

PUEBLO DEL SOL PROPERTY OWNERS ASSOCIATION

P.O. BOX 1551

SIERRA VISTA, AZ. 85636-1551

WELCOME NEW HOMEOWNER

We are delighted that you have decided to purchase a home within Pueblo Del Sol Village One community. Since 1974, the PDS Property Owners Association has been a critical part in maintaining a high quality of life and property values. It has recently undergone some legal status changes, and is no longer a covenant-protected homeowner association. PDSPOA is now an association of owners without enforceable CC&Rs that are attached to your land/lot. You are now a member with the option to be active or inactive in its workings and to support it on a voluntary basis. The PDS POA is now focused on retaining and maintaining the common areas. In the absence of CC&Rs, which for 47 years regulated individual property use, conditions and restrictions, the Association can now only encourage all property owners to voluntarily retain their properties in excellent and safe condition for the benefit of all. PDS POA can no longer demand a mandatory annual assessment but can encourage Owners to contribute their fair share voluntarily.

Your decision to support the PDSPOA can lead to the following benefits:

- To have a voice in the PDS POA's policies and management.
- To become a full Association participant and be eligible to be a candidate for committee member, officer, and Board Director.
- Be represented by officers and Directors in resolving disputes involving property maintenance conditions and use.
- Insuring continued ownership, maintenance, and protection of our pristine common areas which will preclude its future development.
- Sharing Association expenses equally amongst the vast majority of its members enables the POA to provide common area insurance, maintenance, taxes, and legal services on an equitable and affordable basis. The FY 2019 annual assessment was set at \$50.00.
- It creates a civic minded community for the benefit of all owners in our neighborhood.
- Insures a community-wide effort to sustain both our high quality of life, maintain property values to benefit future resale.

We encourage you to participate in the support of the PDS POA so you can be part of its continuity as a premier community. If you intend to support the PDS POA please contact Ted Pahle, President, at 520-803-7398, or Jerry Riedel, Property Transfer Officer at 520-224-3225 by email at [**pueblodelsolpoa@gmail.com**](mailto:pueblodelsolpoa@gmail.com).