



## **NOBLE MOUNTAIN COMMUNITY ASSOCIATION**

### **BOARD OF DIRECTORS**

Lia Walker      Mike Hampton      Beverly Lacy-Hampton      Robert Gentner      Kimmie Kamerer

February 9, 2019

Noble Mountain Community Association Members,

The annual meeting and election was held September 1, 2018. Lia Walker was re-elected and we would like to take the opportunity to express our sincere appreciation for the years of continued hard work and dedication she continues to provide to the community. We would also like to extend a warm welcome to two newly elected Board Members, Robert Gentner and Kimmie Kamerer. There were a total of 20 votes cast in this election and we would like to thank all of you for helping to make Noble Mountain Estates a successful community.

#### **Annual Meeting and Election:**

The annual membership meeting and election is scheduled for Saturday August 31st, 2019 at the Nutrioso Community Center at 10:00 AM. Due to popular demand we have moved the meeting to Labor Day weekend which appears to be a more convenient date for many of our Members. As you know, the term of office is for two years and the election for members are staggered to keep a nucleus of incumbent directors serving at all times. The positions held by Board Members Beverly Lacy-Hampton and Mike Hampton are up for re-election this year and enclosed are "Request for Nomination" forms for those who may have an interest in serving the community by running for office. Request forms need to be received no later than June 8<sup>th</sup>, 2018 so names can be placed on the election ballot. Election ballots will be mailed out by end of July and must be received by mail no later than August 30<sup>th</sup>, or ballots can be delivered at the August 31<sup>st</sup> annual meeting. The ballots will be counted at the annual meeting and newly elected Board members will be appointed at that time. **We sincerely urge all Noble Mountain Community Members to consider serving as a Board member and show support for the community by participating in the upcoming elections.**

#### **Annual Assessment:**

The annual assessment for 2019 will not be increased this year. In previous years it has been necessary to increase assessments at a maximum rate of 20% per year to meet the Association's financial obligations but in the last several years we have been able to incrementally reduce the increases from the maximum of 20% to no increases for 2018 and 2019. We would like to remind Members: legal fees associated with previous lawsuits, insurance premiums and road maintenance are the bulk of expenses to the association, totaling over \$20,000.00 each year. Please review the proposed 2019 operating budget for detailed information. It is in the best interest for all NMCA Members that current and delinquent assessments be promptly paid in order to meet our financial obligations. Several members have not paid past assessments, forcing collection of these funds to be turned over to the law firm of Carpenter Hazelwood and consequently being subject to additional late fees, collection fees, judgments, garnishment and potential lawsuits. We have been successful in recovering the majority of delinquent assessments and will continue to pursue those that remain in arrears.

#### **Operating Budget:**

Enclosed is a copy of the proposed budget for 2019.

#### **Road Maintenance:**

The roads will be graded towards the end of the monsoon season. This seems to be the best time of the year, due to the moisture level in the soil which assists in better road compaction and erosion damage from heavy rains is less likely. Last year we met our systematic goal to improve roadways by providing: annual road grading, installing gravel at various sections of roads, opened up culverts and cleared bar ditches. Extensive repairs were done to road N2271 East servicing lot 15 and 9. The existing undersized 18" culvert was removed and a new 30" culvert with head and end aprons was installed. This required re-channeling of the wash area, due to years of erosion from the watershed upstream and major road repair. Substantial road repair was also completed on road N2278 servicing lots 21, 22, 23, 28, 29 and 30 which included removal of several trees, widening of the road and the

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installation of additional gravel. In 2018, the district spent \$18,159.29 for road improvements and our goal is to continue improvement of the road system, prioritizing sections of roads where maintenance and repairs are needed the most. We anticipate road improvement spending for 2019 to be around \$8,000.00 plus, but as always, the final extent of repairs will be limited to budgetary constraints.

**Design Review Committee:**

Members currently serving on the committee are Mike Hampton, Paul Mohr and Mark Riggi. Please direct all inquiries to Mike Hampton e-mail: [mikehampton@msn.com](mailto:mikehampton@msn.com) phone: (480) 299-2398

We would like to remind all members that any improvements to lots as specified in Article 2, Section 2.27 of the CC&Rs require approval prior to commencement. If you have any questions regarding improvements that may require approval, please contact us.

Periodic inspections will be made of all lots to determine compliance with CC&R's, Design Guidelines, approval stipulations required by the Design Review Committee and maintenance as described in Article 10, Section 10.3 of the CC&R's. Please pay special attention to the following CC&R requirements - "Homes and structures shall at all times be kept in good condition and exterior finishes adequately maintained" and "concealment of trailers from adjacent lots and roadways – Article II Section 2.4". These provisions were designed to create guidelines that promote a desirable look within our Community, while protecting the investment of all of our Members.

**Noble Mountain Estates Website:**

We are excited to introduce our new website! Robert Gentner, our newly elected Board Member, graciously designed the site after purchasing property in our community a few years back. We extend our sincere thanks to Robert and here is a brief description he has provided for us:

"In 2012, my wife and I bought a lot in Noble Mountain Estates to build our dream home. While our home isn't yet complete, we finished building a website for the community in 2013. Our desire was to provide a place for all of the community newsletters and documentation to reside as well as to provide a forum to allow neighbors to easily communicate with each other. In addition to documentation, the website includes local weather from OpenWeather.org and various local webcams. Please take a look at <http://www.noblemountainestates.com> and forward any ideas your might have to improve the site to [lot61@noblemountainestates.com](mailto:lot61@noblemountainestates.com). - Thank you - Robert Gentner"

**Miscellaneous:**

The use of Noble Mountain Estates private road systems are intended exclusively for lot owners and their guests only. No Trespassing signs have been recently posted throughout the community to deter unauthorized use of our roads by non-residents primarily on ATV's, failure to comply by non-residents is Criminal Trespassing and punishable by law – AZ Revised Statute 13-1502. We ask each of you to respect the rights of fellow community members and adhere to posted speed limits and would also request that you limit the use of personal ATV's on community roads and utilize local forest service roads for recreational use.

There are several dead trees along the roadways and on most lots throughout Noble Mountain Estates. We would recommend that lot owners work together to remove these trees, not only for the safety and fire hazards they represent, but also to improve the beauty of our mountain. Please be cautious of existing power lines and structures during the tree removal process.

We, the Board of Directors, believe it is important to keep the membership advised of issues that directly affect Noble Mountain Community Association and encourage members to provide input to further improve our community. We would like to thank you for the opportunity of serving on the Board and look forward to the coming year.

Sincerely,

Noble Mountain Community Association Board of Directors

**Contact Information:**

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