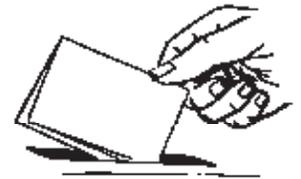


Asociación de regularización de
vecinos de la cholla
P. O. Box 620 • Lukeville • AZ • 85341

MARCH 2022

NOTICE OF ANNUAL MEETING - 2022

The annual meeting of the Asociacion de Regularizacion de Vecinos de la Cholla (Cholla Bay Homeowners Association) will be held at the Cholla Bay Community Center on **Saturday, April 23, 2022**. 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. Upon adjournment, ballots will be accepted for 30 minutes. **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 President, one Board member and the Mexican representative. All of the positions are for three year terms. The assembly will be asked to approve the minutes from the last general assembly meeting in April of 2021, the operating budget for 2022-2023 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. There will be space on the ballot for write-in candidates. Write-in candidates may be nominated at the meeting by any current member. All write-in candidates must be present at the meeting to accept the nomination.

PRESIDENT

1 - 3 year Term

Pat Sledge

My wife and I have been Homeowners in Cholla Bay for 32 years. We have traditionally spent every other weekend here with our children and grandchildren. We are now retired and will be spending more time in Cholla.

In our time here, I spent 15 years on the *Vecinos* Civil Association. Nine of those 15 years as a Board member and 6 as the Vice President. I resigned in 2012 for personal reasons. I always thought that once I retired, I would become active again. The situation that the community is in and going through right now is not the most appealing time to re-engage, but I DO like a good challenge and have always fought for the underdog. Right now I believe all of Cholla is the underdog. We are a very divided town at this time, given the things that have occurred in the last couple of years. Not only from the issues that occurred with the Treasury and such, but also growth, lack of city support from Peñasco, and a more transient community due to rentals, etc. As a community we will get through this, but I believe it will take Leadership, Communication and Cooperation for that to occur. I feel that I can provide that Leadership to build Communication and Cooperation within our wonderful little town.

My background is in mining, construction and maintenance. However, my primary role throughout my career was in development of people and process. I believe that this background has provided me the tools and ability to work with anybody to develop a community that we are ALL proud to be a part of.

BOARD MEMBERS

1 - 3 year Terms

John Makarchuk
M68/L7

BIOGRAPY

EDUCATION:

ATTENDED:

- ✓ ARIZONA STATE UNIVERSITY
- ✓ NEW HAMPSHIRE VOCATIONAL TECHNICAL INSTITUTE

CURRENT OCCUPATION:

- ✓ PRESIDENT: DSW CONTRACTORS CORP LICENSED BONDED RESIDENTIAL / COMMERCIAL GENERAL CONTRACTOR, ARIZONA (RETIRED)
- ✓ OWNER: CHOLLA BAY OYSTER HOUSE, CHOLLA BAY SONORA MEXICO

EXPERIENCE:

SERVED AS PRESIDENT OF HOA OF THE FOLLOWING RESIDENTIAL SUBDIVSIONS:

- ✓ THUNDERBIRD PATIO HOMES
- ✓ ADOBE TOWERS HOMES
- ✓ SANTA BARBARA TOWNHOMES

SERVED AS PRESIDENT OF THE HOA OF THE FOLLOWING COMMERCIAL SUBDIVISIONS:

- ✓ COURTYARDS AT COBBLESTONE
- ✓ CHANDLER CENTER

MISSION STATEMENT:

HAVING PURCHASED OUR HOME IN CHOLLA BAY IN 1980, I HAVE EXPERIENCED THE EVOLUTION OF HOME OWNERSHIP IN CHOLLA. THE DEMANDS OF THE SUBDIVISION MUST EVOLVE WITH THE EVER CHANGING RELATIONSHIP WITH PUERTO PENASCO AND THE LOCAL DEVELOPER, SBR REALTY AND THE NEEDS OF THE RESIDENTS. THE GOAL WOULD BE TO ADD MY LIFE EXPERIENCES IN BOTH MEXICO AND THE US TO NEEDS OF THE CURRENT BOARD.

MEXICAN REPRESENTATIVE

1 - 3 year Terms

No statements submitted

Cholla Library



Gordy Waite has accepted the position to be our wonderful volunteer librarian. Gordy has been helping Jennifer & Heath Stockard for while a while and we know he will continue to do a great job! All of our library patrons appreciate the wonderful job Heath & Jennifer have done and the countless hours they have contributed to our community. 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 Association members. If you don't have a key, please let Gordy know and he will be happy to get one for you. Keys are also available directly from the Association if you email: info@VecinosDeLaCholla.org.

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...

Gordy Waite - Volunteer Librarian M50/L1 • Local phone: 638.382.5031 • USA: 928.300.9042

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,



Proposed Operating Budget 2022-2023	
√Maintain dues at \$150	
Projected Income	
• Dues (400 members @ \$150 per year)	\$ 60,000.00
Total Projected Income:	<u>\$ 60,000.00</u>
Projected Expenses	
• Administrative Expenses	\$ 9,000.00
• Legal/Translation Expense	\$ 5,000.00
• Beaches/Portajohns	\$ 3,500.00
• Club House Expense	\$ 3,500.00
• Police Services - Labor	\$ 300.00
• Parks & Recreation	\$ 2,000.00
• Road Maintenance Expense	\$ 35,500.00
• Road Expense - Street Signage	<u>\$ 1,200.00</u>
Total Projected Expenses:	\$ 60,000.00

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. 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.

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. To be added to this group, contact Marlene Blair. Her text/phone number is: 602.394.7172. You can also reach Marlene by email at: mblairphx@yahoo.com.

Balance Sheet

February 28, 2022

ASSETS

Operating Cash on Hand (US & Mex)	\$ 12,866.70
Cash in Bank (Wells Fargo)	\$ <u>183,451.33</u>
Total Cash	\$ 196,318.03
Fixed Assets	
Clubhouse Improvements	\$ 167,956.07
Office Furniture & Fixtures	\$ 6,268.00
Less: Accumulated Depreciation	\$ (148,642.80)
Total Fixed Assets	\$ 25,581.27
Other Assets	
Real Property - Community Center	\$ 205,429.60
Water Concession	\$ 14,526.30
Total Other Assets	\$ <u>219,955.90</u>
Total Assets	\$ 441,855.20

LIABILITIES &

ASOCIACION NET EQUITY

Long Term Utility Reserve	\$ 28,091.09
Asociacion Equity	
Net Worth	\$ 400,868.22
Net Income this year	\$ <u>12,895.89</u>
Total Liabilities & Net Equity	\$ 441,855.20



Help Us

STOP BRIBERY

ANY FINE MUST BE PAID IN THE POLICE STATION.

COMPLAINTS: (638)388-0423
contraloria@puertopenasco.gob.mx

If possible, provide Police Car number and date.





Garbage Pickup

As you know, Oomislim chose not to continue our pay-as-you-go red bag system back on January 1st. Unfortunately, this year our only option is the

annual sticker. The good news is the sticker entitles you to twice a week garbage pick up at your home. The bad news is the price. The annual sticker costs \$5,300 (MX) or \$ 265 (US). It is for the 2022 calendar year and is not prorated, e. i., if you buy the sticker in October of 2022, it is still \$265 and is only valid until December 31, 2022. Oomislim will not pick up garbage from houses without the 2022 sticker. This year they changed the format of the sticker to prevent counterfeiting. The stickers are numbered and they have a hologram. The sticker number is recorded in their computer system with you manzana and lot number.



Email Notices

To save our Association a significant amount of money on printing and postage and to disseminate information as soon as possible, we are now primarily using email. To accomplish this, we have a bulk email account. This bulk email account is provided through Google Workspace. The sender on incoming emails from the HOA will be "Info@Vecinos-de-la-Cholla.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 Lew at Info@VecinosDeLaCholla.com

Statement of Income

from July 1, 2021 to February 28, 2022

Membership Fees & Dues	\$ 56,525.48
Expenses	
Administration	\$ 4,960.81
Beaches & Porta Johns	\$ 2,785.28
Club House Expense	\$ 525.00
Parks & Recreation	\$ 1,538.00
Police Service	\$ 300.00
Road Maintenance	\$ 33,520.50
Total Expense	\$ 43,629.59
Cash in Excess of Expenses	\$ 12,895.89

**PLEASE BAG
& CONTAIN**



**ALL GARBAGE
FOR TUESDAY/
SATURDAY
PICKUP**

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

Vice President/Roads - Kelly Ross (2021-2024)

Phone: 360.607.2071

Email: kelly.ross@yahoo.com

Treasurer - Executive Committee

Secretary - Kathy Barnard (2021-2024)

Cell: 602.399.6689 • Cholla phone: 638.382.5185

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 (2021-2024) - KCBC

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

Email: cchhaammpp@aol.com

Lew Felton (2021-2024) - Communication

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

Email: ChollaFiddler@msn.com

Darrell Smith (2021-2024) - Parks & Environment

Cell: 480.748.3439

Email: pescadohunter.ds@gmail.com

Delegate of Vigilance - Steve Lee (2021-2024)

Phone: 928-715-3969

Email: stephenlee@gmail.com

Mexican Rep - Gaby Camargo (2019-2022)



Association Website

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,

Google Workspace, to inform our members as new information and La Cholla news become available. All past emails disseminated will also be located in an archive on the website.

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, Lew Felton. 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.