

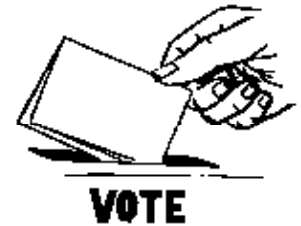
Asociación de regularización de
vecinos de la cholla
P. O. Box 620 • Lukeville • AZ • 85341
[www. Chollabayhoa.net](http://www.Chollabayhoa.net)

MARCH 2019

NOTICE OF ANNUAL MEETING - 2019

The annual meeting of the Asociación de Regularización de Vecinos de la Cholla (Cholla Bay Homeowners Association) will be held at the Cholla Bay Community Center on **Saturday, April 27, 2019**. The doors will open at 8:00AM to allow members to sign in and receive their ballots. Please come early so the meeting can start promptly at 9:00AM. Voting is on a one vote per membership basis. In order to receive a ballot, the voter's name MUST

be on the membership records of the *Vecinos* and be a member in good standing. Please know your Manzana and Lote number. If you cannot be in Cholla Bay for the general meeting, we encourage you to let your voice be heard through a proxy. Each voting *Vecino* is permitted only one proxy vote per paid membership. The Power of Attorney (Proxy) form, to permit someone to vote at the *Vecinos* meeting in your place, must be **notarized**. The proxy form with a ballot is included in this newsletter. If you do not have someone to vote your proxy, you may mail it to our PO Box 620, Lukeville AZ 85341. ***If you do NOT designate someone to vote your proxy, please see section B part 3 of the voting procedures on page six (6) of this newsletter.***



The general assembly will be asked to elect the President, one Board member and the Mexican representative on the Board. All of the positions are for three year terms. The assembly will be asked to approve the minutes of the April 2018 general meeting, the prior year's financial reports, an operating budget for 2019-2020 with supporting annual dues and to take action with respect to the admission, exclusion, revocation or suspension of members. The members may also be asked to vote on other matters properly coming before the assembly. The election committee, chaired by Vecinos Secretary, Kathy Barnard, has accepted statements from the following candidates for the positions up for election at the annual general meeting. Per Vecinos Board action, each candidate was allowed to submit an **unedited** statement of up to 300 words for publication in this newsletter. Unfortunately, no one submitted a statement for the open board position, but candidates may be nominated by current HOA members from the floor during the general meeting. Anyone nominated from the floor MUST be a current HOA member and be present to accept the nomination. There will be space on the ballot to add any candidates nominated during the general meeting.

PRESIDENT
3 year Term

Michael C. Dugan

In 1989 my wife, Rhea, of 49 years, 2 boys, and a Great Dane came to Cholla and bought the house that is now our permanent residence. I retired from the Construction Industry yet still involved in land development projects in the United States through a small partnership. Most of all, we still have The Puppy Place in Tucson, Arizona! Proudly, I am the President of the Cholla Bay Sportsmen's Club. Since the inception of the Association De Regularization de Vecinos de La Cholla, A.C., June of 1991, I have been involved with the development and growth of our organization. As your Treasurer for 15 years I worked with the past Presidents and the boards to bring the titles, electricity, Community Center, and a healthy financial position devoid of concerns for monetary constraints. As Vice-President, I was there to assume operations

when our President became ill with no loss of continuity. As your past President, accomplishments include securing the extension of water to our community, negotiated a concession for our community to assure water in the future regardless of growth in Penasco, developed a plan to work in harmony with the fishing community, negotiated with OOMISLIM and OOMAPASS for water and garbage service, brought the City police back to Cholla rather than spending your money on questionable security proposals, and dealt with the day to day operations of the HOA to name a few. As your future President, I feel that my experience with the past and present local government and its representatives (8 or 9 administration changes!!), a working relationship with the developer of La Cholla, along with a trusted relationship with our local community businesses and residents, makes me qualified to lead us ever onward being the best community in the Penasco area. There will be many changes coming in the future for Cholla and it is important to have a President that has the knowledge of where we have come from, developed relationships, and the ability to work with all those involved. I look forward to continuing as your President.

BOARD MEMBER 3 year Term

No statements submitted

MEXICAN REPRESENTATIVE 3 year Term

Gabril Camargo

My name is Gabril Camargo and I have lived and worked in Cholla Bay all my life. I am 38 years old, married to my wife Jobana Margarita and I have three beautiful daughters. My oldest girl is attending school at the Universidad in Hermosillo currently working on her four year degree in architecture; my second daughter is enrolled in la escuela secundario, my youngest is enrolled in la escuela primario. I am a civil engineer and have been designing and constructing homes in Cholla for many years. I also do work for the Vecinos and my wife cleans the clubhouse after club and special events. I love living in Cholla Bay and its community. I am asking for your vote to be your Mexican Representative on the Vecinos de la Cholla Homeowners Association.

Community Clubhouse

One of our HOA's greatest assets is the community clubhouse. It is primarily used by our long-term tenants, the Cholla Bay Sportsman Club and the Old Boys Social Club. It is also available for private gatherings and informal events. Your clubhouse is a great place for exercise classes and card games as well. Any Vecino in good standing may organize an event at the clubhouse. **However, PLEASE coordinate all events through our Vecinos Treasurer and Clubhouse manager, Helen Dahlstrom, to avoid misunderstandings and conflicts with other events and scheduled improvement projects and maintenance.** Helen can be reached via email at hmdahlstrom03@gmail.com.



Email Notices

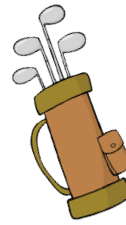
Often time sensitive information must be disseminated to Vecinos as soon as possible. To accomplish this, we have a bulk email account. This bulk email account is provided by Firedrum. The sender on incoming emails from the HOA will be "Vecinos de la Cholla". Many email accounts, e. g., gmail and yahoo, will dump HOA emails into a spam or junk folder due to the fact that it is being delivered through our bulk email account. If you are not receiving Vecinos emails, first search your junk email folder. If you cannot find the Vecinos emails, contact Helen Dahlstrom at hmdahlstrom03@gmail.com.

New Neighborhood Watch Group on WhatsApp



With encouragement by Officer Diana Quiroz from the Peñasco Police Department, "Cholla Police Watch," a new WhatsApp group has been created. It will be reserved exclusively for sharing, with the police department and your Cholla neighbors, alerts about criminal or suspicious activity that is taking place in our community. Managing the Group will be "Cholla" Charli Keller, a full-time resident and former member the Cholla Bay HOA Board of Directors. If you would like to receive these neighborhood watch notices and be able to report incidents to the Police Department via WhatsApp, please call Charli at 928-230-5844. She will add you to the new group. You are, of course, welcome to continue to use the Cholla Comite group to chat with neighbors about the weather, Mr. Fish Taco and casual community oriented news. However, the "Cholla Police Watch" group will be strictly limited to information of concern to the Police Department. Think of it as your direct line to the Peñasco Police department. You can also reach Charli by e-mail at: ChollaCharli@keller.net.

Attention Golfers!



The golf club at Islas del Mar is offering a special rate on green fees for Cholla bay HOA members. The regular fee for 18 holes is \$49; however HOA members will get a discounted rate of \$40 on Tuesday, Thursday, Friday and Saturday. On Wednesday and Sunday, Islas del Mar offers specials to the public. The Wednesday special is \$36 for anyone. On Sunday, seniors (65+), play 18 holes for \$39. They also host a happy hour everyday from 11:00AM - 1:00PM. During happy hour, beverages are two for the price of one. The golf course management strongly encourages advance reservations by phone at (638).382.0032. To receive the special Cholla Bay rate, you must have a current HOA membership card. Cards can be obtained from Kathy Barnard kbar822@gmail.com or Helen Dahlstrom hmdahlstrom03@gmail.com.

Financial Activity

from March 1, 2018 to February 28, 2019

Beginning Cash Balance - March 1, 2018	\$ 353,424.97
Membership Dues	100,429.43
Interest Income	<u>275.08</u>
Sub-Total	\$ 454,129.48
Expenses - March 1, 2018 to February 28, 2019	
Administration	\$ 15,308.04
Beaches & Porta Johns	6,634.76
Club House Expense	5,814.00
Parks & Recreation	3,141.64
Police Service	1,905.80
Depreciation	3,817.66
Road Maintenance	<u>52,586.00</u>
Total Expense	\$ 89,207.90
Prepaid Expenses	\$ (118.34)
Accounts Receivable	115.99
Clubhouse Improvement	(6,492.95)
Prepaid Clubhouse Rent	(694.74)
Accumultaed Depreciation	3,817.66
Prepaid Utilities	854.22
Utility Reserve	(7,289.44)
Prepaid Dues	<u>(805.00)</u>
Ending Cash Balance - February 28, 2019	\$ 354,308.98

**PLEASE BAG
& CONTAIN**



**ALL GARBAGE
FOR MONDAY/
FRIDAY
PICKUP**



Cholla Library

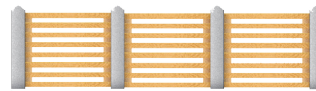
When Heath & I first started working on our home here in Cholla, we were thrilled to find out that we had a library filled with books & videos to borrow and access to the internet. We had no idea how the library was maintained, how the books made it to the shelves from the return/donation basket or how much work was involved in its upkeep; we were just grateful to have such a wonderful resource. So, last November when the HOA Board asked for a volunteer to assume the role of volunteer librarian, I raised my hand. Fortunately, I was not alone - Gordy Waite also volunteered to help with the library. It has been such a treat to meet and learn all about the library's history and needs from Barbara Dammann - she and her husband Bob were instrumental in creating the library and for maintaining it over the years. She left big shoes to fill and I will do my best - along with much help from Gordy & Heath. If you haven't been in the library in a while, don't be surprised if your favorite section has moved. We are still in the process of moving sections, so please be patient as we work to create space for new donations. There is a library map on the table that will help you find the section you are looking for.

- **How does the library work?** It is a lending library. Take a book/ puzzle/ movie/ game and bring it back when you are finished.
- **What can be donated?** Fiction & non-fiction books in good condition with no tears, pages missing or water damage. We will also take DVD movies, audio books on CD, puzzles and games with complete sets/pieces. (Please no magazines, how-to books, textbooks, manuals or oversized coffee table books.)
- **Where is the library?** The Cholla Bay Library is located on the west side of the Cholla Community Center. The HOA provides keys to the library to Cholla residents. If you don't have a key, please let me know and I will be happy to get one for you.

The library is full of mysteries, romances, adventures and information. Whether you are a fiction or non-fiction fan, the library has something waiting for you...

Jennifer Stockard - Volunteer Librarian
chollabaylibrary@gmail.com

Tucson Beach



Most Cholla residents are aware of the damage done to the access

road entering Tucson Beach. The access was heavily damaged by the 6 inches of torrential rain courtesy of Hurricane Sergio in October of 2018. Recent rains have further damaged the access. Before the damage is repaired, an agreement must be reached with our HOA and the Mexican authorities administering the Federal Zone where the beach and access is located. Zofemat is the agency that manages all activities in the federal zone. *They have made it clear there will no longer be unrestricted vehicular access to Tucson Beach.* Their stance in this matter is nonnegotiable. However, they are open to discussing the design of the barrier to vehicular access to the beach. We plan to have a removable barrier to allow emergency access, garbage disposal and porta-potty service. The HOA is aware of the anticipated parking problems and is pursuing options to address this issue.

Proposed Operating Budget 2019 - 2020

√Maintain dues at \$150

Projected Income

- Dues (600 members @ \$150 per year) \$ 90,000.00
- Projected Interest Income \$ 300.00

Total Projected Income: \$ 90,300.00

Projected Expenses

- Administrative Expenses \$ 13,100.00
- Beaches/ PortaJohns \$ 7,000.00
- Club House Expense \$ 10,500.00
- Police Services - Material \$ 4,200.00
- Legal/translation Expense \$ 2,500.00
- Parks & Recreation \$ 2,000.00
- Road Expense - Interior Main Roads \$ 42,000.00
- Road Expense - Speed Bumps \$ 500.00
- Road Expenses - Exterior Roads (35%) \$ 7,000.00
- Road Expense - Street Signage \$ 1,500.00

Total Projected Expenses: \$ 90,300.00

YOUR REPRESENTATIVES!

EXECUTIVE BOARD

President - Mike Dugan (2016-2019)
Phone: 520.749.5834 Vonage: 520.908.6016
Cholla phone: 382.5237
Email: mirhe1@aol.com

Vice President/Roads - Kelly Ross (2018-2021)
Phone: 360.607.2071
Email: kelly.ross@yahoo.com

Treasurer/Clubhouse/Membership - Helen Dahlstrom (2017-2020)
Phone: 520.323.9310 • Cell: 520.401.9310
Cholla phone: 382-5184
Email: hmdahlstrom03@gmail.com

Secretary - Kathy Barnard (2018-2021)
Cell: 602.399.6689 • Cholla phone: 382.5185
Email: kbar822@gmail.com

If you have any questions about Cholla Bay, your representatives are committed to helping you find the answers. Feel free to contact any officer and Board member

BOARD MEMBERS

Pat Champion (2018-2021) - KCBC
Phone: 928-632-4870 • Cell: 602-920-8605
Email: cchhaammpp@aol.com

Lew Felton (2018-2021) - Newsletter
Cholla phone: 382-5084 Cell: 602-809-1791
Email: ChollaFiddler@msn.com

“Cholla Charli” Keller (2016-2019) - KCBC
Cholla phone: 382-5512 • Cell: 928.230.5844
Email: charlotte@keller.net

Darrell Smith (2017-2020) - Parks & Environment
Cell: 480.748.3439
Email: pescadohunter.ds@gmail.com

Delegate of Vigilance - Steve Lee (2018-2021)
Phone: 928-715-3969
Email: stephenlee@gmail.com

NON-BOARD POSITION:

MEMBERSHIP - Monica Koerner
Phone: 602.539.3674 • Cholla Phone: 382.5251
Email: vecinosdelacholla@yahoo.com



Water Delivery in La Cholla

Although the Vecinos own the water stand pipe concession near the Cholla police station, we continue to have low water pressure or no water at all. This situation is worse during periods of high occupancy at the various condo projects on Sandy Beach. Each development has an underground cistern to provide back up water to their residents. Unfortunately, when filling these cisterns, the SRB water manager limits the supply of water to the end of the main water line, which is Cholla Bay.



Your HOA strongly advises Vecinos to fill water tanks **BEFORE** leaving Cholla so that you will not return to empty tanks and no water available at our stand pipe to refill them.



VOTING REQUIREMENTS:

A. Eligibility to vote at the General Assembly shall be subject to the following requirements, all of which must be met:

1. Membership dues must be current.
2. All fees, federal, state and local taxes, shall be current not less than 30-days prior to the Annual Membership Meeting (General Assembly). *Please bring a receipt if taxes were paid in March or April.*
3. The member must hold title as defined in the Constitution to his property on the date of the Annual Meeting.

B. A member shall have one vote for each paid membership.

C. Joint and/or multiple owners of property in La Cholla shall have one vote per membership.

VOTING:

A. Voting in Person:

Any eligible member in attendance at the Annual Meeting when called to order, shall qualify to cast their vote(s) within one half-hour following the *adjournment* of the Annual Meeting. Adjournment occurs BEFORE the question, answer and community input.

B. Voting by proxy:

Voting by proxy is permitted subject to the following requirements and conditions:

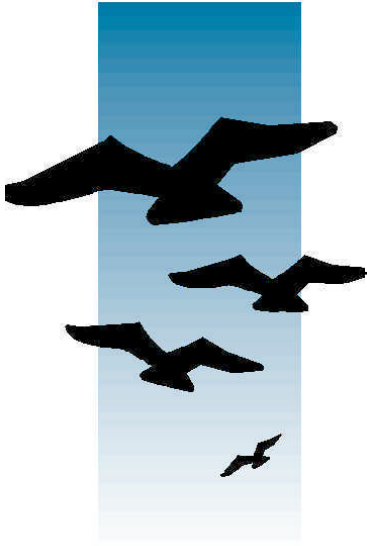
1. Each member may vote only one proxy per paid membership. Any member violating this procedure will have that member's ballot and all proxy ballots voted by that member voided and disallowed.
2. Proxies with a ballot on the back will be mailed to each member eligible to vote at the annual meeting.
3. Each proxy shall be notarized in the United States and shall designate the name, manzana and lot number of the member designated to vote the proxy. In the event no member designation is made, then the proxy owner shall be deemed to have appointed and authorized the Nominating Committee or its delegated representatives, to distribute the proxy to any member not holding a proxy. Proxies will be distributed according to the stamped date received. Notarized proxies will be checked for eligibility prior to the Annual Meeting and according to the date received. *Proxies may be given in person to Vecinos membership coordinator, Monica Koerner. These proxies DO NOT need to be notarized and will be also stamped according to the date received.*

C. The Election Committee and other members, as may be appointed by the Board of Directors, shall administer the collection and counting of the ballots. Members are encouraged to wait for the adjournment of the Annual Meeting to turn in ballots, other than proxies.

D. All matters to be voted on, including the election of officers and directors shall be by majority vote.

E. Voting on any matter shall be in accordance with the requirements and required percentages as set forth in the Constitution.

F. Voting results shall be formally announced in the next HOA newsletter.



Asociación de regularización de
vecinos de la cholla
P. O. Box 620 • Lukeville AZ 85341
OFFICIAL BALLOT
2019

PRESIDENT

3 year term • vote for one

Mike Dugan (I)

BOARD OF DIRECTORS

1 - 3 year term • vote for one.

MEXICAN REPRESENTATIVE

3 year term • vote for one

Gabril Camargo

Approval of 2019 - 2020 operating budget
as published in the March 2019 Newsletter • Maintains annual dues at \$150

YES

NO