



Asociación de Regularización de  
**Vecinos de la Cholla, A. C.**  
P. O. Box 620 • Lukeville • AZ • 85341  
[www.VecinosDeLaCholla.org](http://www.VecinosDeLaCholla.org)



March 16, 2023

I wanted to follow up with what we have been able to find out about the “expiring trusts”. I’m sorry to say that the more that we inquired, the more questions we had. We have not been able to get complete definitive answers, The consensus that we have been able to find is that any trusts that were created before September 22nd, 1995 are considered to be 30 year trusts and will be expiring on May 17, 2023. Our understanding is that if you start the process to create a new trust or extend the existing trust prior to the expiration date, you will not be charged any additional fees. We have been told that Bancomer is interested in extending the trusts an additional 20 years. However, we do not have a cost for that extension. We have made another contact to Bancomer about extensions, but are still waiting for a follow up. We have talked to 3 agencies about creating new trusts and have asked that they provide a base cost for creating a new trust assuming that this is a basic trust with no changes, such as removing an owner, changing beneficiaries due to death, divorce, etc. We have talked with Leticia Marquez with Mexico Docu Prep & Services LLC located at Plaza Pelicanos Ste C3 & C4 off of Fremont Blvd east of the Shrimp Park, Monica Hernandez at Kaizen International Business Advisors & Administrative Services located at Fremont Plaza on Fremont Blvd just past Sinaloa and Aron (Benji) Brown locally here in Cholla across the street from and just west of the Tecate store. Kaizen did not provide pricing due to their thoughts that there were too many variables. I have attached the pricing supplied from each of them. All three stated that Attorney and Notario fees could be negotiated, especially if they had multiple trusts to work on at a time. All three firms have English speaking agents.

We have also talked to another attorney in town who has contacted Bancomer in Mexico City to investigate whether they would be honoring the extension letter signed on September 22, 1995. He expressed confidence that they would honor it. However, he may not have an answer from Bancomer until sometime next month. If you are patient and can wait, there may be good news here. I, personally, am not confident that this route will be fruitful. I will follow up with and update next month on his findings.

Overall, our recommendation is to check the date on your Trust and, if it is dated in that timeframe, seek the advice of one of the listed resources or another resource of your choosing. Obviously this is a personal choice and I suggest working with the professional that you feel the most comfortable with.

I do want to emphasize the obvious, that this is your property ownership document and I wouldn’t let it expire without starting some sort of renewal process.

There is an open meeting of the Vecinos AC Board of Directors on Sunday, March 19 at 9:00AM at the Community Clubhouse. Members will be able to ask questions and make comments to the Board. We do ask that you arrive 10-15 minutes early to fill out a color-coded card with your question/comment. Your question/comment will be included when the topic of your question or comment is addressed in the agenda. Attached to this email are the meeting minutes from the February 19th Board meeting to refresh your memory of the typical agenda. Coffee and bottled water will be available at the meeting.

If would like to join the meeting by Zoom, here’s the link:

Topic: Cholla Bay Vecinos AC

Time: Mar 19, 2023 09:00 AM Arizona

Join Zoom Meeting

<https://us06web.zoom.us/j/89826472761?pwd=TmRIUmRpeVZ2OStCOWJVMnBIZIN4UT09>

Meeting ID: 898 2647 2761

Passcode: 654056

The Zoom meeting will allow you to observe and listen, but not participate. If you would like to make a comment or ask a question through Zoom, please respond to this email by 9:00AM, Saturday, March 18, 2023

Cordially,

Pat Sledge, Jr., President

[Mexico DocuPrep](#)

[Aron Brown](#)

[Minutes Feb 18, 2023](#)