administrative processing fee of \$5.00 per monthly payment will be charged to cover ongoing ledger accounting for homeowners who opt to pay the assessment monthly. No fee will apply to homeowners who pay the assessment in full upfront or who subsequently pay off their remaining unpaid balance.

PLAN STRUCTURE AND FLEXIBILITY

Project timing and scope may be adjusted as bids are obtained, conditions are confirmed, and priorities or regulations evolve.

IF THE ASSESSMENT IS APPROVED

The Board will proceed with the capital plan using the approved assessment structure and Board-authorized project sequencing. Collection of the special assessment will begin with the January 2027 billing cycle.

VOTING INSTRUCTIONS – SECRET BALLOT

1. Please vote by marking an “X” or filling in the box next to the selection(s) of your choice.

NOTE: THIS IS A SECRET BALLOT. DO NOT PUT YOUR NAME, ADDRESS OR ANY OTHER IDENTIFICATION ON THE BALLOT.

2. Insert the marked Ballot in the smaller Official Ballot Envelope (Envelope #1).

NOTE: DO NOT MAKE ANY MARKS ON ENVELOPE #1 THAT WOULD IDENTIFY YOU OR YOUR VOTE IN ANY WAY.

3. Seal Envelope #1.
4. Place the sealed Envelope #1 into the larger Official Mailing Envelope (Envelope #2).
5. Seal Envelope #2.
6. Make sure that your name and **property** address are reflected correctly on the label on Envelope #2. You must use the Association address of the unit for which you are voting.
7. Sign your name on Envelope #2 in the space provided. Only the owner of record may sign.

NOTE: IF YOUR SIGNATURE IS NOT ON ENVELOPE #2, THE INSPECTOR OF ELECTIONS WILL NOT COUNT YOUR BALLOT.

8. Owners of multiple properties must submit separate Ballots in separate Envelopes (#1 and #2) for **each** property owned. Each Envelope #2 must reflect the correct property address for which votes are being cast and must be signed by the owner of record.
9. Sealed Envelope #2 may be mailed by U.S. first class mail or may be hand delivered to the Inspector of Election at the address on Envelope #2. (If you wish to obtain a receipt, it is recommended you mail Envelope #2 “registered, return receipt requested.”) If you hand deliver Envelope #2 to the Inspector, you may request a receipt from the Inspector.
10. The Inspector will only accept Ballots and Envelopes provided by the Association.
11. Your Ballot may not count if you fail to follow these voting instructions.

Please refer to the Association’s Election Rules for further information on the voting process.

ZOOM INSTRUCTIONS

The Special Meeting will be held utilizing Zoom technology. Please review the following guidelines, so all are able to participate. If you need technical assistance with Zoom before or during the meeting you may call **NLB Consulting** at **760-318-6550**.

Please note: You do not need to create a Zoom account to join a meeting.

1. You may join the meeting from any smartphone, tablet, computer or telephone. Internet connection using computer, laptop, tablet or smartphone provides both video and audio options. If applicable, click the Meeting link sent via email. Otherwise, follow the instructions below.
 - a. If you use the meeting information included in this mailer rather than an email link, follow the process below.
 - i. Go to **www.zoom.us**
 - ii. Select "Join A Meeting" on the top of the page.
 - iii. Enter the **Meeting ID**.
 - iv. You will then be asked to enter the **Passcode**.
 - v. You will enter the "Meeting Room".
 - b. By phone, call the number provided and enter the **Meeting ID** and **Passcode** provided.
 - i. When prompted by the system, please use a name that is recognizable so the host can be sure only homeowners are in attendance.
 - ii. You will enter the "Meeting Room".
2. Once you enter the room, you have two options for viewing. "Gallery View" will allow you to see everyone. "Speaker View" enlarges the speaker and puts all others in small images.
3. **Everyone should mute themselves upon entry.** To speak, you will need to unmute yourself. The location of audio button (microphone icon) may be in the upper right-hand corner of your image box, or lower-center screen, depending on your device. Please stay muted except when you are speaking. Otherwise, background noise will likely be distracting and may cause an echo.
4. If you wish to be on camera, you will need to enable video by clicking the video button (camera icon). The video button will be located next to the audio button.

MISSION HILLS PHASE V PROPERTY OWNERS' ASSOCIATION

C/O NLB CONSULTING ~ 3501 E. Ramon Road ~ PALM SPRINGS, CA 92264
760-318-6550 ~ 760-437-9055 FAX

To vote on whether or not to approve a special assessment in the total amount of \$2,149,193, as described in the enclosed materials.
Per Civil Code 5605, a majority of a quorum must vote to approve, where a quorum is more than 50% of the members (at least 32 ballots).
Once quorum has been reached, a majority of the total votes cast must be in favor of the special assesment for it to pass.

Where you have indicated your choice below, your ballot will be cast accordance therewith.

Before casting your vote, please review the enclosed ballot materials.	CAST YOUR VOTE
Yes, I approve a Special Assessment in the total amount	☐
of \$2,149,193, as described.	
No, I do not approve a Special Assessment in the total	☐
amount of \$2,149,193, as described.	

The ballot must be returned to the Inspector of Elections, NLB Consulting, no later than 4:00 p.m. on Wednesday, November 4, 2026.
The Inspector of Elections reserves the right to extend the deadline to allow more owners the opportunity to vote.

The rules governing this election may be found here: <https://parkvistamissionhills.com/>
This Secret Ballot must be returned by the double-envelope system described on the instruction sheet enclosed.
Once cast, this secret ballot cannot be revoked or changed

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