

March 29, 2024

Dear Homeowner,

My wife and I picked out a lot and a model home here in Arrowhead Ranch Phase 1 while on a house hunting trip over the Labor Day weekend in 1987. I had just accepted a position with American Express and would be employed at their worldwide data center located at 27th Avenue and Behrend Drive. Our home was built by Continental, and we moved in the day before Thanksgiving of that same year. I have been a continuous property owner/occupant for more than 36 years. We became HOA members the day we took possession of the property. We raised two of our three children in this home.

I view HOA membership just as I do shareholders in public held corporations. We the homeowners are the “shareholders” based on the investment in our properties. Just as shareholders hold the corporation’s Board of Directors and management responsible for how the corporation is managed and run, we should hold our Board members responsible for how our community is managed and run. We, as shareholders, elect the officers of our Board to protect our investments through careful planning and management.

The founding documents state that the HOA Board shall manage and maintain the community so that it will reflect a “high pride of ownership”. I have been photographing and documenting major failures on the part of our HOA Board for more than five years. I recently prepared a thirty-seven-page “Document” entitled (**“ARP1 Board Challenge”**) defining those failures in explicit detail including forty-one color photographs. The “Document” includes only publicly distributed documents as its sources. I also have all of the background documentation (emails, memos, text messages, etc.) supporting what is covered in the “Document” which I will withhold for now.

I recently sent a copy of this “Document” with a letter to the Arizona Department of Real Estate, the state agency which has oversight of HOAs. Outlined in the “Document” are several clear cases (11 items) of what appear to be, in the very least, poor judgement. Some are major violations of the founding CC&Rs which the Board is pledged to uphold. My purpose for sending the “Document” to the Department of Real Estate was to determine their position on what corrective action could/should be taken. I have their response.

My purpose for writing to you is to determine the interest within our community to correct these “failures” and move forward. The way forward may not be an easy path. You can read the “Document” by going to arp1advocate.com. If you would like a copy of the “Document”, (**“ARP1 Board Challenge”**) you can send an email message to the email address below requesting a copy, and I will return an electronic copy (PDF or Microsoft Word) of the “Document” to you. Your email address will not be used for any other purpose. If you do not have an email account, please call me and arrange for an electronic version of the “Document” on CD which I will provide (requires a CD/DVD reader), or, a USB jump drive that you provide.

In my very first run for Board membership, I said “I am a Homeowner advocate”, this letter, the “Document”, and website I have prepared, are further evidence of that claim.

Regards,

Rich Collins

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