



September 23, 2024

Info from your Vecinos President:

The Association has delivered several messages encouraging the Membership to make sure that their ownership docs and any fees associated with ownership is being taken care of properly.

It is our understanding that the city is looking at options to recoup any delinquent taxes by acquiring property and selling it. The same could hold true for original owners that are still the registered owners at the city.

So, again, I am suggesting that all homeowners look to see that their property taxes, bank fees and ownership docs are up to date/current. If your taxes or trust fees are not current, you could be vulnerable to this action. If you do not have a Bank Trust, you do not have legal ownership of your property. However, if you have purchase docs and your property taxes are current, you are probably safe from any action taken. However, you still need to be pursuing a Deed of Trust. If needed, your Association is willing to direct members to resources that could assist in acquiring your ownership docs. It's my understanding that several properties are in this situation. I can't stress enough the importance of making this a priority.

Please do not put yourselves in a position to put your investment in jeopardy.

On another subject, your Board member, Aron Brown, was approached by Oomislim about next year's trash fees. The initial conversation was to almost double the fees (\$6000 pesos). Aron suggested that the fees remain the same as 2024 for year 2025, if paid by the end of this year. The suggestion required Mayor approval, so he met with the Mayor and acquired that approval. The Mayor is still considering the inclusion of garbage fees in the property tax bill. However, that would occur in a subsequent year if implemented. Oomislim is currently in the process of printing next year's stickers and will be available next month at this negotiated rate.

We will give you updated information about the stickers when it's available. I believe stickers will again be available at Aron's office and the Oomislim office.