

GREETINGS TO ALL PDS POA RESIDENTS.

June 11, 2021

The PDS POA Board of Directors hopes our residents have fared as best possible during these difficult months at the hands of the Covid 19 pandemic. With the arrival of the Covid-19 vaccines, we are seeing the light at the end of the long and dark tunnel we have all endured. Good days are surely ahead of us and now is a good time to address the future of our PDS POA.

We live in a wonderful community we all likely now appreciate even more after our lengthy isolations and extensive preventive measures, mostly by staying more at home. Our homes and community have never been more important to all of us. The Board of Directors has not been conducting any meetings for obvious safety reasons. We will soon resume meeting. Nonetheless, the Board's and Officer's tasks of maintaining our community have continued without breaks. Insurance, taxes, and common area maintenance and some minor financial obligations have been met as have some very minor but necessary administrative tasks. All of this was accomplished thanks to the generosity and **voluntary** financial contributions of about half the Owners who recognize the importance of supporting these common areas. This group, starting in July 2020, contributed the recommended \$60.00 annual donation, and many have far exceeded this amount. **Sadly, half of all Owners have not contributed.** Despite low cooperation, sufficient funds to meet the costs thru June 2021 are on hand...but just barely. The fiscal year starting on July 1, 2021 will only have an exceedingly small surplus to apply to next year. Although the burden of financing the protection and maintenance of the common areas has been carried by only half of the owners, **all owners have benefited.** We appeal to all to financially support the PDS POA so we can continue to maintain these areas as they are today. We must not abandon or surrender these lands to other entities such as the County or a charitable organization per the By Laws.

In the past months, our homes have been highly sought after by buyers from outside the state and the availability of quality homes in Sierra Vista is far below the demand. Hence, our overall property values are increasing steadily. More importantly, homes within our community that become available for sale do not remain unsold for long, and usually receive full price offers. Yes, **retaining our ownership and maintenance of the common areas have directly impacted favorably on everyone's property values, aesthetics of the community, and overall quality of life.** Our community remains an attractive choice for buyers. The reality of maintaining this high qualitative status quo will only be possible if we receive greater support from all Owners to sustain our community. If almost all contributed just \$30.00 annually, the expenses would be easily covered. However, given the reality of low participation (only half of the owners), we are again recommending \$60.00 starting in July 2021. **Please accept this letter as our request for voluntary contributions (any amount is appreciated).** Unfortunately, and predictably, only half of the community owners will likely once again carry the burden for the benefit of all. It is unfair to the many who contribute, and it is a free benefit to the many who do not.

Please check the attached April 2021 Treasurer's Reports from Tony Guthrie who has continued to diligently carry out his duties as your PDS POA Treasurer. All previous Treasurer's Reports are posted on our website **www.pdspoa.com**. We have reduced our costs to a bare minimum. Thanks to Treasurer Tony and also Lorna Sills for her actions to ensure the maintenance of our common areas.

Please contribute voluntarily to support our PDS POA Community. Send your contribution to PDS POA, P.O. Box 1551, Sierra Vista, AZ 85636 or drop it in the mailbox at the Shed in the Fry Fire District on Mandan.

Thank You. Susan, Jerry, George, Allan and Ted the PDS POA Board of Directors