

Mesquite Hills Homeowners Association, Inc.

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<https://mesquitehillscottonwood.com/resources>

Dear Member,

The Board of Directors and Kinney Management Services (KMS) would like to take this opportunity to congratulate you on the purchase of your home and welcome you to membership in the Association. Membership in the Association is automatic on becoming the owner of a Lot or Unit. You will find explained in this letter some of the benefits you receive from your membership in the Association, as well as responsibilities that you have as a member, along with other important information. Should you have any questions, please feel free to contact the KMS office at either of the above phone numbers.

MEMBERSHIP

The rights and responsibilities of membership are founded in the Association's Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Mesquite Hills (CC&R's), recorded initially when the Association was first developed. Contained within the CC&R's and within the Association's other governing documents, which include its Articles of Incorporation, Bylaws, and Association Rules and Regulations, are the restrictions, rules, regulations, and procedures by which the Association is governed. You received these documents either directly from the builder or at close of escrow of a new home, or from the Association as part of a conventional escrowed resale prior to the close of escrow.

KMS CONTACTS

KMS serves as management agent for the Association. Should you have any questions, please call KMS at (480) 820-3451. If you have a question regarding your assessment account and/or billing, you can contact the Association's Account Representative. All other questions regarding the Association can be directed to the Community Manager.

THE ASSOCIATION

The Association has many responsibilities that include architectural control, violation enforcement, the collection of assessments, maintenance of Association *common areas*, and the management of Association funds, all overseen by the Association's Board of Directors. KMS performs its management functions at the direction of the Board of Directors and pursuant to its management agreement with the Association. Please note that although the Association maintains certain insurance coverage for Association activities and on its *common areas*, each owner is responsible for the coverage of his/her residence, belongings, liability, etc.

ASSESSMENTS

Statements are sent monthly to the address on file and will summarize your current assessment account. The option to have your monthly statement sent via email is offered along with an online payment link. Please keep in mind that if you have any questions, or need to change your billing address, you can contact the KMS office and we will be happy to help.

We offer multiple ways to pay your assessments, each of which can be tracked on your statement as follows: Manual payments made by using the statement coupon or payments automatically generated by your personal bank will show as a "Lockbox" payment. KMS generated Auto-withdrawal will show as an "ACH" payment. To sign up for auto withdrawal, please contact the KMS office for the authorization form. Keep in mind that by choosing (ACH), you are assured your assessment payment is being paid on time, every time and is automatically updated annually with the current assessment amount. We also accept credit card payments online or over the phone, both of which will show as a credit card payment on your statement. It is important to note that this particular option does have bank fees that are charged by the specific credit card processing companies. Also, please be aware that your payments are always due on the first day of each month and are considered delinquent if not received by 15th of the month.

Interested in having access to your assessment account? It only takes a couple of minutes. Contact your KMS Account Representative for more information.

ANNUAL MEETING

Each year the Association holds an *Annual Meeting of the Members*. Notification of the Annual Meeting will be sent to each homeowner well in advance of the meeting date. All homeowners are encouraged to attend this meeting. It provides an opportunity for members to learn about Association business, to make comments or suggestions, and voice concerns regarding the Association and the community. It is also an excellent opportunity to meet other homeowners.

ARCHITECTURAL CONTROL

The Design Review Committee would like to inform all new homeowners that no improvements, alterations, repairs, excavation, grading, landscaping, or other work that in any way alters a lot or the exterior appearance of your home is to be made or done without prior written approval from the Committee. The Committee has thirty (30) days from the date of receipt to approve, deny, or return your request to you for additional information. Please review your Architectural Guidelines or contact KMS with any questions you may have. For more information on Architectural Procedures, please refer to the CC&R's and/or Architectural Guidelines. For your convenience, an Architectural Submittal Form is included.

GARBAGE PICK-UP DAYS

Garbage pick-up day is Tuesday and recycle pick-up day is the 2nd and 4th Tuesday. Should you have any questions regarding garbage or recycle pick-up, please contact the City of Cottonwood. As a reminder, garbage containers should be stored out of sight on non-collection days. The bulk trash pick-up schedule can also be found on the City of Cottonwood website.

MAILBOX KEYS

Should you require a replacement set of mailbox keys, please contact your local Post Office. If the Post Office is unable to assist you, you will need to contact a locksmith as the Association is not responsible for the mailboxes.

CC&R COMPLIANCE

One of the major functions of the Association is to monitor the community in an effort to encourage or require that each owner complies with the restrictions and permitted uses set forth in the CC&R's and with the Association's rules and regulations, agreed to as part of the process of purchasing property within the Association. Compliance is monitored on a regular basis. Lots or Units that are considered to not be in compliance are identified and notification is sent to the homeowner pointing out the condition that constitutes non-compliance with a request that the owner take action to achieve compliance. If after a period of time compliance is not achieved, the Board of Directors may exercise its option to refer the matter to legal counsel for appropriate proceedings to require that the Owner bring the Lot or Unit into compliance.

ASSOCIATION BUSINESS HOURS

The KMS office is open Monday through Friday from 8:00 am until 5:00 pm. During non-work hours, including weekends and holidays, you may call the office number and leave a message for any of the KMS staff. In the event of an emergency, please follow the voice instructions and you will be connected with an answering service for further assistance.

Again, welcome to Mesquite Hills.