

PINE MEADOWS HOMEOWNERS ASSOCIATION

P.O. Box 2339

Overgaard, AZ 85933

Please visit us at our website at:

AZPineMeadowsHOA.com

February 1, 2020

VIA U.S. MAIL

All PMCCE Members

Re: Payment of Sewer Fees

Dear Pine Meadows Homeowners Member:

Recently, you should have received a letter from Diane F. Hunter dated December 27, 2019, which concerns payment of your sewer assessments. In the event that you did not receive the letter from Ms. Hunter, a copy accompanies this correspondence for your review.

The purpose of this letter is to confirm that Diane F. Hunter owns "Pine Meadows Country Club" and also owns the sewer plant servicing our development.

In 2018, Ms. Hunter had entered into a business relationship with Mr. Craig Anderson of PITS Acquisition Team. Mr. Anderson since September 2018 had been managing the sewer plant on behalf of Ms. Hunter. Ms. Hunter and Mr. Anderson were attempting to negotiate a purchase of the golf club by Mr. Anderson which would have included the sewer plant. Ms. Hunter has notified us that the business relationship between her and Mr. Anderson and PITS Acquisition Team has been terminated. As a result of the termination of that business relationship, Ms. Hunter wrote the December 27, 2019 letter instructing our members to pay your sewer assessments to "PMCC, P.O. Box 740, Overgaard, AZ 85933". Ms. Hunter did inform me that she is in preliminary discussions with another potential buyer for the golf course. We all hope that those discussions are successful and that the golf course will reopen.

The purpose of this letter is to confirm to all of our members that Ms. Hunter has now resumed management of the sewer system and you should send your sewer assessments as instructed in her December 27, 2019 letter. In order to avoid any confusion, please note Ms. Hunter owns Pine Meadows Country Club ("PMCC") and our organization is Pine Meadows Country Club Estates HOA ("PMCCE"), also referred to as "PMHA".

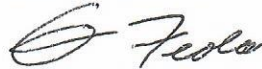
For those of you who own lots rather than homes or own a home and a lot, you had been offered by Mr. Anderson to pay a onetime fee of \$300 on your "lots", instead of \$30 quarterly. If you took advantage of that offer, I would suggest that you obtain a copy or "image" of both sides of your check so that you can establish payment of the onetime \$300 fee in consideration for not having to pay further quarterly assessments on your vacant lots.

I suggest you send a copy of your \$300 check to Ms. Hunter. Mr. Anderson's proposal did not affect the quarterly assessments for homes which remains at \$147 quarterly.

Please contact me if you have any questions at my E-mail listed below. Finally, we urge you to periodically visit our website at the address indicated above.

Sincerely,

**PINE MEADOWS HOMEOWNERS
ASSOCIATION**



Steve Feola, Counsel

(steve@feolalegal.com)

Pine Meadows Country Club Estates
Homeowners Association

SF/kf
Enclosure



December 27, 2019

Dear Residents of Pine Meadows Country Club Estates and Overgaard Springs Ranch,

Happy New Year!

We are looking forward to the coming year and the changes that it could bring. During the transitional period that we are experiencing, we would like to share with you the following changes for the interim. Sewer fees will remain the same: quarterly payments will be \$147 and annual payments will be \$558.60. The only change is that payments need to be made out to PMCC and sent to the following address: PMCC, PO Box 740, Overgaard, AZ 85933

Please consider this letter to be your Invoice for the first quarter of 2020 or for your annual payment. Payments will be considered delinquent if not received by the 15th of January.

Thank you for your patience and understanding.

Sincerely,

Diane F. Hunter
PMCC Owner