



10/25/2024

Dear MVGLTA residents,

I write you concerning an emerging issue that has developed with the Pool and Pool Area.

The pool was originally constructed in the mid 1970's and was redone in the mid 1990's. Since that time it has served the community well but gradually deteriorated. The grounds were recently inspected by the County, and we have received several citations. This is not the first time we have been cited but the nature of the current situation with the County suggests the possibility that the pool will be condemned by the County, and we will be required to close the facility.

Obviously, the Board is concerned about the impact that would have not only on the enjoyment of our community but on our respective property values.

The issues with the pool, which include, in general, the lack of two drains required under the code for safety, (we have attempted to use a Safety Vacuum Release device to eliminate this risk to no avail), the pebble tech lining is falling apart, the deck is falling apart with sharp edges, the pool coping, the skimmers are collapsing, and, the grass and vegetation around the pool is resulting in irrigation leaking causing further damage.

The Board has concluded that the only reasonable option is to redo the pool and the surrounding area including the ramada. While this will be expensive it is inherently necessary to both avoid condemnation and insure our property values remain at their maximum levels. We realize not all residents use the pool and some of you may even think we would be better off without it. With respect, the Board thinks that is short sighted and will only damage the community in both the short and long run.

For these reasons, the Board has concluded that we should proceed with a complete remodel of the pool, the decking, the general pool area and the ramada. This will include a complete redo of the pool, the decking, placing tile in the ramada, repainting the ramada and pool fence, new deck furniture and placement of a fire pit on the site of the old spa.

Based on the estimates we have received we expect the cost to total approximately \$120,000.00. The estimate for the pool repair is \$38,000.00, the deck repair/replacement is \$41,800.00, the ramada tile is \$10,000.00, ramada repaint \$2,850.00, pool fence repair/repaint \$1450.00 and new furniture/fire pit \$25,000.00.

In addition, the HOA has been running on an extremely tight budget and frankly does not have the reserves we should have, or possibly required to have under applicable statutes, in the event of an emergency or in the event of a code violation that needs to be cured.



Consequently, the Board is proposing an assessment of \$1,500.00 per home to be paid, (at the Owner's choice), either in a lump sum or \$125.00 per month for one year. This assessment will result in funding of \$135,000.00. All funds collected and not ultimately used for the pool project will be placed in the HOA reserve account. We will of course, provide the Owners with a full accounting after completion.

We appreciate that no one wants to pay more money especially with the cost of living, but we have an obligation to help maintain the value of our homes and neighborhood.

Per the by-laws the Board has set a vote on this capital assessment. The ballot is enclosed with this letter. All Owners will have 30 days to return the ballots either by mail or to be placed in the community payment mailbox. 60 of the 90 Owners are required to pass the assessment.

The Board urges all to vote yes.

Bill Doyle,  
President MVGLTA HOA



**MAIL-IN/ABSENTEE BALLOT**

**PROPOSED CAPITAL IMPROVEMENT ASSESSMENT FOR MOON VALLEY GOLF LOTS TOWNHOUSE ASSOCIATION**

The Association's Board of Directors ("Board") proposes to impose a capital improvement assessment to renovate the pool and pool area within the Association. Pursuant to Article 5.5.5 of the Association's Declaration, a capital improvement assessment must be approved by the Board of Directors and must be approved by two-thirds of all eligible votes.

Please return this Ballot to Moon Valley Golf Lots Townhouse Association via enclosed envelope to mailbox located at 232 W Canterbury Ln; or via USPS MVGLTA, 232 W Canterbury Ln, Phoenix, AZ 85023; or scan and email to [OurMVGLTA@gmail.com](mailto:OurMVGLTA@gmail.com) on or before **11/30/2024** at 5:00 p.m. The Board of Directors has the right to extend the time to return the ballot. Once submitted, this ballot shall be deemed irrevocable.

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The capital improvement assessment imposed will renovate the community pool and pool areas. Work to be completed will include, but not limited to, demo and replacement of pool pebble sheen interior surface, addition of drains and skimmers per Maricopa County code, grind/repair/replace decking, pool house tile and paint, new tables and chairs.

The assessment will be \$1,500.00 per Lot. The assessment will be imposed beginning **January 1, 2025** at the rate of \$125.00 per month to be fully paid by December 1, 2025 (duration of twelve (12) months). Owners may pay the balance in full in January 2025 or pay off any remaining balance prior to December 2025.

**I agree to the capital improvement assessment for the renovation of the pool and pool area as set forth above:**

Yes \_\_\_\_\_ No \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024      Lot/Unit Number: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

(Note: Only one Record Owner of a Lot is required to sign the Ballot)