

President's Report
June 18, 2011

If you haven't driven past the Yacht Club recently take a detour and drive by it the next time you're out and about. What a difference a day makes!! Thanks again to the Renovation Committee, the marvelous maintenance men assisting in, or taking on various tasks, and the Re-Launch Committee busy at work planning the big event to be held on October 22nd. Be sure to mark that date on your calendar!

On the June Board Meeting Agenda and most likely the July one as well, you will notice some motions and discussions relating to the new AZ Legislation pertaining to HOAs and POAs. The Board is intent on understanding the new rules and being in compliance with the 14 issues affecting us.

In examining the Legislation, many communities, including Ventana Lakes, have been struggling to understand the verbiage (and contradictions) as it applies to them. Probably the most difficult one to digest is the question of the \$400 limit on transfer fees. Based on the wording in our CC&Rs and the fact that VLPOA fees go directly to the Reserve Fund Account (as well as other specific differences in our case) VLPOA will maintain the \$1,000 fee after discussion with our attorney.

You may or may not be aware that a Medical Marijuana facility had been proposed to open near Walgreen's close to the intersection of Lake Pleasant and Beardsley. At this time, the City of Peoria is not approving the opening of any facility pending the outcome of legal issues regarding this topic.

The revision of the Ventana Lakes Rules is nearing completion. After final Board examination (hopefully at the July Meeting) copies will be available at the Management Office for residents to review and make responses if so desired. You may not realize that drafts of documents cannot be posted on the Website; only Board approved final documents are permitted to be posted. Dick Feyrer and Lori Norris have spent countless hours on this project and the Board has met at least 6 times to discuss, evaluate and make changes in an effort to provide clear, up-to-date information and direction.

Please remember that all committee meetings (with the exception of the Board Executive Committee) must be open to residents effective July 20, 2011 and as such must be posted electronically and around the community 48 hours prior to the meetings. Advance notice of 72 hours must be given to our Community Manager Jack Donovan in order for the posting of notices to be accomplished and in compliance with the law.

Continued thanks to all of you who do so much to add to the life of our community. Stay safe and keep cool.

Judy Mabie
Board President