

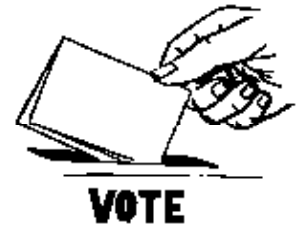
Asociación de regularización de  
**vecinos de la cholla**  
P. O. Box 620 • Lukeville • AZ • 85341  
[www.VecinosDeLaCholla.org](http://www.VecinosDeLaCholla.org)

MARCH 2021

## NOTICE OF ANNUAL MEETING - 2021

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 24, 2021**. The doors will open at 9:00AM to allow members to sign in and receive their ballots. Please come early so the meeting can start promptly at 9:30AM. At 9:30AM, the meeting will convene for the purpose of entertaining any nominations from the floor.

Candidates may be nominated by current HOA members during this time. 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. The assembly will be asked to approve the minutes from the 2019 general meeting, as there was no annual meeting in 2020 due to Covid19 protocols. Upon adjournment, ballots will be accepted until 12:00PM. **Ballots WILL NOT BE ACCEPTED BEFORE ADJOURNMENT.** 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 seven (7) of this newsletter.**



The general assembly will be asked to elect the Vice President, the Secretary, the Treasurer, three (3) Board members and the Delegate of Vigilance. All of the positions are for three year terms. The assembly will be asked to approve the operating budget for 2021-2022 with supporting annual dues and to take action with respect to the admission of members. This year the admission of members will be included on the ballot. The following candidates submitted statements 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 treasurer, but the assembly may elect the current three person Executive Committee as the interim treasurer until a qualified candidate is available.

### VICE PRESIDENT

1 - 3 year Term

**Kelly Ross (1)**

My name is Kelly Ross and I am the current Vice President of the Vecinos De La Cholla - Homeowners Association (HOA). I have been the Vice President for the past 9 years. I have also owned my home in Cholla Bay since 2007. I am committed to bringing the community to a place where everyone wants to live.

I am running for Vice President for another term. Why vote for me? I believe I have added value to La Cholla and will continue to support our community through a significant donation of my time. I support the direction of the community; I am responsible for arranging road maintenance and clean up and I am an overall good standing member of the community. I have a finance background as well, and have developed a large network of friends and colleagues. I support our La Cholla community along with the entire Rocky Point area. Please vote for me.

## SECRETARY

1 - 3 year Term

Kathy Barnard (1)

My name is Kathy Barnard and I have been coming to Cholla for the past 25 years and became a Residente Permanente of Mexico over a decade ago. I built my house in 2003 and have lived here since. I have enjoyed knowing and associating with the many friends and neighbors I have made over these years and have been active in the community from the beginning. I am a third generation native of Arizona and have lived in Phoenix all my life. I have a 15 year background in banking, a Master's in Business Administration and 33 years experience in teaching. I have been retired since 2003 and have spent most of my time here in Cholla being active in our two clubs, the OBSC and the CBSC. I have hosted the annual CBSC Golf Tournament for the past two years. I am also the Treasurer of the Cholla Charities Fund and the Cholla Children's Christmas fund.

I have been a member of the Vecinos de la Cholla Bay HOA since I became a property owner in 2000 and was elected to the HOA Board in 2012. I was elected as Secretary in 2015 and continue to serve the Board and members to date. I have fulfilled the duties and obligations of the position diligently and have done so with care and concern for all our members and the Community at large. Your vote and your voice are very important and I hope you will consider that, in April's General Election.

## TREASURER

1 - 3 year Term

Executive Committee (1)

After the unfortunate departure of our former Treasurer, the Executive Committee (Mike Dugan, President, Kelly Ross, Vice President and Kathy Barnard, Secretary) have taken on the Treasurer's responsibilities. The remaining cash on hand was moved to a new back account at Wells Fargo and all three are principles on the account. This three-way set up ensures much needed checks and balances to keep the Vecinos cash assets secure. The Executive Committee has been publishing complete financial statements with copies of the actual bank statements. The statements not only provide the current balance of our account, but also all bank activity, i e., deposits and withdrawals. All financial statements are available on our website, [www.VecinosDeLaCholla.org](http://www.VecinosDeLaCholla.org).

## BOARD MEMBERS

3 - 3 year Terms

Patricia Champion (1)

Greetings everyone:

My name is Patricia Champion and I have been a member of the Vecinos Board for the past six years. I have a background in business as a self-employed distributor and in elected government office, twice elected to our local water district board of directors. The last four years on the board I was the board chairman. As I ask for your vote to elect me once again to the board of the HOA, it is with the promise to you to listen to your concerns and to be responsive to your issues. Working together we can accomplish much. Thank you!

## Lew Felton (1)

I have been a member of the Vecinos Board since 1995. Today, as 25 years ago, I feel communication with our members is a highest priority. With that in mind, I have been producing the Vecinos newsletter the entire 25 years. Recently, I have taken on the responsibility of the new Vecinos website, [www.VecinosDeLaCholla.org](http://www.VecinosDeLaCholla.org). I am dedicated to keeping this new website as up to date as possible, as well as user-friendly. I am always open to suggestions on new information for our website and to disseminate to our members. Since last fall, I have been sending the emails to our members through our bulk email service, Firedrum. I have heard countless times from members how much they appreciate the information received. I am dedicated to continuing this practice. Along, with Kelly Ross and Kathy Barnard, I am an administrator of the [Vecinos de la Cholla Facebook page](#). I will continue to update this page with current information. As of the end of 2020 (which we were all glad to see), I am completely retired and I am spending 2-3 weeks per month in La Cholla. I truly have time on my hands and am willing to donate much of this time communicating with our Vecinos de la Cholla AC membership.

## Darrell Smith (1)

Darrell Smith, P.E. - Candidate - Cholla Bay HOA Board Member  
Personal – Married to Christine. Three sons - Bryan, Trevor and Michael  
Education - High School - Sun Prairie, Wisconsin  
College - Arizona State University B.S. – Civil Engineering  
Occupation - Professional Civil Engineer – Project Manager

I have over 30 years of civil engineering experience. My professional experience is in all aspects of private land development with an emphasis in planning and design of infrastructure for residential and master planned communities. Specific land development experience encompasses master planning, grading, drainage, flood control, water, wastewater, and roadway infrastructure. My expertise includes the planning and design concepts for grading and drainage within hillside areas, development of water and wastewater master plans and master drainage analysis, along with client, consultant and agency coordination. I started coming to Rocky Point in 1980's spending time at friend's homes or rentals in Los Conchas. Then enjoying time with the family RV camping at Playa Bonita on Sandy Beach from the 1990's until purchasing a house in Cholla Bay in 2007. I have volunteered for two terms on the board overseeing general maintenance of Firecracker Park and was instrumental in the addition of the pickle ball court. My experiences bring a measured technical perspective to the Board and ask for your support in the upcoming election.

## DELEGATE OF VIGILANCE

1 - 3 year Term

## Steve Lee (1)

I have served as Delegate of Vigilance on the Board for the past three years. This year the position is up for election and I hereby submit my name as a candidate for reelection for Delegate of Vigilance. I had the honor of serving on the HOA Board from 2005-2014 and feel that much was accomplished during those years. My career has wound down and I have moved into retirement. I will continue to spend significant time in Cholla in the upcoming years. For those of you I haven't met, I am an attorney by profession and have practiced law in Kingman, Arizona for over 40 years. I previously served on the Mohave County Planning and Zoning Commission and did so for over 8 years, part of that time as chairman. In the past I have represented and worked with developers and homeowners associations. My family has been coming to Rocky Point since the early 70's and we have had our home in Cholla for more than 20 years. I look forward to continuing to represent each and every one of you as the Delegate of Vigilance, looking after your interests in the Homeowners Association.



## Cholla Library

Jennifer & Heath Stockard with much help from Gordy Waite continue to be our wonderful volunteer librarians. For over two years they have done a wonderful job! Barb & Bob Dammann, our former librarians, have been more than pleased with their successors. If you haven't been in the library in a while, don't be surprised if your favorite section has moved. 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](mailto:chollabaylibrary@gmail.com)



## Neighborhood Watch Group on WhatsApp

With the encouragement of Officer Diana Quiroz from the Peñasco Police Department, "Cholla Police Watch", WhatsApp group has been created. It is reserved exclusively

for sharing, with the police department and your Cholla neighbors, alerts about criminal or suspicious activity taking place in our community. "Cholla Charli" Keller, a full-time resident and former member the Cholla Bay HOA Board of Directors, manages the group. If you would like to receive these neighborhood watch notices and be able to report incidents to the Police Department via WhatsApp, please call or text Charli at 928-230-5844. She will add you to the 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](mailto:ChollaCharli@keller.net).

### Proposed Operating Budget 2021-2022

√Maintain dues at \$150

#### Projected Income

• Dues (600 members @ \$150 per year) \$ 90,000.00

#### Total Projected Income:

\$ 90,000.00

#### Projected Expenses

• Administrative Expenses	\$ 19,900.00
• Beaches/PortaJohns	\$ 6,000.00
• Club House Expense	\$ 5,500.00
• Police Services - Material	\$ 1,500.00
• Parks & Recreation	\$ 2,600.00
• Road Expense - Interior Main Roads	\$ 42,000.00
• Road Expenses - Reef to Cholla	\$ 7,000.00
• Road Expense - Speed Bumps & Repairs	\$ 1,000.00
• Road Expense - Street Signage	<u>\$ 4,500.00</u>

#### Total Projected Expenses:

\$ 90,000.00





# POTENTIAL NEW MEMBERS OF ASOCIACION DE VECINOS DE LA CHOLLA, AC

Name	Manzana	Lot
Troy Adams	M23	L13
Jim & Dawn-Marie Bacher	M52	L2
Billy & Lori Bell	M3	L13
Greg Blaylock	M6A	L16A
Judy Brown	M10	L3B
Keith & Robert Busby	M27	L24
Brett Curtice & Robert DiCenzi	M28	L10
Bruce & Heather Ferenz	M42	L34
Jerry Fletcher & Murel Kidd	M17	L36

Bob Gerrad	M40	L2
Holly Heim	M30	L28
Duane Howell	M42	L11
Alex Jarkovsky	M27	L27
Ruben Jimenez	M3	L35
Youri Lenets & Irina Panastuk	M27	L25
Jon Lillefield	M35	L19
Robert Logan	M4	L16
David Mahoney	M12	L16
Nora Martinello	M31	L1
Jimmy & Tammy McClung	M19	L2
Sue Mulla	M68	L46
Robert Nelson	M42	L9
Stephen O'Brien	M55	L39
Donald & Marie Ruedinger	M57	L2
Tom Scholar	M55	L34
Pat Susong & Trudi Scott	M57	L5
John Watton & Jennifer Vance	M25	L9
Bryan Whitlock	M3	L63
Tonia York	M3	L13

## Balance Sheet

February 28, 2021

### ASSETS

Operating Cash on Hand (US & Mex)	\$ 6,896.27
Cash in Bank (Wells Fargo)	\$ <u>199,097.99</u>
<b>Total Cash</b>	<b>\$ 205,994.26</b>
<b>Fixed Assets</b>	
Clubhouse Improvements	\$ 167,956.07
Office Furniture & Fixtures	\$ 6,268.00
Less: Accumulated Depreciation	\$ (148,642.80)
<b>Total Fixed Assets</b>	<b>\$ 25,581.27</b>
<b>Other Assets</b>	
Real Property - Community Center	\$ 205,429.60
Water Concession	\$ 14,526.30
<b>Total Other Assets</b>	<b>\$ 219,955.90</b>
<b>Total Assets</b>	<b>\$ 451,531.43</b>

### LIABILITIES &

### ASOCIACION NET EQUITY

Long Term Utility Reserve	\$ 28,091.09
<b>Asociacion Equity</b>	
Net Worth	\$ 394,882.95
Net Income this year	\$ <u>28,557.39</u>
<b>Total Liabilities &amp; Net Equity</b>	<b>\$ 451,531.43</b>

The April 24, 2021 general assembly ballot contains a measure to admit the above named homeowners to the Vecinos de la Cholla AC.



## 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 "Info@VecinosdeLaCholla.org". Many email hosts, e. g., gmail and yahoo, will dump HOA emails into a spam, junk or promotion 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 secondary email folders. If you cannot find the Vecinos emails, contact Monica at [VecinosDeLaCholla@yahoo.com](mailto:VecinosDeLaCholla@yahoo.com)



The red bag program is the reponse to the concerns of our members over the price charged by the Puerto Peñasco quasi governmental garbage service, OOMISLIM. For Vecinos who spend much of their time in La Cholla, the \$234/year charge is tolerable. It is comparable to the fees charged by companies and municipalities in the metro Phoenix area. Most of these Vecinos have come to the conclusion “you can’t fight city hall” and have reluctantly paid the annual fee. It

is true that Oomislim is not going to relinquish the garage collection responsibility back to the Vecinos de la Cholla, A. C. There is simply too much potential revenue for Oomislim in La Cholla. The Vecinos Board has mostly been concerned about the Vecinos who spend a relatively small amount of time at their La Cholla residence. Many of these “part-timers” come three, four or maybe five times per year. The annual charge works out to be about \$50 per trip. I think everyone can agree that is simply too much for this group of Vecinos. Some of these part-timers have tried the practice of “pack it in, pack it out” method of campers and backpackers and take their garbage back to their state-side home. The American border agents have told them bringing garbage through the border from Mexico is forbidden. Unfortunately, many of these Vecinos slip their refuse in a neighbor’s barrel who pays the annual charge and has the Oomislim sticker. Others simply bag their garbage and leave at the street. ***Oomislim has made it CRYSTAL CLEAR they will not pick up garbage from homes without the sticker. PERIOD.*** In order to keep our honest Vecinos honest, we are starting a “pay as you go” garbage collection system. Vecinos may purchase large (55 gallon) bright red plastic bags for \$10. These bags should be large enough to contain the refuse generated by a typical size group for even a long weekend. The red bags will fit in the blue barrels many of the Vecinos already own. The Oomislim collection workers will recognize the large red bags and will pick them up along with the garbage from homes displaying the Oomislim sticker.

The bags will be available from both of our La Cholla mini-marts. The bags can also be purchased from

your water supplier. For those wishing to arrive in Cholla with red bags in hand, your may request bags through our website email address, [Info@VecinosDeLaCholla.org](mailto:Info@VecinosDeLaCholla.org). You can request the bags be sent to your American mailing address (postage is an additional charge) or pick them up from Lew Felton at Manzana 6B Lot 7 in La Cholla. Delivery to your La Cholla home can be arranged as well.

Your Vecinos Board is making every attempt to respond to the concerns of its members, if it is within our control. We sincerely hope the red bag program cuts down on unsightly garbage in our community through a cost-effective program available to all La Cholla residents.

<b>Statement of Income</b>	
<b>from July 1, 2020 to February 28, 2021</b>	
<b>Membership Fees &amp; Dues</b>	<b>\$ 91,292.50</b>
<b>Expenses</b>	
Administration	\$ 8,985.11
Beaches & Porta Johns	\$ 2,450.00
Club House Expense	\$ 3,227.50
Parks & Recreation	\$ 75.00
Police Service	\$ 450.00
Road Maintenance	\$ 32,480.00
Loss due to Embezzlement	\$ <u>15,067.50</u>
<b>Total Expense</b>	<b>\$ 62,735.11</b>
<b>Cash in Excess of Expenses</b>	<b>\$ 28,557.39</b>

## 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.

# YOUR REPRESENTATIVES!

## EXECUTIVE BOARD

**President - Mike Dugan (2019-2022)**

Phone: 520.749.5834 Vonage: 520.908.6016

Cholla phone: 638.382.5237

Email: [mirhe1@aol.com](mailto:mirhe1@aol.com)

**Vice President/Roads - Kelly Ross (2018-2021)**

Phone: 360.607.2071

Email: [kelly.ross@yahoo.com](mailto:kelly.ross@yahoo.com)

**Treasurer - Executive Committee**

**Secretary - Kathy Barnard (2018-2021)**

Cell: 602.399.6689 • Cholla phone: 638.382.5185

Email: [kbar822@gmail.com](mailto:kbar822@gmail.com)

## BOARD MEMBERS

**Pat Champion (2018-2021) - KCBC**

Phone: 928-632-4870 • Cell: 602-920-8605

Email: [cchhaammpp@aol.com](mailto:cchhaammpp@aol.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*

**Gretchen Ellinger (2019-2022)**

US Phone: 602.317.3851

Mex Phone: 638.384.0458

Email: [Gretchen@RetireInRockyPoint.com](mailto:Gretchen@RetireInRockyPoint.com)

**Lew Felton (2018-2021) - Communication**

Cholla phone: 638.382-5084 • Cell: 602-809-1791

Email: [ChollaFiddler@msn.com](mailto:ChollaFiddler@msn.com)

**Darrell Smith (2017-2020) - Parks & Environment**

Cell: 480.748.3439

Email: [pescadohunter.ds@gmail.com](mailto:pescadohunter.ds@gmail.com)

**Delegate of Vigilance - Steve Lee (2018-2021)**

Phone: 928-715-3969

Email: [stephenlee@gmail.com](mailto:stephenlee@gmail.com)

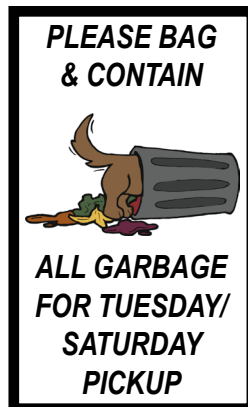
Mexican Representative • Gaby Camargo

## NON-BOARD POSITION:

**MEMBERSHIP - Monica Koerner**

Phone: 602.539.3674 • Cholla Phone: 638.382.5251

Email: [vecinosdelacholla@yahoo.com](mailto:vecinosdelacholla@yahoo.com)



## New HOA Website

The Vecinos de la Cholla, AC has a new website. The old site is woefully out of date and will disappear soon. The new website is found at [www.VecinosDeLaCholla.org](http://www.VecinosDeLaCholla.org). It is full of current information and we will keep it up to date, so our members can find information quickly. All of the minutes from Board meetings and Vecinos financial and bank statements will be posted as they become available. We will continue to use our bulk email service, Firedrum, to inform our members as new information and La Cholla news become available. All emails will also be located in an archive on the new website.







Asociación de regularización de  
vecinos de la cholla  
P. O. Box 620 • Lukeville AZ 85341  
**OFFICIAL BALLOT**  
**2021**

---

**VICE PRESIDENT**

3 year term • vote for one

Kelly Ross (I)

\_\_\_\_\_

**TREASURER**

3 year term • vote for one

Executive Committee

\_\_\_\_\_

**SECRETARY**

3 year term • vote for one

Kathy Barnard (I)

\_\_\_\_\_

**BOARD OF DIRECTORS**

1 - 3 year terms • vote for three

Patricia Champion (I)

\_\_\_\_\_

Lew Felton (I)

\_\_\_\_\_

Darrell Smith (I)

\_\_\_\_\_

**DELEGATE OF VIGILANCE**

3 year term • vote for one

Steve Lee (I)

\_\_\_\_\_

**Approval of 2021 - 2022 operating budget**  
as published in the March 2021 Newsletter • Maintains annual dues at \$150

YES

NO

**Approval of new members of the**

**Vecinos de la Cholla AC**

as published in the March 2021 Newsletter

YES

NO