

Windmill Mountain Ranches POA, Inc.

South A-Frame Court, Kingman, AZ 86401

www.windmillranch.org

Windmillranchazpoa@gmail.com



Dear Windmill Mountain Ranches Member(s),

Enclosed you will find several documents as follows: **1)** Your Annual Assessment Fee invoice, which is due for each parcel by January 31st, 2024, in the amount of \$230.00. **2)** The Annual President's/Board of Directors & Officers letter. **3)** The Annual Meeting Notice for Feb. 17th, 2024. Please mark your calendar. **4)** The Call to Candidacy Form for the 2024 term is enclosed for those that want to be considered for a Board of Directors position. Please return the completed form if you are interested in serving. **5)** The Board of Directors approved 2024 budget is for your review.

Following are a few topics of interest concerning life on the Ranch, and/or ownership of Ranch parcels.

Road maintenance: Due to 23 years of grading, wind, dust, and drought our roads have lost a lot of dirt. The roadbed is becoming more and more below the original level. As a result, we have more and more rocks coming up in the road grade which makes it much harder for the equipment to produce a nice smooth surface. We have been working on a remedy; The POA has purchased a Windmill Ranches POA Parcel, including a well. The parcel is in a prime location, providing water and dirt that can be transported to road areas where it is needed to help improve conditions. A solar pump has been purchased and installed. Two 5,000 gallon water tanks have been set up. We still need to install water lines and plumbing. Once completed members in good standing will have access to the water.

Assessment Fees & Liens: Thanks to members who are current in paying their Annual Assessment Fees. There are a few who are delinquent. Some have never paid. Others have not provided private sale information, or they have not kept their address up-to-date with the POA-making it difficult to track down where to send the invoices. Please keep your contact information up to date. We would like to take this opportunity to notify those who are delinquent. We have been and will continue to be actively filing liens against all parcels with a past due account. We have begun foreclosure processes on several parcels and will continue to do so on more delinquent parcels. Please pay your Assessment Fees and avoid liens and foreclosure. Our efforts are working and we are recovering some past due Assessment fees.

Trash: The POA is still experiencing our usual trash problem with things being left outside the trash bins that are too big to go inside. Boxes, etc., are not broken down, tires and other oversized items are overflowing trash cans. There are rules posted by the dumpsters. Please be considerate of your neighbors and follow the trash rules.

Mail: If you are receiving mail on the ranch, you need to be prompt in picking it up. The mail carrier is only allowed to leave parcels in boxes for 3 days, after that she is required to take them back to the Post Office. We are fortunate that our mail carrier has been lenient in this, and other matters, so please cooperate with her.

Sincerely,

Windmill Mountain Ranches POA President, and Board of Directors & Officers

Randy Bublitz
Al Moreau

Norman Youngusband
Donna Armour

Steve Armour
Diane Ferguson

Larry Johnson