



Annual Association Dues for 2021-22

June 24, 2021

Dear members:

Below is a link to download your membership contact update sheet. The form is a fillable pdf. You may complete the form on your computer, save it and email the completed form back to our membership manager, Monica Koerner at VecinosDeLaCholla@yahoo.com. If you prefer the "old school" method, print the form, fill it out and send it to our PO Box. Dues may be paid by check sent to the above address as well, but you may also pay your dues through **PayPal**. We use a bulk email service, Firedrum, to send AC correspondence. It is very important that we have your correct email address on file. An additional email address can be added to our distribution list. To add another email address, please use the line item on the contact form for a secondary email address. When we distribute an email through Firedrum, the sender's address is Info@VecinosDeLaCholla.org. Add this address to your contact list or the email may go into a promotion, spam or junk folder. We do not accept verbal changes to our membership records, so please complete the contact sheet to make changes. Other changes may be made by email, if they occur during the fiscal year. This year static house stickers will not be available. We were able to save our association a significant amount of money by having peel and stick house stickers printed here in Puerto Peñasco.

Payment instructions:

√ Dues of \$150/year (per the schedule below) are due on July 1, 2021.

√ A penalty of \$5 per month, retroactive to July 1st, will be assessed if your dues are not paid by August 31, 2021.

√ Checks need to be made payable to Vecinos de la Cholla, but PLEASE include your manzana and lot number.

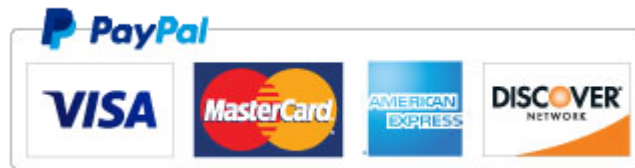
√ Payments may be made through PayPal (link below), but PLEASE include your manzana and lot number.

Below is an explanation to help clarify what type of ownership requires a Vecinos membership and the resulting dues.

1. Single family residence = 1 membership
2. One empty lot = 1 membership
3. One lot with multiple houses = 1 membership for each house
4. Additional lot with electric meter = 1 membership
5. Additional lot without electric meter = no additional membership

Questions regarding your membership status and annual dues should be directed to our membership manager, Monica Koerner at VecinosDeLaCholla@yahoo.com. Email is preferred, but Monica may be reached at 602.539.3674 (from the USA) or 638.382.5251 (from Mexico). Your Vecinos Board and management appreciates the members who have faithfully supported their community through the

payment of their annual association dues. We know the frustration in La Cholla felt by these current AC members with those homeowners in La Cholla who choose not to support their community for whatever reason. Roughly \$45 of the \$150 annual dues go to subsidize the non-paying homeowners. In response to this issue and many other Civil Association problems, at the end of 2016, the State of Sonora passed new comprehensive legislation regulating Civil Associations. Article 61 states: "Dues not paid on time by the condominium owners and holders on the dates and in the manner established in the General Assembly or Internal Regulations, shall cause a late interest at the rate set by the General Assembly or in the Internal Regulations. The legal interest rate shall be applied in absence of any stipulation of that type." Article 62 states: "In case of a transfer of a private property unit, the transferor shall deliver to the buyer acknowledgment of no debt on the payment of ordinary administrative and maintenance dues, reserve and extraordinary dues, if applicable, which shall be issued by the administrator. The notary public will not be able to formalize transfer of the Private Property Unit if the transferor does not exhibit the no debt acknowledgment in question." Local Notarios have been enforcing Article 62. When a La Cholla property is sold, the seller must produce a letter of "no debt" from the Vecinos de la Cholla, AC. Without this letter, the property cannot be transferred to the buyer. Real Estate Agents request the "no debt" letter, on behalf of the Notary recording the transfer, from Monica when a La Cholla property is sold. The transfer cannot happen without this letter. Vecinos members in good standing will have no problem receiving the "no debt" letter. The Vecinos Board has been willing to work with homeowners indebted to the Association in true hard ship cases; however, other members will have to be current with all Vecinos dues in order to receive a letter of no debt necessary in any La Cholla property ownership transfer. We know everyone is looking forward to a more normal Covid-free La Cholla season beginning in the fall of 2021!! Have a great summer!



To Download a fillable pdf of the contact sheet - [Click here](#)