

The Villages at Lynx Creek



History of the First 25 years.

From 1988 to 2013.

Researched and compiled by

Mary Ann Penson

Dedication

This history book is dedicated
to all the past and present residents of
The Villages at Lynx Creek.

A special thanks goes to all who contributed to this book.

Chris Porter Bunt
Louise Butzien
Shirley Coover
Peggy Dansby
Coral Face
Sarah Ford
Harlan Gellhaus
Mel Girl
Sonja Gunn
Sally Gunter
Shirley Higgins
Carol Holland
Vincent Krencius
Zelma Legere
Nicky Jenkins
Nicky Leveque
Barb Miles
Don Schmidt
Paula Shulak
Ann Walker
Ella Weckerle
Jane Vietti
Paul Vietti
Marge Yeo

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Chapter 1

INTRODUCTION

Brief Overview of the History of The Villages

THE BEGINNING

The Villages was begun in 1988 as noted by the following documents which are recorded in Yavapai County.

1. Dec. 12, 1988 - The Atchison, Topeka, and Santa Fe Railroad deed to The Villages at Lynx Creek Ltd. (an easement).
2. Dec. 27, 1988 - The Atchison, Topeka, and SF RR quit claim deed to The Villages at Lynx Creek Ltd.

The “developer” mentioned throughout this book refers to a company called *The Partnership of the Villages at Lynx Creek*. One of the primary owners was Mr. Norman William (Bill) Fain; Bob Baker and Dave Walker were also partners. At first, these developers managed the Villages, and were intimately involved in running the business. Dave actually worked in the office, while Chris Porter was hired to do paper work. The Partnership formed a company called Villages At Lynx Creek, Ltd. This is the business name of the partnership and should not be confused with the community in which we live which is The Villages at Lynx Creek, usually called just The Villages in this book.

As time went on, however, the developer decided to hire a firm to manage The Villages. That firm was HOAMCO located in Prescott. They managed the day to day operations of The Villages and sent bills to homeowners for electricity, dues etc. HOAMCO hired Laura Burger to be the office manager. Laura was a conduit to Justin Scott, the representative of HOAMCO who reported to Bill Fain. Chris Porter became the Activity Director and Publicity Person. After a while though, as the community grew, the residents wanted a change. The developer was still in control and owners wanted more say in how things were run so they established an ad hoc committee which later grew into a transition committee. After some negotiation, the transition committee became the Transition Board which gave advisory input to the Developers but had no real power. The situation changed finally on March 1, 2001, when the Transition Board became an actual Board of Directors. (In the BOARD NOTES CHAPTER of this book, you can follow the different stages in the development of the ad hoc committee into the present-day Board of Directors.)

An Architectural Committee was established early as a subcommittee of the Transition Board and was made up of Villages residents. Its purpose was to keep regulations in place so the

community would be built in an orderly way and the monetary value of the park would not be lowered by haphazard building. Members of the committee have done a fine job over the years of keeping The Villages a great place to live.

INITIAL PROBLEMS

The first problem the partnership faced was to get the land all together in one parcel so that the Villages could be built. Therefore, different Fain Family members sold their individual parcels of land for \$1.00 each to the partnership. As noted above, some land was also bought from the railroad. Easements were given to APS to come across other Fain land in order to provide power to the new community. For example, the acres in front of today's Villages are still owned by Fain. Easements were also given for roads used to cross land through the Villages.

When the partnership planned The Villages, they also planned the golf course, but that course was never slated to be part of The Villages. It is on the original plat map and is designated Phase 3.

DEVELOPMENT

The *first* plat of The Villages contained 511 lots. However, some of those lots were probably used for the office, the pool, the community building, and the parking area. There are several different plats of the Villages, all of which are in the office storage room. When the Board of Directors traded land with Mr. Fain for an RV storage area which sits in the empty land to the north of existing homes, a new plat was needed because that trade changed the formation of the Villages.

Although there was already a south storage area in Phase 1 of the development, people asked for an additional RV storage in the projected Phase 3 section and Mr. Fain agreed. He traded 2.4 of his acres in Phase 3 for something else, but put a *restriction* on that 2.4 acres saying that it could only be used for RV storage. The land is fenced and sits in the middle of an empty field north of the Villages. If Phase 3 had ever been developed, the RV lot would have been in the middle of homes. But, unfortunately, Phase 3 was never developed by the Partnership. We do not know why the plans for the entire Villages were not developed. One reason stated is that it took from 1988 to 2001 to just get most of the lots sold in Phases 1 and 2. Thirteen years is a long time for a partnership to be involved in this type of project.

There are now 453 assessment paying lots in the community. One house stands in the middle of two lots. From what some sources say, this occurred because the house was brought in and placed incorrectly on the lot. There were many Board discussions concerning the assessment problem which this created but the final outcome and decision says that the owner pays for only one lot assessment. There are 2 lots too small to build on; therefore, this means that the number of lots currently counted is 3 short of what was on the original plans. Added to that are those

taken for communal use so the final number (down from 511) is 453 lots currently assessed.

OUTSIDE PROPOSAL

The Partnership had been given water for the Villages originally so it was assumed that there would also be water available for the projected Phase 3. When the developers did not build Phase 3, Loren Potts, a realtor, took an option from Mr. Fain to develop it himself. Mr. Potts was willing to pay \$8000.00 to the Villages for each lot he sold because the new owners in Phase 3 would use the facilities of the Villages and were to have the same rights as all the other owners in Phase 1 and Phase 2. He was also going to buy the 2.4 acres (the north RV storage lot) from the Villages for \$49,900. He was planning to build 53 homes on the Phase 3 land plus 6 more homes on the 2.4 RV acres. Thus, he needed water for 59 homes. There was a vote by Village owners to accept Mr. Potts' proposal and it passed resoundingly.

After Potts got the approval, he applied for permits and that was when he learned that the original state certification for water did not include Phase 3. Remember, Phase 3 on the original plat map was the golf course. He also learned about the *restrictions* which Mr. Fain had put on the 2.4 acres. These were troublesome setbacks for Mr. Potts but the state said that perhaps they could give him water rights in 4 to 5 years. At this time, he also found out that he could get water immediately from Prescott Valley. However, PV would only allow the water rights for one commercial lot. The Villages would have to be rezoned commercial, and the owners of the 59 proposed homes could not have the title to their land in their individual names. The title to the land would be held as fee simple by another corporation. Mr. Potts thought he would eventually get the water from the state and at that time, he would deed the lots over individually to the 59 owners; he also proposed that the Villages would be rezoned back to residential at that time.

However, when the owners of Phases 1 and 2 heard about the major changes to Mr. Potts' plans, another vote was taken and approval was rescinded. BUT Mr. Potts still had an option to buy the Phase 3 acres. He now proposed erecting storage buildings on the land. He would provide one home for a manager and that home would have water. Those renting space in his storage buildings would drive in and out on Village Way. The Villages residents did not like either of these plans. Mr. Potts then considered several other building options including four- and six-unit multiplexes and an assisted care home. Obviously, for various reasons, he was never able to develop this site.

So the Phase 3 land sits there unused and owned by someone else, perhaps Mr. Fain, and the 2.4 acres which The Villages owns remain there fenced off and of really no use to the community even though at one time it was used for RV storage.

CONCLUSION

Over the years, as The Villages grew there have been many changes to the CC&Rs, by-laws and governing rules of the community. The Board meeting minutes were used extensively to write

this history but they are just a sketch of what actually happened at those meetings. The minutes also usually have a connection to the historic CRIERS and those newsletters also were used for this research. Actually, those two sources complement each other, as do the several chapters of this book. Dates are listed as much as possible so that they can be matched up to other information if further research is needed. Anyone may read the minutes in the office if they so desire.

There is much more that could be searched for and written about the history of The Villages and I urge anyone who is so inclined to continue to add to this book. As editor, I have interviewed many “old timers” but surely there is much more input that could be obtained. I invite you to add your own firsthand memories to this work; it is an opportunity that we do not often have – to create a historical record of our lives.

I have enjoyed this adventure and thank all of the people who have been so helpful to me in my work.

Mary Ann Penson Lot 165
September 2013

Chapter 2

Board Notes

Ad Hoc Committee, Transition Committee, Transition Board, and Board of Director Meetings

July 19, 1993

Some people were thinking of the time when the developer would pull out of running the Villages at Lynx Creek and would turn over the responsibility to the Homeowners. They decided it would be advantageous to start planning for this responsibility. So they had a meeting on July 19, 1993 at Dave and Shirley Higgins home, lot 209. Present were Don Spring, Dave and Shirley Higgins, Bob and Betty Hartman, Jim and Etta Lehman and Fran Hanson. They each put in \$10.00. Hanson got a refund and we do not know why. The money was for fliers, stamps, etc. to use to notify the other Homeowners of their desire to organize. Jim Lehman was elected to be a moderator at the meeting they planned to have with Homeowners on Aug. 29.

July 25, 1993

They met again at Bob and Betty Hartman's home, lot 177, one week later on July 25, 1993. At the meeting were Don Spring, Dave and Shirley Higgins, Bob and Betty Hartman, Bob Porter, Dee Thierfelder, and Jim and Etta Lehman. They called themselves an *ad hoc committee*.

Aug. 1, 1993

A letter was sent out to residents asking them to come to a meeting on August 29, 1993. The reason for the meeting as stated in the letter was "It seems appropriate to select a committee at this time to consider the task of the organization and that will attempt to resolve the existing problems. May we ask some thought be given to this so we may have your choice of people."

Aug. 29, 1993

The ad hoc committee held the meeting, and 80 residents came. They set a time for another meeting on Sept. 26, 1993.

The ad hoc committee opened a bank account at First Interstate Bank for \$159.74 in the name of Property Homeowners at the Villages at Lynx Creek. Money came from donations of the residents and it was the amount they had after expenses.

Sept. 26, 1993

There is no record of a meeting, although one was planned for this date at the meeting on August 29.

Nov. 7, 1993

The main point of discussion was whether or not there should be a Transition Committee and should it be elected or appointed.

Edye Douglass announced that she and her committee had made \$1400 on her dinners. She was

using the money for the betterment of the Village residents by buying things for the kitchen and Social Hall.

A motion was made to set up a Social Committee. Bob Leonard, Edye Douglass, Virginia Davis, Al Davenport and Ella Lehman will research how to do it and what activities did the residents want.

----- 1994 -----

March 21, 1994

The residents voted that the Transition Committee should be voted on by the residents. It was decided that Homeowners will be charged \$100 on the sale of their lots to go into a reserve fund for fixing up any problems that the residents will have when they take over from the developer.

A vote was taken to keep the ad hoc committee going until the Transition Committee was voted for.

As more Homeowners were arriving, they had questions and wanted answers. So the ad hoc committee wrote to Mr. Norman Fain on March 23, 1994 asking for a meeting with him. David Walker, one of the partners with Fain in developing the Villages, was the manager of the Villages for the Fain group. The ad hoc committee said they could not work with Mr. Walker because he gave misleading information. The ad hoc committee sent out a form for residents to write down their questions and asked them to either send in the questions or bring the questions to a meeting on April 18, 1994. The residents were told the questions would be tallied and the most frequently asked would be sent to Mr. Fain for his awareness of what would be asked at the meeting he would have with them later.

April 18, 1994

At this meeting, Mr. Frank Mente, a resident, stated that he thought the changeover would be at the end of the year. Other people also thought this would happen then. Of course, the changeover did not happen until 2001 but this shows the optimism of the residents. The people were told that the developer had 10 votes per lot and the Homeowner had one.

June 20, 1994

The agenda for the upcoming meeting with the developers was the following:

1. Conflict between management responsibilities and sales responsibilities
2. Architectural control
3. Who owns tracts and which tracts will be turned over to HOA
4. Present and future capacity of the sewer system
5. Future connections of golf course and commercial development
6. Street maintenance
7. Drainage problems
8. Building and ground maintenance
9. RV storage and washing and dumping of RVs

Mr. Fain replied that Bob Baker, a general partner, Mr. Bill Fain, and Dave Walker would be the

committee that would meet with the Homeowners' representatives. The ad hoc committee picked Bob Hartman and Dave Higgins to represent the Homeowners.

July 5, 1994

The meeting was held. Clare Doehler, Bob Hamilton, Bob Hartman, Dave Higgins, Mr. Fain, Bob Baker and Dave Walker were present.

The meeting lasted 1 ½ hours and was reported in the minutes as very cordial.

Results of the meeting:

1. RV storage will be provided somewhere in the area between phase 2 and phase 3
2. Dave Walker will meet with the Homeowners.
3. New sewer tanks will be installed this month.
4. Golf course will remain on the Village sewer system while commercial lots will not.
5. Drainage ditches will be sprayed with concrete.
6. Bob Hamilton and Bob Leonard will meet with management concerning financial records.

At the meeting, Mr. Fain agreed to repair certain things and said that from now on Dave Walker, the general manager of the Villages, would meet with the residents. An agenda must be given to Dave Walker before the meeting so that he could be prepared with the answers.

Aug. 15, 1994

Six weeks had passed since the meeting with Mr. Fain and the ad hoc committee saw no response to correct any items on the agenda. It was raining a lot in July and the streets were muddy, so the ad hoc committee invited Dave Walker in a letter dated Aug. 19, 1994 to meet with the residents on Monday, Aug. 29 at 6 PM in the Social Hall. They stated their concerns and questions in the letter.

Dave Baker did not attend because he got only 10 days' notice. He said this was not enough time to prepare answers to the questions. He had to check with other people who were on vacation to see what work was being done. He agreed to meet another time.

The ad hoc committee members at this time were chairman Bob Hartman, co-chairman Jim Lehman, administrator Dave Higgins, and members Bob Porter, Dee Theirfelder, and Shirley Higgins.

There were 5 sub committees under the ad hoc committee. They were

1. The Financial Committee (chair Bob Leonard and members Bob Hamilton, Al Davenport, and Leo Weckerle).
2. Management Committee (chair David Higgins and members Virginia Davis and Robert King).
3. Maintenance Committee (chair Ed Legere and members Norm Kearney, Betty Melaas, and Jack Walkup).
4. Recreation Committee (chair Jack Frost and members Dee Dillavou, Jane Walker, Buzz Walker, Phyllis White, Paul Denmire, Dee Mefford, Bill Reed, Barbara Reed and Reenie Viska).
5. Building and Grounds Committee (chair Bob Hester and members Bob Hartman, Jim Lehman and Shirley Higgins).

The developer asked the ad hoc committee for a list of priorities of what should be done.

July 22, 1995

The ad hoc committee wrote a letter to Norman Fain asking that two property Homeowners be appointed to the developer's Board of Directors so that the residents may "Effectively and equitably proceed to share ideas".

July 31, 1995

The developer, (Partnership for the Villages at Lynx Creek), sent a letter calling for a special meeting of the Homeowners on Monday August 28, 1995 at 7 PM to discuss the transition from the developer to the Homeowners. The letter stated that residents will elect a Transition Committee comprised solely of Homeowners to assist the Association in the transition process. The letter also states that the Partnership had hired Homeowners Association Management Company of Prescott to assist in running the Villages. (HOAMCO). The letter was signed by Chris Porter, an employee of the developer.

The developers also wanted the Transition Committee to have an architectural review committee to be responsible for reviewing the CC&Rs. They wanted the architectural review committee to be comprised of 4 Homeowners, two of them members of the ad hoc committee. The developer said that two members of the sales staff will assist the architectural review committee to give advice.

Aug. 28, 1995

There are no notes on any meeting.

From now on the Ad Hoc Committee is referred to as the Transition Committee.

Sept. 11, 1995

Chris Porter states in the meeting that there will be 5 members on the Transition Committee.

There should also be sub committees:

1. CC&R review
2. Architectural
3. Finance and budgetary
4. Legal and insurance
5. Facilities and maintenance
6. Management and operations

Sept. 22, 1995

The Recreation Committee met. I think this was their first meeting on social activities. There was no Social Committee listed in the sub committees that the developer had asked for. But the Transition Committee and the residents felt that there should be one.

Oct. 5, 1995

The Transition Committee recognized that there should be guide lines for architectural control. 13 homes were coming in the next two weeks and there were no guidelines. They specified that the work procedure should be a lot is sold, the broker is notified, he informs the architectural control committee, and they review plans and make a decision. Then they send their decision to the Transition Committee and it will send a letter to the new Homeowner with rules, regulations

and CC&Rs.

Management wants the architectural control committee to formulate guidelines in a detailed manner and present them to management for approval.

Chris Porter states the Transition Committee should be able to work with management without having Homeowner involvement in committees at this time. They should be able to make decisions without having to get approval from the Homeowners. The meetings should not be open to the Homeowners.

Chris wants to be advised on what areas are being looked into by the Transition Committee so she can tell suppliers that she is aware of the investigation and that the Transition Committee has management's blessings and the suppliers should help in any way they can.

Nov. 1995

Management is agreeable to having the Architectural Control Committee give their approval before a home is ordered.

Architectural Committee guideline and forms will go into effect on Jan. 1, 1996. A letter is sent to each Homeowner telling them that.

Dec. 7, 1995

Jim Lehman gave Chris Porter the final package containing the Villages' CC&Rs.

Chris will meet with the sales office to train them regarding architectural control guidelines so that a buyer will be aware of restrictions and limitations and no promises would be made that cannot be kept.

Dec. 19, 1995

Chris Porter writes in a letter to the Homeowners that the Partnership recommends that the Architectural Committee be comprised of Transition Committee members and 2 appointed Homeowners, one from the RV section and one from the manufactured home lots, the broker and someone from HOAMCO, the developer's management company.

The management person was only an advisory person who worked for the developer and would be the determining factor in deadlocked decisions.

The developer wants the Transition Committee to make recommendations to appoint members to the Architectural Committee. It wants the Architectural Committee to be formed and functioning as soon as possible.

The Architectural Committee shall take the submitted guidelines and recommendations and further refine them to be submitted back to the Transition Committee and the developer. The Architectural Committee is not bound to use all or any of the existing documents.

----- 1996 -----

Jan. 31, 1996

Homeowner fees are increased to \$65.00 a month. There was a 10% discount for paying annually but that is not going to be allowed under the new rate increase.

The Transition Committee proposed that it be written in the CC&Rs that one resident must be 55 years of age.

When the Village started, the HOA fees were \$50 a month. The Transition Committee believes that the Village needs to put some of the newly increased HOA fees into a reserve fund to guarantee replacements when needed.

March 7, 1996

There is a discussion on park models. FHA says they cannot exceed 400 sq. ft. but the park model industry has gone beyond that. On July 1, 1992, Yavapai County Planning and Building Dept. stated in a letter that they will allow 16 ft. wide park models on RV lots. Also, the 5th amendment to the Villages CC&Rs recorded on 1/14/94 allows the 16 ft. wide park models.

Chris Porter, developer's manager of the Village, says all committees can have Homeowners assist them but not sit in on meetings.

If the Architectural Committee gives 100% approval to the Homeowner's plans, then the plan does not have to go to the Transition Committee.

March 22, 1996

A letter is sent to the developer from the Transition Committee about the \$15.00 increase in HOA fees.

The developer agrees to put \$5.00 of the increase into the reserve fund based on 457 lots.

April 29, 1996

Chris Porter writes to Bob Baker that the Transition Board wants \$10.00 of the \$15.00 increase in HOA fees to go into reserves. She mentions that lots are not selling.

May 1, 1996

Transition Board writes to the sales office that they must not make promises to buyers that conflict with the CC&Rs.

June 10, 1996

A letter is sent out to Homeowners from Bill Fain informing them of what the agenda will be at the annual meeting in July.

June 13, 1996

A buyer bought a park model measuring 16 by 40. The CC&Rs prohibit any park model bigger than 16 by 38. (Nothing further in the minutes mentions what happened about this problem). The sales office will be given a copy of the CC&Rs.

June 20, 1996

The reserve study is completed.

July 10, 1996

The Annual meeting is held.

\$10.00 of the HOA assessment will go into the reserve fund.
The monthly assessment of \$65.00 starts August 1.
\$250.00 of each lot sold by the developer goes into the reserve fund.
There will be a late charge of \$15.00 if dues are not paid by the end of the month.
HOAMCO will do the accounting and send out coupons.

July 18, 1996

Chris Porter stated that management would like to have an election of Homeowners to serve as management's Board of Directors by next July's annual meeting.
In preparation for next July's election, the Transition Committee will hold open meetings once a month to be regulated by Roberts Rules of Order, condensed version, and bylaws, and other rules of structure and conduct of the meeting.

Management states the Transition Committee should form sub committees to handle finance, grounds, maintenance, CC&Rs, architectural control, grievance, and social. Social will include tennis, golf, and also the rental hall and outside vendors.
Each subcommittee will present quarterly update reports and minutes and they will be posted for all to read.

Aug. 15, 1996

There are problems getting permits from the county for sheds and park models. Management will get with Yavapai County Building Department to work it out.

Aug. 23, 1996

The developer wrote a letter to the residents that Black Canyon Homes was moving to the commercial property in front of the Village.
Residents were told that the Arizona Dept. of Highways will not allow access to Highway 69 by way of Serpentine Way. There is a locked gate there. It is for emergency vehicles only.

Aug. 28, 1996

A letter is sent from HOAMCO to the residents that they are now handling accounting needs. They will institute a new billing cycle of January to December, starting in 1997. It used to be from the month the resident bought his lot.
Black Canyon Homes is hooking up their mobile office to the Village sewer plant. The Transition Committee wants \$1500.00 as a hookup fee and a monthly usage charge of \$30.00. The \$1500.00 will go into the reserve fund.
Park models take more electricity than RVs because they have bigger refrigerators, freezers, electric dryers, craft tools, air conditioners, etc.

Aug. 29, 1996

The Transition Committee met to determine protocol for the open meetings that the Transition Committee will start to have beginning Sept. 9, 1996. (Up until this time, the developer has wanted the meetings closed.) For example, will questions be taken from the floor or from only written questions, etc.
The Transition Committee formed 6 sub committees: finance, legal/insurance, CC&Rs, architectural control, maintenance/grounds, and social.

Aug. 31, 1996

Paul Nettie, Herb Kraft, Jack Frost and Dave Higgins wrote a letter to the Partnership asking for a change in the electrical system. They state:

1. There is a current block metering system
2. Supply has not been increased to service the added demand.
3. The Village is suffering loss of money because of lack of sufficient metering and the differential between the charges levied against some of the residents and the payments made to the electric supplier.

Sept. 9, 1996

Chris Porter explained the developer's plans for next year's election of the Transition Board of Directors. She said there are 3 members on the existing Board and they would like to have 7 members with 2 from the present Transition Committee. She asked for people to volunteer to be on sub committees: CC&Rs, finance/ legal/insurance committee, and architectural control committee.

The Board asked APS to get individual meters for lots 1 – 133 and the additional 70 or so RV lots, which are presently on a master meter. They will check to see if an additional transformer will help with the electrical problem in the RV storage section.

The Transition Committee adopted a rule limiting each household to 2 pets with each one not weighing over 25 pounds. If the current Homeowner had more than 2, then they were grandfathered in. But when one pet died, they could not add another pet. Eventually all Homeowners will be under the 2-pet rule.

The Social Committee will deal with budgeting for programs, equipment use, facilities, newsletter, activity calendar, dances, sports, competitions, food service, etc.

The maintenance committee inventoried all of the Village's facilities and equipment and from this information, the reserve study was developed.

Sept. 13, 1996

Clare M. Doehler resigns from the Transition Committee because he is afraid of being sued. He believed that the developer's insurance company did not have sufficient insurance to cover the Transition Committee if they were sued. He is an attorney.

The Transition Committee got a letter from Bob Baker regarding people staying in a home that were not 55. He said he investigated and found that the people were adult children visiting the Homeowner.

In the same letter dated 9/13/96, the management says renters must be 45 years old. It further states that anyone purchasing land or a home in the Villages must have their driver's license copied if they are between the ages of 45 and 55.

Oct. 7, 1996

The Transition Committee is working with Chris Porter, the manager of the Villages for the Partners.

Chris opened the meeting and suggested the Transition Committee be increased and proposed

having open meetings for Homeowners with the Transition Committee acting as the Board of Directors. She also proposed that the Transition Committee have a closed meeting once a month.

Chris stated the present Partnership's Board of Directors would like to see a new Transition Board of Directors be elected in July, 1997, so that the Partnership Homeowners could begin to back out of the operation of the Village. The Transition Committee felt this should be put in writing, drawn by an attorney for total clarification as to the obligations and responsibilities of the developer and the new Transition Board of Directors. They want them carefully spelled out.

The Transition Committee accepted the next 3 names from the previous election to serve on the Transition Committee, bringing the membership to 7. Paul Dunmire had resigned and there were only 4 people on the Transition Committee at that time.

The format of future meetings was determined. There would be two meetings a month. On the first Monday of each month the management would chair a meeting and make announcements, then each Transition Committee member would give a progress report, then each Transition Subcommittee would give a report and finally, the Transition Committee would accept comments from the floor.

The Transition Committee meetings would be held the 3rd Thursday of each month and they do not need to be open. If a Homeowner has a complaint, he can notify the office that he wants to be placed on the agenda and attend the meeting.

If someone has a complaint, go to Chris Porter. If it is not solved, go to the Transition Committee. The Transition Committee makes recommendations back to management for final review.

The Computer Club will put together the monthly Crier newsletter.

Oct. 17, 1996

The Architectural Committee wanted legal documents written up on the grandfather law and stating whose property fell under this category and then set dates so in the future all other properties will be bound to follow set codes.

People were cutting down trees on the golf course. They said the trees blocked their views. However, the golf course owned the trees so cutting trees on another person's property is illegal.

The photography group was asked to submit a proposal for the area they wanted to make a dark room.

The Social Committee will submit recommendations for events to the Transition Committee.

Nov. 18, 1996

Black Canyon Homes proposes they pay a \$1200 sewer hookup fee and a \$20 a month usage charge.

The Transition Committee says they will reduce the \$1500.00 fee to \$1400 for the hookup. It is

the same as Prescott Valley charges. The Board will not go lower on the \$30. monthly usage charge.

Management tells the Transition Committee that rules regarding antennas, time limits for RV street parking, and rentals should be removed from the CC&Rs and put in the Rules and Regulations. Any future changes adopted by the Architectural Committee can then be easily incorporated. The CC&Rs are recorded documents with the county and the Rules and Regulations are not recorded. Therefore, they can be changed more easily.

Nov. 21, 1996

Black Canyon Homes agreed to the \$1400 buy in for sewer hookup. The money went into the reserve fund. They will pay \$30.00 a month for sewer use and maintenance.

A review was made of the ongoing rain drainage problems.

Dec. 5, 1996

The photography club presented their letter proposing making a dark room in the room to the left of the Social Hall stage.

At the end of 1996, the drainage problems from rain run-off in phase 2 were being addressed. A separate group of Homeowners called "Phase 2 Water Control Group" had an attorney because of the effect on their properties due to the water run-offs.

----- 1997 -----

January 8, 1997

A Transition Committee meeting was held. Present were all the Transition Committee members: Jim Lehman, Ed Legere, Dave Higgins, Bob Hamilton, Barbara Vaughn, Harold Reed, and Harvey McMains.

Justin Scott represented the management company, HOAMCO. 18 Homeowners were present. Management stated:

- New rain gutters for the Recreation Hall were out for bid.
- They were getting another bid for correction of speed bumps.
- The RV storage area was almost finished. So far, the developer had spent \$38,000. I do not know if this is the north or south RV Storage.
- They will install oxygen bottles in the Social Hall and billiards room.
- There is a poop committee. There are 76 dogs. They are looking into fencing an area for the dogs.
- There is a change in our plat map. Exhibit A changes the Village boundaries. The Transition Committee is not in agreement with the exchange of land in the current South RV storage (golf course maintenance) area for the north 2.4 acres for RVs.
- A grievance committee is being formed and Dave Higgins will head that committee.
- There is a \$5000.00 deficit in the budget.
- The Villages had paid for the golf course's electricity and sewer usage until 1997. They want to be reimbursed.
- There is much talk about the real estate agents selling the land and promising prospective buyers' things that are against our CC&Rs.

Jan 9, 1997

Ed Singer, of Quailwood Greens, announced that the golf course is public. Village Homeowners can purchase an annual discount pass through Chris Porter, not through the pro shop.

A Homeowner had a satellite company install a 5 ft. dish. It violates the CC&Rs, but he had prior approval from Dave Walker, a general partner and at one time, manager of the Villages. He got grandfathered in..

Members of the photography club asked the Board to consider another location for their club, namely the maintenance office adjacent to the dumpster. It has water, air conditioning, and electricity.

The Social Hall still does not have a rental policy. Prescott High wants to have their school prom in the Social Hall.

Jan. 23, 1997

The photography club accepts the maintenance office as their new home.

Feb 20, 1997

All street lights are no longer on individual Homeowners meters.

March 9, 1997

Ponderosa Electric recommends the purchase of 3 new transformers to boost the supply of electricity so that there would be no outages. The cost is \$6000 each and related construction will cost \$50,000.

April 17, 1997

Mayer High School Prom is held in the Social Hall. The seniors clean up the south RV storage area for their rental fee.

The RV storage area on the north end of the Villages will be fenced, locked, landscaped, and contain an RV dumpster.

Nov. 20, 1997

Present at the meeting were Jim Lehman, Ed Legere, Dave Higgins, Bob Hamilton, Harvey McMains, and Barbara Vaughn. Harold Reed was absent.

HOAMCO representatives at the meeting were Justin Scott and Gippy Sumner.

There is a new policy for using the Social Hall and renting it out.

- The new CC&Rs were passed by Homeowners with developer votes. Developer has 10 votes and Homeowners have one vote per lot.
- Studies are made by APS on converting electricity in the RV section of the Villages to individual use. It would cost \$500,000.
- The street Country View was changed to Apple Way.
- Willie is on the Village's payroll. The Transition Committee wants him to be on the HOAMCO payroll.
- Village's Security Monitors are to be called Facility Monitors because of liability and

insurance issues.

- Speed bumps remain a problem.

Dec. 4, 1997

Transition Board members present at this meeting were Jim Lehman, Ed Legere, Dave Higgins, Bob Hamilton, and Barbara Vaughn. Harold Reed and Harvey McMains were absent. Justin Scott from HOAMCO and Jim Brister from Arizona Land and Ranches were there. Arizona Land and Ranches was the company that sold the lots to people. It is owned by Fain. 8 Homeowners were present.

Bob Baker said they were waiting for a change in the legal description of the Villages. It will add the new North RV storage area.

The developer gave the go ahead to get rid of the putting green due to the cost of upkeep and the ongoing fungus problems.

The county reduced the taxes on the common areas from \$13,000 to \$2000. This will start in 1999. However, if the Social Hall is rented for a fee, it could change the tax status and negate the reduced bill.

The pool and spa need to be refurbished for \$7500. Justin Scott had taken the responsibility to turn off heat to the pool at a November Homeowner meeting. The management company felt that the high cost of heating the pool in winter was not warranted. However, Jim Brister of Arizona Land and Ranches had been advertising a heated pool and he is concerned about this.

The fire dept. wants the name of Village Way changed as there are too many streets with Village names in the county.

The developer will completely remove and skin-patch 23 speed bumps. He will cut out the middle of 12 bumps to create 4 ft. openings and cut back 2 bumps to permit 3 ft. openings on both ends. A small water diversion will have to be built across Creek View near lot 56. That will still leave approximately 16 speed bumps. The cost is \$8500. Three speed bumps remained on Village Creek Blvd. due to the golf course traffic. Village Creek Blvd. belongs to the Villages. It had not been accepted by the county. Stop signs will be placed at strategic intersections.

----- 1998 -----
Jan. 22, 1998

The CC&Rs have been written, but they have not been recorded. The problem is Exhibit A, the change of the Village's property size after the trade. The lawyer says the size of the Villages cannot be changed unless 2/3 of the Homeowners approve the change.

The developer promises to mark the new storage area for parking spaces.

A new computer will be purchased and the old one given to the Computer Club, if they want it.

A new parking policy will be made for parking on common areas.

The developer sent a note to all Homeowners that lots 1-133 and 350-348 will be charged \$7.50 a month for meter reading and charged the cost of electricity at 10 cents per kilowatt hr.

Jay Burchette made a study for the Board on the use of the rock and stain glass and hobby shop. Bud Langseth, monitor of the rock shop, reported that 5 people used it 2 days a week in winter and 10 people used it 4 days a week in summer.

The Transition Board wants the county to change the setbacks for sheds to 6 ft. instead of 10 ft.

There are still ongoing sewer problems because people are throwing catheters and shop type rags into it. This causes a lot of money in repairs.

People want dog fencing around the dog area.

Feb. 5, 1998

Cost of changing grass in the dog run to sand would be \$4500.00

Kaylor Ross had been writing The Crier with the Computer Club. HOAMCO wrote a letter on 2/11/98 to Kaylor Ross stating that Gippy and Laura in the office will do the first two pages starting in March 1998. Kaylor Ross and his committee immediately resigned from doing any of the Crier. They did not like that they had had no discussions with HOAMCO regarding the Crier prior to this decision.

New parking regulations were adopted.

There was a deficit in the reserve fund of \$58,236.14. The amount was called to the attention of the developers. They said they did not have sufficient funds at present in their account to make up the full amount. They would pay immediately ½ of the deficit, less 2 payments already made totaling \$13,000. They will pay interest monthly on the remaining balance. If by Dec. 31, 1999, the current deficit has not been eliminated, the developer will make up the balance.

March 5, 1998

The Transition Board is Jim Lehman, Dave Higgins, Bob Hamilton, Barbara Vaughn, Ed Legere, Harold Reed and Mary Lundy. Mary Lundy is new replacing Harvey McMains.

Laura Burger is hired to replace Chris Porter as the office manager for the developer under HOAMCO.

US West Phone Company wants \$49.95 for each pay phone per month that is installed.

There was a water line break. Laura will acquire new maps from Franklin Plumbing, mark all shutoff valves and have them laminated and mounted on boards and hung in an appropriate location for quick and future reference. All fire hydrant shut offs will be painted red to differentiate them.

Chain of command was established for complaints and problems people have. First, residents go

to Laura, she gives notice to the Transition Board and the Board gives it to Ron Fain if it has not been resolved.

March 19, 1998

Justin Scott of HOAMCO got 40 “nasty grams” about the electrical rate increase. He will meet with people at the next Homeowners meeting to talk about it.

New strainer baskets are installed in the sewer. The maintenance men are finding red tubing in the sewer among other things that clog up the mechanisms and cost money to fix.

There are two pay phones installed in the complex. U.S. West Phone Company says they have only taken in \$3.00 from both phones. The consensus was to remove one pay phone and pay the service fee of \$50.00 a month for the other phone.

Speed bumps are being installed in phase 2.

New CC&Rs being written; the golf course is being taken off the legal description of the Village and the new north RV storage area is being added.

The shed set back is being changed from 10 ft. to 6 ft. Although, the fire marshal wanted 10 ft., it can be changed to 6 ft. Ron Fain will make a request to the county.

Jim Lehman, Ron Fain, Justin Scott, Ed Legere and Paul Vietti met with Jess Thomas, the engineer on the electrical upgrade problem.

April 16, 1998

Ron Fain sent out a letter for bids on changing the electric service from 50 amps to 100 amps. The Board feels that installing more natural gas lines could help alleviate some of the electrical load and be less costly to Homeowners.

There are still drainage problems with rain water run-off.

Laura Burger and her assistant Gippy will be leaving the employ of HOAMCO by May 1. Justin is interviewing new prospects.

Justin is adding another pickup day for garbage to help alleviate the overload of the dumpster.

The developer's representative, HOAMCO's representative, and Arizona Land and Ranches, Inc.'s representative are now attending the Transition Board meetings. (Arizona Land and Ranches sells the lots.)

The Village's tax-exempt status reduced the taxes from \$12,000 to \$500.00 for the common grounds and buildings. To keep this status, the facilities are not to be used or rented to outsiders who make money on the usage. The Villages cannot make any money on the rentals; to do this would exempt our non-profit status. Alcohol cannot be served without a liquor permit and insurance liability.

There are ongoing electric problems in phase 1.

Jim Brister from Arizona Land and Ranches reports that they have approximately 35 RV lots and 13 double wide lots left to sell and they would be sold out by late summer. He stated they do not discuss electrical problems with the buyer.

Cavco-Black Canyon homes are the company that sells the manufactured homes. Jim Brister does not know if they discuss electrical problems with the buyer.

A phone line will be put in the Activities room for use by the Computer Club for internet services.

May 13, 1998

The Tennis Club submitted a letter informing the Transition Board that the tennis courts were in need of preventive maintenance.

Shirley Baler Jord will work with the developer and come to Transition meetings with Justin Scott from HOAMCO.

Arizona Land and Ranches will be closing their office in the Administration Office. Pam Prussia has a request to keep the office open under Gilbert Realty.

May 21, 1998

A committee is formed to explore the feasibility of a master TV satellite dish for the Villages.

June 18, 1998

A smaller BBQ grill is purchased for times when there is a smaller cookout planned.

July 2, 1998

The bid for insurance coverage for the Architectural Board and the Transition Board is \$1250.00 for 1 million dollars of coverage.

The Architectural Board is not approving plans because there is no liability insurance for them. A motion was made to buy insurance. Until the insurance becomes active, the architectural board will review plans, make recommendations and give the recommendations to Laura Burger. She will give them to Justin Scott and he will take them to Ron Fain for approval.

The Transition Board and Ron Fain are still working out the trade of the RV lot for the maintenance lot.

They are still working on the north RV storage area.

They tabled buying the pool sweep.

Youn Hee Park is the new recreation director.

The golf maintenance people will drive on roads by the old driving range to the maintenance shed and not use the Village streets anymore.

The Transition Board has not accepted the new RV storage area to the south.

July 9, 1998

The area where the putting green was is an eyesore. The Transition Board wants to do something about it. It is requesting ideas.

A motion was made to buy a pool sweep for \$495.00 and a leaf catcher. Arizona Pool and Spa is awarded a contract for \$630.00 a month to keep up the maintenance on the pool and spa.

It is mentioned that late last fall in 1997, there was a land swap -the RV lot for the maintenance area.

Ron Fain was supposed to put up a fence on the RV storage lot. It is not done yet.

Bud Langseth teaches stained glass. He has \$600.00 worth of his own personal equipment that he uses to teach. He wants the Villages to buy it from him to put in the shop for others to use. The Transition Board decided not to buy it.

Strangers can walk in and out of the common area and pool. It was suggested that the Board look into some kind of locks to keep all common area rooms within the poolside areas locked during the day. The rooms could only be entered with a key and the doors would self-lock when shut.

July 23, 1998

The rock shop will get air conditioning.

The County says that the Village's pool is a semi-public pool and so could not have a pool sweep under House Bill 2495.

Ron Fain wants the Transition Board to have two meetings a month because he said there was a lot of work to be done. He wants the Board to give recommendations and approvals in the coming 12 months.

The developer will put in gas lines on Country View and Mountain Brush streets. Citizens Gas Company will do the work.

To get ready to take over governing the Villages, Transition Board members are tagging all assets worth \$50.00 or more. They figure the Village needs 2 chairs in the clubhouse for every lot.

The restrooms by the tennis courts are owned by the golf course.

When the electric corrections are made, the electricity for the golf course will be separated from the Villages. The electricity in the restrooms will be on the golf course bill.

Aug. 6, 1998

Wayne Krause of Satellite Scanners gave a presentation on the ways and means of obtaining satellite TV for all the residents. The cost of service would be \$25 to \$30 a month. Summer residents would pay \$6.00 more each month. Construction would cost \$100 to \$150 per lot. The Homeowners Association may choose to retain the expanded RV storage area on the north end of the south RV storage area, as well as that portion of the original RV storage area not

occupied by the golf course maintenance facility. The Fain Family Limited Partnership will retain ownership of the maintenance shop and access.

Aug. 20, 1998

Mortimer Nursery is asking for a 33% increase per month from \$725 to \$975 to take care of common areas.

Jim Lehman asked Ron Fain to separate all of the golf course's electrical system when they do the upgrades. Ron said he would do so.

Ron Fain recorded the deed for the 2.23-acre parcel for the new North RV storage area.

Sept. 17, 1998

Charlie, who cleans the pool, is leaving and is training Willie Hodges. The Board purchased the Connor Backup System for the office computer because all Homeowner billings are on it.

Oct. 1, 1998

The Board tells the real estate office that they must vacate the Administration office by Oct 31. The Villages joined Blue Stake.

Nov. 5, 1998

The Shamrock Water Company is sold to Prescott Valley.

Dec. 3, 1998

The Republican Party requests to have free use of our Social Hall for a meeting, but we have turned down other clubs so they are refused. There was a lot of worry over renting the Social Hall and what would happen to the tax status of the Villages.

----- 1999 -----

Jan. 2, 1999

The pool company gave a bid to service our pool in winter 3 days a week for \$400 a month and in summer 5 days a week for \$600 a month. A violation and fine policy was adopted that is in line with a state law passed last year. Now a fine schedule has to be adopted.

Jan. 7, 1999

Jim Lehman got a letter from the county stating that we could use a pool sweep. The Board will get a price quotation.

Our invoiced taxes were \$11, 251.46 from Yavapai County. Now they are reduced to 0.36%. We were doubled taxed.

The Board deeded a 10 ft. strip of land adjacent to the South RV storage area back to Ron Fain to

allow a 30 ft. wide street and landscaping along the side of the storage area. Ron Fain will pay for moving the fence.

A Prescott couple wanted to purchase a home to allow 3 people to live on the lot. Motion denied.

Metered water hydrants will no longer be used at the Villages.

Prescott Valley Utilities Manager says the city is willing to start discussion regarding the city taking over our sewer system. A 3-member Board will begin discussions with Prescott Valley regarding our water situation.

March 4, 1999

The Computer Club will take over preparing and publishing the monthly newsletter at a fee of \$75.00 a month.

April 1, 1999

The Transition Board passed a resolution that there shall be no rentals of our buildings to commercial enterprises, non-profit corporations or enterprises.

July 14, 1999

Ron Fain called the Annual Meeting of Homeowners to order.

The new Transition Board members were Sally Gunter, Norm McKeown, Larry Martin, Harvey McMains, Bob Hamilton, and Jenny Looper.

Laura Burger reported everything was going smoothly.

Justin Scott reported that he has been with the Villages for 4 years as the HOAMCO representative. He works with and under the direction of developer, Ron Fain. He employs Laura Burger and Willie Hodges.

Ron Fain said he replaced Bob Baker's position about 2 years ago. The goal of the developer is to sell the 40 odd lots left and wind down management of the Villages so that the Homeowners can take over the management.

He said the two big projects right now are the electrical upgrade and the drainage problems. The electrical is 75 % complete and no date has been set for drainage work to begin.

Jim Lehman reported on the cover for the Holland grill. They have collected \$1700.00 plus. Bob Leonard is drawing up plans and will be submitting them. They are getting bids on trusses.

August 27, 1999

Harvey McMains wrote to Ron Fain that he wanted any legal documents on the use of and charges for the water and sewer facilities by the golf course and associated properties. He would like to secure such documentation before the developer turns the facilities over to the Homeowners' Association. The Transition Board members felt that they must reserve the right

to renegotiate the terms of the financial charges for these utilities.

Sept. 16, 1999

Various committees gave their reports.

Norm McKeown of the utilities committee gave a report with lots of things in it. Some are listed below:

1. Roads are not patched properly after removal of the speed bumps.
2. Water control is needed for the Administration and recreation building.
3. The floor of the Social Hall needs to be repaired.
4. There is a need to replace currently worn out vehicles.
5. The electrical upgrade has been completed.

Laura Burger, manager of the Village under HOAMCO, reported:

1. The location of water turn-off valves has been determined.
2. Additional stop and speed limit signs have been purchased.
3. A new air conditioner was purchased for the Card Room.
4. The north RV lot has some spaces marked and people have been assigned a parking space.

Donna Harding, chairperson of the Recreation Committee reported:

- It is their desire to have a recreation director full time.
- In the absence of such, they propose to charter a Recreation Committee to more formally handle the activities and finances of such activities.
- The residents have gotten together and have elected a slate of offices to head up the proposed Recreation Committee.
- They have rewritten the recreation guidelines.

Oct. 1, 1999

Harvey McMains, chairman of the Transition Board, wrote to Ron Fain asking if the golf course paid any sewer fees. He stated with the restaurant facilities expanding, they were using more sewer.

The Transition Board held a meeting with a lawyer to determine what authority the Transition Board has and what it should be trying to accomplish prior to taking over the Villages.

Street lights continue to be a concern of the Homeowners.

Nov. 18, 1999

Laura Burger reported that the insurance company gave the Village \$44,000 to take care of hail damaged items.

Some of the items are:

1. 4 new umbrellas
2. Repair or replace all damaged patio furniture
3. Resurface the tennis courts
4. Replace 3 cracked windows
5. Replace the roof over the mailboxes

Dec. 10, 1999

The streets were not patched properly after speed bumps were removed.
The Village needs to have gutters and downspouts installed on the entire building complex.
The floor in the Social Hall is damaged as a result of water migration.
Water vapor is causing rust damage to the air ducts.

----- 2000 -----

Jan. 20, 2000

The spa had an ionizer installed to keep the water less cloudy, remove soap and other items in the water and save on chemical costs and tile cleaning. Additional venting in the ceiling of the spa room was done to help draw out the moisture.

Justin Scott gave a report on the 1999 year:

1. The old putting green was temporarily covered with decomposed granite and decorative rock until plans are approved for a more permanent solution.
2. The South RV storage lot has been completed with \$37,000 worth of improvements.
3. The discrepancy over the reserve fund was resolved and paid in full.
4. The electrical upgrade was completed in 1999.
5. Natural gas was installed on Country View and Mountain Brush.
6. The drainage in phase 2 is 98% complete.

Justin Scott said the developer expresses willingness to sit down and begin discussion to determine the responsibilities of both the HOA and the developer to clear the way for the HOA to take over the Villages in the year 2000.
He says there will still be trash pickup.

Feb. 17, 2000

Previously R-Lin sanitation provided the Villages home pick up service. Waste Management took care of emptying the dumpsters, 3 times a week. Waste Management purchased R-Lin sanitation a year ago.

March 16, 2000

The Board determined there is a smell from the sewer plant. The developer will take care of it. The ADEQ has said the sewer plant needs an extra sand filter added to the system.

Ron Fain says the Transition Board is handling 75 percent of the workload for the Villages. In the near future, the developer would not have a functional role and the Transition Board would become a Board of Directors for the Homeowners.

Ron Fain said there 511 lots on the subdivision plat filed with the county. 53 lots in phase 3 are still to be developed. When they are developed, the sewer plant will need one final expansion beyond its current state and that would not be a cost to the Villages' HOA.

April 20, 2000

Resident, Mark Dyer, asked about the possibility of joining with Prescott Valley sewer system.

May 18, 2000

The Transition Board does not have the ability to enforce rules, regulations and fees. The procedure is to go to Laura Burger; she goes to her management and then to the HOAMCO Board.

The Transition Board chairman advised that we are in the last phases of the turnover and there will be meetings with Ron Fain every two weeks. Input is needed from the Homeowners regarding their concerns.

The developer has engaged an engineering firm to review the sewer plant, review the ADEQ (Arizona Department of Environmental Quality) citation, and deal with it appropriately.

Work will be started in June on the tennis courts.

June 15, 2000

Ed Beaty went to Yavapai County Planning and Building Dept. He says records show the land immediately north of the plated area which we recognize as the Villages at Lynx Creek are zoned RIL70, site built residential homes limited to 70,000 sq. ft.

Architectural Committee chairman Henry Hein reported that 4 new houses were coming into the Villages.

July 19, 2000

Ed Beaty was thanked for ascertaining that we were using the wrong type of water pressure regulators. We are replacing valves with the manufacturers recommended type when the Village's present valves become defective.

The golf course pays no sewage assessment.

Sally Gunter, chairman of the finance committee, states that to maintain curb trash pick-up, the cost would be an extra \$26,600.00 a year.

Ron Fain said the sewer plant was cited by the Arizona Dept. of Environmental Quality (ADEQ) for not being compliant. Fluid Solutions Company made an on-site inspection and wrote a report. It was sent to ADEQ. We are now waiting for ADEQ to respond to Fluid Solutions' report.

The developer is raising fees 5% and the Transition Board feels that the increase will probably go into the reserve fund.

Sept. 21, 2000

The Transition Board is looking into the possibility of tying into Prescott Valley sewer system.

Ron Fain says Santec, the engineering design group and manufacturer who sold and installed the Villages' sewer plant, is working with the developer's current engineer to help alleviate and address the concerns of the notice of violation from ADEQ.

Management report says the kitchen/office air conditioner was replaced. There was some additional venting work in the office for a better airflow.

Phase one streets have been resurfaced.

Final work on roofing has been done and the final insurance company payment came in.

Oct. 19, 2000

Ed Beaty reported that Village Way and Village Creek Blvd. are not on the Villages' tax rolls.

The Board sent some 25 document requests to the developer covering over 60 items.

Planning and zoning confirmed that the 53 lots to the north are zoned RIL70. Any use related to us would require a rezoning hearing.

The Transition Board sent a memo to Ron Fain asking when he anticipated the Transition Board would take over. The answer was after the reserve study was finished, approximately on 3-31-2001.

Mr. Fain said he would be willing to pay for the golf course use of water /sewer and for street maintenance of the main entrance to the golf course. He estimates the cost will be between \$800 to \$1225.00 per month.

The deferred maintenance he is going to do before the transition is roads in phase 2 and the Social Hall floor. He is also planning sewer plant repairs.

When the Transition Board takes over, the present list of assets, liabilities and fund balances would be transferred to the Villages intact.

Oct. 19, 2000

The Architectural Board says grass areas are not approved because they raise costs of water and sewer.

A purchase order system is adopted for buying supplies.

Edye Douglas and her crew bought new floor for kitchen.

There is a signed contract with a company called RDA to make a reserve study.

Ed Beaty says that RIL70 zoning is rural ranch where you could put a stick built building up to 70,000 sq. ft. and could have a septic system.

Nov. 16, 2000

Management reports that the roof is fixed.

All lot numbers are painted on each lot.

Ed Beaty reports that the main boulevard through the Villages and the frontage road are now dedicated to the county and we do not pay any taxes on them.

The Village Crafters purchased water coolers for the Activity Room and the Recreation Committee purchased them for the Card Room.

Jan. 18, 2001

Larry Martin advised that there is interest in a wood working shop and lack of interest in the rock shop. Bob Jones is heading up a study regarding a woodworking shop.

The developer wrote a letter to the Homeowners stating that the developers wish to transfer operation and management responsibilities of the Villages at Lynx Creek Homeowners Association to the elected Transition Board and will complete the transfer within 30-45 days.

A motion is approved to purchase and install a calendar /bulletin Board for the Social Hall. It is the law in Arizona that we have 2 years after we take over to address with the developer issues that arise.

The Computer Club will have a web page for the Villages.

Feb. 15, 2001

A letter from Transition Board is sent to Mr. Ron Fain, requesting transfer of administration duties, operation budget and maintenance responsibility from the current directors to the elected Transition Board be made as of March 1, 2001.

A 30-yard trash compactor will be leased for 2 years at \$360 a month and \$85 per dump. Wood working shop has the go ahead to form. It will sell the rock shop equipment and buy wood working equipment.

A new treadmill and exercise life bike are purchased.

The Social Hall floor work and spa area work are being done.

March 1, 2001

Special meeting of Board of Directors of The Villages At Lynx Creek Homeowners' Association, Inc. is held at the Villages.

The entire developer's Board was present. They were Norman W. Fain 11 (Bill), James Geiler, James B Musgrove, and William Kenson. Also present were Harvey McMains, Norm McKeown, Sally Gunter, Karl Sorenson, Larry Martin, Lenny Burger, and Gary Himler.

Mr. Fain appointed Harvey McMains, Norm McKeown and Sally Gunter to the developer's Board.

James Geiler, James Musgrove and William Kenson and Norm W Fain 11 resigned. Karl Sorenson, Larry Martin and Lenny Field and Gary Himler were appointed to fill the vacancies. The terms of all directors will expire at the Annual Meeting of Homeowners on July 2001 when new directors will be elected.

**THE TRANSITION BOARD BECAME THE BOARD OF
DIRECTORS OF
THE VILLAGES AT LYNX CREEK**

The Village's first Board is Harvey McMains, Norm McKeown, Karl Sorenson, Sally Gunter, Gary Himler, Lenny Burger, and Larry Martin.

Mr. Ron Fain will work with the Board for the purpose of obtaining closure on existing problems and concerns.

March 1, 2001

The first meeting of the Board of Directors was called to order at 9 AM.

Laura Burger from HOAMCO was there.

78 Homeowners were present.

New bylaws were approved.

There is a new compactor.

A new wall and window in the spa area is approved.

The Board is obtaining all documentation of Villages certificates, maps of as built electrical, gas, and building plans, reviewing contracts with Black Canyon Homes and Quailwood Greens,

A new pool heater is installed.

March 15, 2001 2PM

Attorney Don Dykeman met with the Board for the purpose of interviewing him as a candidate to be counsel for the Association. The Board decided to retain Mr. Dykeman as its counsel.

April 5, 2001

33 items were discussed at this meeting. They were all to do with:

- updating work that was in progress,
- getting bids for work to be done,
- re-searching if lots 403 and 404 were one lot or two.

April 7, and April 18 2001

There are more meetings but no motions passed.

April 19, 2001

A new compactor is in and working well.

Seamless gutters will be installed on the north end of the clubhouse.

Ponderosa Electric will lower 26 light standards and install lamps which should last 2 years.

May 16, 2001

There is discussion on a policy statement.

The Computer Club requests the Board to allow them to charge for real estate listings.

May 17, 2001

The Board discussed the pay phone issue. Should it be removed and replaced with a restricted phone line for local calls and 911. It cost \$50.00 a month for the pay phone and it only generates income of approximately \$6.00 per month.

The Wood Shop will be open for business the first week in June. Donations of tools will be appreciated.

New Rules and Regulations for the Villages are adopted.
Wood Shop will construct a metal roof over the large cooker with a roof to match the clubhouse roof.

June 19, 2001

The Board met to review the bylaws and Rules and Regulations of the Villages at Lynx Creek in order to bring them into agreement with the CC&Rs.

June 20, 2001

Work will start next week on the sewer plant. We will send the bill to the developer.

June 21, 2001

The Board approved the purchase of a swamp cooler for the Wood Shop and a golf cart for the manager.

There is a new set of architectural guidelines.

One gazebo is partially furnished.

The developer has engaged a waste water engineer and work will begin to correct all the problems of the sewer plant.

June 22, 2001

A work session was held to review the new Policies and Procedures Manual being developed by Karl Sorenson and Gary Himler.

July 11, 2001

The Board adopted new policies and procedures.

There was tremendous hail damage.

Finalization of the damage was:

- new roof on building
- resurface tennis courts
- new transformer purchased

Other work completed was:

- new gutters on Social Hall to reroute water to parking lot
- spa window casings replaced
- leased compactor to help solve the rising cost of rubbish removal
- purchased treadmill for fitness
- new computer for office
- new golf cart for office

July 12, 2001

This is a work session. No motions passed.

July 21, 2001

Laura Burger, in the manager's report, said the new transformer was purchased because a lightning strike hit the old one last July 4, 2000.

July 28, 2001

The poker players want to stay in the Card Room until 10:30. They must pay the security monitor for an additional ½ hour on poker night.

New guidelines are needed for the Crier newsletter. Evidently the Board is concerned about something that was printed.

August 16, 2001

The Board approved going ahead with construction of the roof over the large barbecue. Ed Beaty will investigate the use of the north parking lot according to zoning.

Sept. 18, 2001

The Villages' accounts will be transferred to Wells Fargo. Since the north storage lot is not properly zoned, the RVs now stored there can remain until the end of the leases and then the lot will be closed permanently. The developer will pay the bill of \$4400.00 for the gazebos.

Sept 20, 2001

Sharon Beck was introduced as the new general manager. She was hired Sept 11, 2001. The HOAMCO contract is now terminated. There is a discount available if the HOA fee is paid by Jan. 1 for the year.

Gary Himler and Ed Beaty gave a report. They state the Villages is in violation of RV storage in the north lot. They state the Villages will need the land, deeded to the developer in 98, for WWTP repair and expansion. The Board wants that space back to store some of the RVs. They believe the golf maintenance shop should not be in this area. They have started discussions to resolve these land uses with Fain. All are tied together and must be worked out before we can properly do the WWTP fix, accommodate RVs and ultimately have the Village property surveyed.

Entrance sign "A Senior Community" has been placed at the Villages' entrance.

They received 40 plats sent by the developer. They reorganized these in a storage cabinet in the small room off the office.

They found discrepancies with the County Building Dept. There are approvals given 4 years before the engineer sent in his completion certification. Final plats completed in 94 were date stamped for recording in 98.

Oct. 4, 2001

The Board needs contracts for maintenance men, housekeeping, pool maintenance, etc. They need policy and procedures for clubs.

Oct. 16, 2001

The Titanium Club and Black Canyon Homes use the Village water. The Board will investigate to see if we are charging them.

Karl explained the tax implications of chartered clubs versus committees. They will be explained to each club/committee.

Oct 18, 2001

Harvey McMains met with the engineer. The engineer says the Village should have sewer plans on or before Nov. 15.

The long-range planning committee hopes to meet with the budget committee by the first of the year to put together a 5-yr. plan to purchase things that will need to be replaced.

The budget committee is on its 3rd draft.

All records were picked up from HOAMCO.

Transfer of monies from HOAMCO was completed Oct 12, 2001.

Mike West is hired to help with maintenance.

Medical supplies are being stored in the first phone booth.

Nov 14, 2001

New security lights operating 24 hours have been installed in the restrooms.

An exhaust fan is hooked up in the kitchen after 12 years.

Mike requested that he put up a small storage shed along the wall by the shop, two storage sheds back by the tennis courts, and a shed in the sewer area. Wood Shop will help build them.

The Villages will buy a full size, 6-cylinder ½ ton 5/8 standard bed pickup truck for a maximum amount of \$17,000.

A ramp type step for the swimming pool plus replacement of two ladders in the amount of \$4218.29 was approved.

We will start billing for both lots 403 and 404 in December.

Nov. 15, 2001

The newsletter will have an editorial board consisting of one Board member and two Homeowners, appointed by the Board, for a period of one year to review the newsletter before publication for compliance with the guidelines.

Information to all Homeowners will be distributed on a quarterly basis.

The HOA assessment will be raised to \$80.00 a month.

Dec. 7, 2001

Motion approved that Harvey McMains is to go ahead with work on the sewer plant as he sees fit. He can hire Ken Knickerbocker to do the work.

----- 2002 -----

Jan. 12, 2002

Meeting held.

Jan. 16, 2002

The Bingo group is to keep an audit trail.

An assistant is need for Sharon in the office from 9 to 3.

Jan. 17, 2002

Ken Knickerbocker made a review of the sewer system.

Pool steps are installed as well as a new ladder.
The Villages got another notice of violation on the sewer plant.

Feb. 20, 2002

Renewal of the bingo contract is due March 30, 2002. Bingo has no audit trail. The Bingo manager needs a system to manage their funds.
A request to advertise and have outsiders attend and play bingo is denied.

Feb. 21, 2002

The room between the Laundry Room and spa will be made into ½ shower and ½ storage. Cost estimate for the shower, trenching to drain, and replacing the linoleum is \$2000.
The manger reminds residents that notary services are available in the office.
Faxes are \$1.00 per page.
Mike will take over the pool maintenance.
Ice is \$1.00 per bag.
WWTP received another notice of violation from ADEQ.

March 20, 2002

Dan Downey has been hired as a maintenance assistant.
Sharon will interview someone for her administrative assistant.

March 21, 2002

RVs can be stored in the north storage lot on a month to month basis for \$10.00 a month with a new agreement releasing the Association from any liability.
A rail fence will be constructed to deter parking in the shady retreat area.
New insurance is now in effect.
A motion was approved to put a shower in the spa area

April 17, 2002

Construction bids will be sought for the sewer plant.
A Homeowner wants a dog run by the horseshoe pit.
An in-house mail system is discussed.

April 18, 2002

The Employee Handbook is approved.
The sink hole between lots 167 and 187 has been filled in. Mike and Dan will make a small culvert to try and reroute drainage. They want a fence rail at the Shady Retreat Park between lots 362 and 56.
Insurance for volunteers is now in force.
Redesign of the sewer plant is completed.

May 2, 2002

Tennis court repair will begin May 12.
Boulders will be placed at the shady retreat area to prevent parking.
Discussion is held on a dog run.

May 16, 2002

Ken Knickerbocker is looking for a sewer plant operator for the Village's WWTP. The survey of the Villages' property has been canceled.

Art Espitia came and said he needs help with the sewer plant. It is an 8-hr. day. A letter is written to the owner of lot 403-404. They pay one assessment now but when the property is sold, the new owner will have to pay two assessments. The conveyance deed that was part of the original land transfer of the north and south RV lots are to be sent to Don Dykeman for him to initiate negating transfer and deed the property back to the Homeowners' Association.

A contractor will start digging and our sewer plant will be in full operation in a month or so. Bingo donated \$800.00 for equipment in the fitness room.

We have a contractor who will start work on the sewer plant in a couple of weeks. Total cost is \$300,000. The Board is negotiating with Mr. Fain on how much he will pay.

June 12, 2002

The ballot was sent out for a special assessment and expenditure of monies from the General Reserve fund to fix the WWTP.

The ballot had two things to vote on.

#1 was to authorize the expenditure in excess of \$50,000 of the general reserve fund to fix the sewer plant. 246 voted yes and 4 voted no.

#2 was the assessment that will be charged to the lots in the amount of \$144.00. 242 residents said yes and 3 voted no on the assessment.

June 20, 2002

Sharon tendered her resignation to the Board effective Aug. 30.

Work will start next week on the sewer plant. We will send the bill to the developer.

The spa is being resurfaced.

Herb Fuller requested the Board obtain a bulk cable service from Cable one. A 10-year contract was presented.

July 10, 2002

The Villages are not being managed by HOAMCO any longer and the Villages will remain self-managed.

Sept 19, 2002

Work is progressing on the sewer plant.

Bylaws were amended to have only 5 people, not 7, on the Board of Directors.

Oct 17, 2002

Planters in front of the office are taken out because of water problems.

The Board decided no bulk cable TV will be installed.

Nov. 21, 2002

The new general manager is Cristi Walsh. The sewer plant is still not working.

Jan. 16, 2003

The Board is working on an employee handbook and on policies and procedures.

Feb. 19, 2003

New policies and procedures are approved.

A new Employee Handbook is approved.

\$10,000 will be earmarked in reserves for the WWTP.

The Board will work on the CC&Rs at least once a month.

Feb. 20, 2003

The new policy and procedures are adopted.

The north RV storage lot will be kept open. There will be no charge for parking an RV but the resident must sign a waiver of responsibility.

March 4, 2003

Cristi Walsh will work on the job description for the manager.

The final bill for Felix Construction Co. for fixing the sewer is \$403, 285.

March 19, 2003

The Association will subsidize all repairs and replacements on all power equipment of the Wood Shop on an as-needed basis. A letter is sent to the Wood Shop dated March 24 stating this.

The Drama Club requested a curtain for the stage. It was approved.

Santec will send a representative to teach Mike and Art the WWTP plant and how it works for \$2000.

Basic operation costs for the year would be about \$23,600.

The Board approved buying a chlorine ozone generator for the swimming pool which uses rock salt. Cost is \$3840 and that much money will be saved in 4 years.

March 20, 2003

All automatic withdrawals will be on the 15th of each month beginning on April, 2003.

The contract work on the sewer plant is finished.

April 9, 2003

The Board met to approve a letter being sent out to Homeowners explaining the vote for revision of the CC&Rs. All ballots must be back by May 31.

The Board decided that Cristi Walsh should not charge for notary services.

April 10, 2003

The proposed revision of the CC&Rs was sent out to all Homeowners for them to read and vote on.

April 17, 2003

Drainage ditch work is completed under budget.

A chlorine generator is installed in the pool.

April 28, 2003

Special meeting

A variance is granted to allow construction of a carport on lot 20. Residents must adhere to the county's 50% building code.

May 15, 2003

The waste water plant (WWTP) is running fine. It takes 3 to 4 hrs. of maintenance every day.

There is a logo attire list in the office. People can order hats, shirts, jackets, etc.

Nine candidates are approved to run for the Board.

June 19, 2003

The Board, in an executive session, voted to hire an offsite accounting company. Jerry Reed, CPA, will fill that position.

June 19, 2003

Signs are needed for the pool area giving specific and more timely rules.

Guest badges are needed.

The management of the office will be on a trial basis with Larry and Ben assisting as Board liaisons.

Jane Hernandez and Roberta Waldo will be the office coordinators.

A street sweeper will be hired.

Al Harding says that all necessary easements for utilities have been completed. They are working on easements for the frontage road so they will be in place when needed.

Amendments to the CC&RS were approved.

July 9, 2003

A street sweeper will start this week to clean the Villages' streets.

July 17, 2003

Charles Burger, lot 321, can put up an aluminum roof over his deck.

New carpet will be put in the office.

APS will be asked to unlock the gate on Serpentine as it is the only other outlet from the Villages other than Village Creek Boulevard.

Aug. 15, 2003

A meeting was held on August 15, 2003 in the Fain Signature Group offices with Mr. Loren Potts. He expressed interest in developing and building phase 111 on the proposed 53 lots on the north side of the Villages.

Aug. 18, 2003

GWSMCA has requested use of the Social Hall one Sunday a month for a pot luck and jam session.

Ruffles and Rawhide has requested the use of the Social Hall for a Christmas dance.

Reenie Viska wants the Board to buy a heavy-duty washer and dryer. It will be on the Sept. 18 agenda.

August 20, 2003

Special work session

Mr. Potts advised that he has a 100-year water certificate for the 53 lots.

Discussion was held on the 2.4-acre north storage lot owned by the Villages. It is in the middle of phase 111, the 53 lots. Tanya Baker, realtor, will handle the sale of the 53 lots.

There will be an annexation hearing in Sept. in Prescott Valley regarding the Villages joining Prescott Valley.

Aug. 27, 2003

Special Board meeting

Mr. Potts owns Red Hawk Land and Management Company.

He explained the financial structure of the 53 lots and the process of selling them.

The Board said Mr. Potts can use the Villages' WWTP or go with Prescott Valley.

The Villages will charge \$7900.00 per lot to buy into our WWTP and \$80.00 a month for usage.

A town hall meeting followed. Mr. Potts plan was discussed with residents.

Sept. 2, 2003

Mr. Potts has asked for a letter of agreement from the Board about his developing the 53 lots.

The Board hired Byron Kline to be the attorney to look over the agreement.

Santec will write a letter of certification for Mr. Potts concerning sewer availability.

Mr. Potts agreed to \$8000.00 per lot buy-in to the Villages' WWTP sewer.

GACWSMA will use the Social Hall on the 2nd Sunday of each month.

Ruffles and Rawhide will use the Social Hall on December 6 or 13 for a Christmas party with no entry charge to the party for Villages residents.

Sept. 18, 2003

Residents will be voting on joining Prescott Valley sewer.

Sept. 30, 2003

Larry Martin advised of his meeting with Prescott Valley concerning the sewer line. Cost to each Homeowner will be approximately \$390.00.

The connection fee will be \$560.

The 53 lots in phase 3 will pay full hookup fees.

Markham Company for Empire for Quailwood Meadows can use a water hydrant of the Villages for dust control. They will pay \$2.97 per thousand gallons.

The Board will allow temporary use of Serpentine Ave. up to Vermillion Ave. for construction trucks for Quailwood Meadows. If there is any road damage, Empire Company will pay for repairs.

Mike can purchase a pipe locator and leak detector for \$3400.00

The Drama Club wanted a door put in the back of the Social Hall. The Board refused the request.

The amendment for the CC&Rs regarding phase 111 has been reviewed and received from the

attorney.

Oct. 13, 2003

Mr. Potts states there is a possibility of a trade of the north storage lot for the empty lot located by the golf course and the Village's tennis courts.

Oct. 16, 2003

Two ballots were given to Homeowners attending the meeting.

One was for adoption of the amendment to the CC&RS to accept the 53 additional lots into the Village

and the other was for the adoption of a special assessment of \$405.00 per lot allowing for the purchase of future capacity in a sewer line.

Oct. 29, 2003

A discussion is needed with Ron Fain regarding the property where the golf course maintenance shed is and on any other property we can use for RV storage.

Motion carried to sell the 2.4 acres to Mr. Potts.

The ballots for the \$405 assessment and the amendment to the CC&Rs will be counted tomorrow.

The Board voted to purchase one heavy duty oversized washer and dryer funded out of the laundry fund which is a sub fund in the reserve fund.

Oct. 30, 2003

Residents voted to amend the Village CC&RS to include phase 111 as a wholly equal part of the Villages.

Residents also voted to approve the \$405.00 assessment for the purchase of future capacity in the sewer line.

Nov. 11, 2003

Red Hawk will buy the RV north storage area from the Villages for \$49,900 when phase 111 is finally approved and the plat recorded.

Nov. 20, 2003

A motion was made to purchase a large capacity washer and dryer in the amount of \$6000.

The amendment to include the 53 lots of phase 3 into the Villages passed 290 to 10.

The special assessment vote passed 289 to 9.

Prescott Valley will be meeting in January to give approval for the final plat plan for phase 3.

Mr. Potts agreed to purchase the north RV storage lot for \$49,900.

Ron Fain is proposing to move the golf maintenance shed from the South RV Storage area to behind the Social Hall and then we could purchase the old golf maintenance area property in the south RV area for additional storage, car washing or motor home maintenance.

Nov. 30, 2003

Work session

Dec. 3, 2003

The north golf course rest room is being moved. It will be in the line of view of Homeowners on Peppertree.

Discussions were on what to do to camouflage the rest room.

Santec will send an agreement for a salvage soil test regarding the de-commission of the Villages' WWTP.

Dec. 4, 2003

A motion was made to separate the heater and air conditioning of the kitchen from the office.

A discussion was held concerning the north golf course rest room.

Dec. 11, 2003

A motion was made that from now on lots 403-404 will be considered a single lot for future assessment.

The Association will pay for removal of 36 cottonwood trees on Village Way.

----- 2004 -----

Jan. 15, 2004

The washer and dryer have arrived and are being installed.

Jan 29, 2004

The Board agrees that monitors are needed when 100 or more people attend a private party and /or people under 18 are present.

The Board voted to allow up to \$300 for any individual lot owner removing cottonwood trees on their lot. The roots get into the water and sewer systems.

The Board agreed to discontinue watering the grass on Villages' land located on the south side of lot 177. They will get rid of grass and put in granite. This will save money and the expense of upkeep.

Feb. 11, 2004

It was announced that on Feb. 19, Dwight, from Santec, will submit the cost for shutting down the Villages WWTP.

Feb. 19, 2004

50 letters were sent out to residents regarding cottonwood tree removal. The Board said they would pay up to \$300.00 to help pay removal expenses. So far, 27 people said yes to removing their trees and 2 said no.

March 18, 2004

The Board talked about moving the water meter from commercial properties.

March 31, 2004

Mike will get an estimate for putting a window in the exercise room.

April 15, 2004

Norm McKeown reported water lines have been inspected and passed 100%.
The meter will be moved. The location has not been decided.

April 19, 2004

Another meeting

May 12, 2004

Lou Wayne Davis is appointed director to fill the unexpired term of Larry Martin.

May 13, 2004

Another meeting

May 18, 2004

Loren Potts advised the Board that the plans for phase 111 are ongoing.
He also wants to develop the tree farm next to the 53 lots with the possibility of 100 more units consisting of double wide mobile homes and /or 4 or 6 duplexes.

May 20, 2004

Mr. Potts still plans to develop 59 lots in phase 111. The delay is due to permits with ADWR (Arizona Department of Water Resources.)
Villages' tennis courts are being repaired in-house by the Villages' maintenance people.

June 15, 2004

Loren Potts says he has a firm commitment that the Town of Prescott Valley will supply the water to phase 3 if it is rezoned as a C-2 project. The project would be one parcel of spaces, not individual lots. He hoped that eventually in 2008 -2010, the C-2 property would obtain a certificate of water from the state and then the property would become deeded to the individual Homeowners. For now, the individual Homeowners would hold title through Red Hawk LLC. Red Hawk LLC will hold the ground as fee simple.

The zoning terminology would be C-2 Manufactured Home Village.

Mr. Potts will provide the Board with a written description of his plans. The Board will obtain legal advice.

June 17, 2004

Work is being done on the sewer line which will be connected to Prescott Valley sewer in the future

Mr. Potts has informed Mr. McKeown, acting Board President, that all Homeowners who live within 300 ft. of the proposed phase 111 must be notified by certified mail of the plan.

July 8, 2004

There is a bid of \$84,300 to repair Villages' roads.

July 14, 2004

Work session

July 27, 2004

Homeowners must sign for use of any Association property such as tables and chairs.

GACWSMA will renew its agreement for use of the Social Hall.

Norm McKeown signed a contract for the resurfacing of roads in phase 2 and fogging for phase 1 for a total of \$77,000.00.

Food will only be allowed in the Social Hall, no other rooms.

The Wood Shop will sell a 10-inch radial arm saw and buy a commercial 12 inch chop saw.

4 new speakers will be put in the Social Hall.

The Drama Club will pay \$200 towards the cost of curtains for the stage.

Aug. 5, 2004

The Architectural Committee denied a resident use of Alumawood in the construction of the carport. The Board overruled the Architectural Committee.

Aug. 11, 2004

Loren Potts gave a copy of a tentative lease agreement. He will attend the Homeowner's meeting at 2 PM to inform the Villages' residents of his plan.

Aug. 19, 2004

The Board approved the purchase and installation of 4 new thermostats in the Social Hall.

5 panels will be placed below the stage, the same color and quality as the stage curtain.

Truly Nolen will be hired to seal all open spaces where mice can get into the kitchen area.

Sept. 28, 2004

3 commercial Maytag dryers will be bought.

A representative from the Central Yavapai Fire District will be invited to talk to Homeowners after coffee about the bond issue on the ballot.

The pool will be kept open and heated until Oct. 15 unless there is a definite cooler change in weather.

Oct. 1, 2004

A letter was sent to all Homeowners with information about phase 111.

Oct. 20, 2004

A motion was passed to amend the purchasing of 3 new gas dryers to 6. This will give the Village a discount. They will be paid out of the reserve fund.

The Board reported that as of Oct. 19's mail, 250 people voted against and 16 for phase 111.

Oct 21, 2004

We are waiting petition forms to be sent to us regarding the Villages annexation to Prescott Valley. The Board reminded residents that once we are annexed, we must hook up to their sewer system.

Nov 18, 2004

A new frontage road is under construction. The company expects to complete it by March, 2005. A resolution is made, seconded, and passed. But what the resolution is about is not mentioned.

Dec. 7, 2004, Jan. 7, 2005, Jan. 12

Work sessions

----- 2005 -----

Feb. 17, 2005

Only one bid was received to fix the Villages' roof. It was from Bradshaw Mountain Roofing, Inc. The Board accepted the bid. They felt it was the only bid because of the expertise needed to fix a metal roof.

Walter Bassett will be hired as the Villages' Maintenance Supervisor.

Feb. 22, 2005

Bob Wilson, a locksmith and resident, presented an overview of 3 different but similar locks for gates and doors. It was decided to have the locks on the gate by the office and Laundry Room. The Board chose Sargent T-Zone Grade 1 Lever Set for a total price of \$2791.95. Each owner will get one key and will be charged \$10.00 for any additional keys. Bob will stamp each key with the lot number.

Feb. 28, 2005

The dump station for the south RV lot cannot be installed until we are hooked up with the Town of Prescott Valley WWTP. The Villages' present WWTP is too close to any feasible location for a dump station.

The surface of the RV lot will be graded and ABC installed.

March 15, 2005

The Board accepted a bid in the amount of \$42,890 from Crossbow Enterprises, Inc. to alter and customize the existing gates for security purposes.

The Board approved the amount of \$25.00 to be charged to a Homeowner if a key to the facilities is lost and needs to be replaced.

Jeff Dickerson from Glendale Insurance reviewed the Villages' policy with the Association. He needs a list of events where outsiders come in to the Villages and attend events.

March 17, 2005

Paul and Louise Butzien will provide a bench in memory of Della Weeks near the entrance of the Social Hall door at no cost to the Association.

A meeting was held with Prescott Valley Town Manager to discuss future sewer connections. The Town Manager says Prescott Valley could take over Village Way if the annexation is approved.

Village Creek Blvd. could be maintained by Prescott Valley but the current speed bumps would

have to be removed.

Maintenance supervisor, Walter Basset, has been hired as a replacement for Mike West who will be leaving in May.

Bob Wilson, a resident and a locksmith, will put locks on the main gate, the Laundry Room and the outside Laundry Room door.

March 22, 2005

Kenneth Jacot, Realtor of Realty Experts, Inc. met with the Board. He is representing Family Dollar store. They want to build a store on the commercial property on the south side of Village Creek Blvd. This is commercial property owned by Mr. Fain. Family Dollar wants to connect to the Village sewer. Water will be used from the 8-inch line in front of the property. They expect to build this summer.

March 30, 1995

Family Dollar needs a decision on how much we will charge for sewer hookup. They want to start construction plans.

April 1, 2005

A letter is sent to Ron Fain, owner of the commercial property adjacent to the Villages. In it the Board states that they could not make a decision on the sewer hook-up fees until the full Board was present. The Board asked the Family Dollar store and the realtor for an extension to the deadline until May 1, 2005.

A list of events that bring in the outside public will be written and sent to Jeff Dickerson of Glendale Insurance.

April 21, 2005

The water line at the south end of the Village is now activated.

Walter Basset is introduced as the new maintenance employee.

April 27, 2005

Fann Environmental gave a report on their bid for a lift station for the Villages' WWTP. The Board felt it was too experimental.

April 29, 2005

Norm advised the Board that annexation of the Villages to the Town of Prescott Valley was passed at the town council meeting on Thursday, April 21, 2005 with 76 % of the Village Homeowners in favor. 345 voted yes and 5 voted no.

Richard Crabb agreed to oversee the test results of the Villages' WWTP twice a week for \$25.00 an hour. He will write monthly reports and notify us immediately if something is wrong.

Karen Kirkland and Art will still be in charge of the plant.

Richard will install a vibrahorn for an alarm system. When it goes off, he asked residents to notify him or the office.

May 6, 2005

K-Jo Enterprises LLC gave their proposal on running the Villages' WWTP.

They would have somebody work 6 days each week, no Sundays, 3-4 hours a day. They will test

every day. Tests will be sent to Legend Technical Services in Phoenix monthly and quarterly. They will give the Board a monthly report.

The Board approved the use by Homeowners of vinyl material for the construction of fences and gates. They will inform the Architectural Committee.

May 19, 2005

A motion was made that no keys will be issued to anyone outside of the Villages. The office coordinators will empty the coin boxes on washers and dryers every day. Norm announced as of May 25, 2005 the Villages at Lynx Creek officially becomes part of Prescott Valley. Phyllis White and Reenie Viska are the librarians and they gave a few suggestions.

May 20, 2005

The Board added to the architectural guidelines. All architectural permits must require construction start within 60 days and be completed within 120 days, unless an extension is given.

June 16, 2005

Committee reports are given.

June 29, 2005

Mr. Fain offered \$45,000 for the hookup of the Dollar Store to the Villages' sewer system.

July 8, 2005

The Board wants \$125,000 for a hook up on the commercial property to the Villages' sewer.

July 13, 2005

Work session

July 15, 2005

Annual Meeting

July 22, 2005

A committee comprised of Karen Kirkland, Reenie Viska and Ron Albee will address issues with clubs and come up with guideline and policies. A new agenda outline will be used for all Board meetings.

August 1, 2005

The office computer died. It was newer than the other one in the office. The Board decided to buy two new ones.

Aug. 12, 2005

Jeff Dickerson said that when an activity or event is advertised and outside people attend, we are not covered by insurance. We need to pay an additional premium. The premium depends on the type of event and if alcohol will be served.

The Board said that next year, beginning in July, residents will have to sign a yearly contract for storage in the RV yard, and show proof that their licenses are current and that they are Homeowners in the Villages.

Aug. 26, 2005

Security monitors say the golf course maintenance men are leaving the RV storage lot open. They suggested the golf maintenance employees drive around the outer perimeter of the Villages, using their own access road and enter through their own gate on the east side.

The north gate by the doggy run will be interchanged with the south gate by the Laundry Room.

The grievance committee is disbanded and the office will handle grievances.

Sept. 9, 2005

A key log will be made and kept up to date.

The gates between the doggy run and the Laundry Room have been interchanged.

The Board now has the Association's money in CD's at 5 different banks.

The Villages' insurance has been increased on the Villages' buildings, the pool, and the Villages' umbrella policy. Dan has been put on the Villages' insurance so that he can drive the company vehicle.

Arizona Public Service (APS) put back the water diverter they had removed.

The Board can no longer accept proxy votes per Arizona legislation.

Sept. 15, 2005

Dan Downey has been promoted to lead maintenance management.

Impact building fees from Prescott Valley are \$6000. They were only \$1700 when we were in the county.

The oven in the Social Hall kitchen is not in compliance with fire codes.

The Town of Prescott Valley wants our back-flow preventer to be inspected by an independent certified inspector.

Sept. 23, 2005

The Board voted three to one in favor of lowering the cost of using the commercial washer from \$4 to \$2 on a one-year trial basis. Since very few people were using it, it was not generating any money.

Rates for using the Social Hall have been increased.

Ben Stanton met with Ken Stanton of the Town of Prescott Valley Roads Department. Ken said they are not taking over the maintenance of Village Way.

It was suggested that there be a Villages' President Team (VPT) made up of one Board member and the president of each club to oversee that each club adheres to any guidelines that are put in place.

Oct. 14, 2005

Brian Henry, lot 343, got a variance to put in his 18 by 44 Village model. The Town of Prescott Valley said it would issue him a building permit.

A \$15.00 charge will be assessed on late Association dues.

The Board discussed the letter we received from Ron Fain accepting the Villages' proposal of the sewer line usage agreement with stipulations. A final contract will be drawn up by Ben, subject to approval by the Villages' attorney and Mr. Fain's attorney. (It does not say what the final Villages' proposal amount of money was. There are no other notes to refer to. Maybe it was the \$125,000. offered on July 8, 2005)

The Board increased the monthly Association dues by \$5.00 beginning Jan. 1, 2006

Security monitors do not report to anyone. They are working their hours on their honor.

Pool players have \$1300.00 in their fund. They need \$700.00 more to repair and recover pool tables. A motion passed to give them the money. It was suggested they form a club and make etiquette rules for players to follow. Some players are sitting on the tables, others play so that they are destroying the felt, etc. If players don't follow the rules, the Board will tell them that they could be denied access.

Oct. 20, 2005

There are various discussions on several items from residents. Nothing was passed by the Board. Committee reports were given.

Oct. 28, 2005

APS charges 1.67% of the APS bill for late fees. It was moved to charge 2.0 % if an electric bill has not been received by the 17th of the month.

There is a disagreement between the Recreation Committee and the Computer Club. The Recreation Committee wants more information about upcoming activities to be included in the Crier. They say the Computer Club is limiting the number and the length of articles. The Daily Democrat will have a newspaper stand out front. This will make 3 newspapers that are sold in the Villages.

Nov. 17, 2005

Petroleum is getting into our sewer. The Board will call the golf course.

Ron Fain's secretary said Ron is waiting for a legal description before they hook up to our sewer system.

If a solicitor wants to use our facilities, he must find a property owner to sponsor him and pay a fee.

It was suggested that 50 cents be added to ticket prices for events that use the kitchen.

A man from Mayer wants to purchase the razor wire fence we have around the north storage lot. Mr. Potts needs to landscape his nine properties in the Villages and add rain gutters.

Nov. 25, 2005

An Alumawood patio cover was approved for lot 78. It must be within the allowed coverage of not more than 50 %.

Maxine Everaert asked if outsiders can join the Crafter Club. The answer was yes, but there will be a \$5.00 charge after Jan.1, 2006 for all outsiders who join any clubs.

The Board decided that \$0.50 will be added to each ticket sold for the activities that utilize the kitchen.

The kitchen fund will be regulated by the VPT. (The Villages' President's Team of Club Presidents.)

Another discussion about the monthly Crier and its operation was held. The Recreation Committee wants things printed and they are not being printed. The Board is discussing whether or not they should take over the Crier.

The Board discussed that maybe they should rewrite the Crier guidelines.

The Board moved that effective next July 1, 2006, no Board officer can be an officer of any Villages' clubs.

The Board has not received any reports from Richard Crabb about his findings, if any, concerning the Villages' sewer plant.

The Board discussed making a decision on who the monitors are to report to.

There is a revised solicitation policy.

The Board decided to sell the Villages' razor wire fence for whatever they can get when the RV lot is sold.

Dec. 9, 2005

Ben asked the engineer to survey the Villages' property and see if he could come up with a workable solution on the placement of the Villages' sewer line from the Town of Prescott Valley.

----- 2006 -----

Jan 13, 2006

Solicitation guidelines state no commercial advertising is allowed in the Activity Room. It can be placed in the Laundry Room.

Monitors are not writing up violations.

One resident has not followed through with the many letters from the Board and the demands put on her because of ongoing violations on her lot. If she does not comply, the water will be shut off.

The Board allowed a variance to have a Homeowner's mother live with her. The mother is also a Homeowner here.

The new and approved recreation guidelines are now in the office for anyone to take.

We have not paid Richard Crabb for two months. He has not given any reports. The Board assumes he is out of the picture.

The Board is waiting to hear from the Villages' engineer concerning the sewer line easement across Empire's property.

It is also waiting to hear from Fain's engineer about Fain's agreement with us on the sewer hookup.

President Don Kirkland is going to join HAPC (Homeowner Association President's Circle) which is a group of HOA presidents and board members. The group meets once a month and discusses problems and solutions respective HOA's are having.

Jan. 19, 2006

We are still waiting on Mr. Fain regarding the sewer.

The price on the ice machine was raised to 1.25 for ten pounds of ice.

There are 3 new clubs: Losers R Winners, Single Group and Dance Group.

Feb. 6, 2006

The office will write a letter to all current RV storage renters outlining the Rules and Regulations for renting RV space.

Mike West, the Village part time maintenance man, will be resigning.

Dan and Bill will get a raise effective Feb. 13.

Repairs are being made on pool plumbing.

Winter watering will be done in late afternoon, not at night. This will help keep ice from forming on the sidewalks.

Feb. 16, 2006

The fence at the entrance to the Villages has now been painted with reflective white paint and new reflectors have been added.

Ed Legere reports that he talked to Mike Shaw of APS and we would have to contact ADOT for a light to our entrance on Highway 69.

Our agreement with Mr. Fain is done. As soon as the contract arrives from his attorney, he will take it to our attorney. Don will meet with an engineer to go over where the sewer line should go as soon as Empire gives their approval for it.

Sally Gunter resigns from writing and publishing the Crier. She had been writing it for 10 years.

Feb. 24, 2006

A motion passes that the office staff take over the duties of both the Crier and the Web.

A discussion was held on sending the bylaws revision to the attorney.

At Ben Stanton's request, the Board revised the wording of audit requirements.

Rise Plimbley will be contacted to do a review of Village books as well as the taxes for 2005.

The door between the Maintenance Shop and the Wood Shop is to be locked unless a Wood Shop monitor is on duty.

A synopsis of all monthly meetings will be put in the Crier.

Someone will be hired in the summer to help Dan and Bill.

There are 3 lots in the RV area that are too small for RVs.

Motion was approved to designate them as non-RV units and rent them out to Villages' residents

with cars, boats, etc.

March 10, 2006

The Board wants to put a shut off valve to water lines in the Laundry Room and showers.

The Board approved buying a new lawn mower and weed eater.

The Board made a change in the bylaws adding "Review and compilation of" after the word audit.

The office will do the Village Crier and will maintain the website as well.

The Computer Club will retain their web site name *The Villages at Lynx Creek*.

The office will obtain a web site similar and will make the Village's own website.

Mike West has left the employ of the Villages. He was sent a check for his unused sick leave.

The Board approved the Wood Shop purchase of a lathe, band saw, and sander. Bingo donated money to them.

Mr. Fain's secretary called to ask why the Board hadn't returned the sewer hookup agreement.

March 16, 2006

The Board and engineer are still working on the placement of the sewer line.

A new Recreation Committee is formed to study the guidelines.

Ed Legere gave the Board an application from the AZ Highway Dept. for a permit to have a street light put in at the entrance of Village Blvd. APS is going to install it for us at no cost. The Board wants to have an agreement from APS in writing.

The office staff takes over doing the Crier and web site.

An engineer is in the process of drawing up plans for the sewer connection to the Prescott Valley's sewer system.

Changes were made to the contract from Mr. Fain regarding the commercial sites adjacent to the Villages.

The bylaws have been revised

March 24, 2006

Brian Henry asked the Board for a variance concerning his electric service. He would like to replace his 100-amp pedestal to a 200-amp pedestal at no cost to the Association. Ponderosa Electric will do the work. It is approved but the Board wants the 100-amp pedestal to be given back to them.

Loren Potts says phase 111 is no longer feasible because of the water situation and the cost involved in getting water. His new plan is to put in storage units. This would include one residence home/office with 400 storage units. All of them will be covered. Only the one residence home/office would have water and it would have its own meter. Each storage phase would have electrical service. He said additional traffic on Village Way would be nominal. He will buy the 2 RV acres for \$49,900 and pay 8 percent interest to make up for the consideration we did not receive for the last 2 and ½ years as he worked on getting his water problem solved.

The Board has the authority to turn off the water to a lot in the Villages according to the CC&Rs.

The Board increased the Villages' revenue 3 times by lowering the price for the big washing machine and dryer to \$2.00 from \$4.00.

April 14, 2006

Ed Legere discussed the street light that APS will be installing. It is estimated to cost \$50.00 a month for electricity.

Some new park models being installed have their electrical wiring above ground. They were being installed under the County Building Dept. Then the Villages joined the Town of Prescott Valley. The county feels that if there is a wire problem because of Prescott Valley's requirement, then it is Prescott Valley's responsibility now. Either way, neither the county nor Prescott Valley will final out the property until it is corrected.

Black Canyon Homes is moving out on May 1 from the commercial property out front.

Town of Prescott Valley called Don about the dumping on lots north of the Villages. Mike West said Mr. Fain had given him permission to use that dump. We have to clean it up. It will cost \$37.75 per ton plus \$2.50 per mile to haul it off. The Board decided to wait and see what will happen. Maybe Mr. Fain will take care of it.

New chairs need to be purchased for around the pool.

Fain asked for an easement on Villages' land to work on and /or dig up sewer lines if there should be a sewer backup. Ben Stanton feels we should not give an easement. He feels we can give Fain the right to fix the sewer lines without giving an easement. We will have Jim Atkinson, our attorney, contact Jeff Adams, Fain's attorney to come up with wording that can keep both parties protected.

April 20, 2006

APS says now they cannot install a light as originally discussed because they do not have power lines at the entrance.

Don mentioned that it is not legal to dump on property to the north.

Empire says they will not be purchasing the land we intended to cross for a sewer hookup.

The sewer usage agreement with Fain is still in the rewrite and review stage.

Loren Potts still wants to build a storage unit complex on the property to the north of us.

Two bocce ball courts are being considered for an area by the horseshoe pits.

April 21, 2006

The Board approved the bocce ball court with a stipulation that it have approval from the Architectural Committee pertaining to fencing and proper ground cover.

APS says it does not have any electric lines running through the area where we want the street light installed. If APS installs the light, the cost will be \$85 a month for 14 years plus electricity usage.

Ed will get estimates from Ponderosa Electric.

A fence for the dog run was discussed.

Something will be put in the May Crier advising people that glass is not allowed in the spa area.

Lou Wayne Davis suggested the Wood Shop make signs for all streets listing the lot numbers on the street.

April 28, 2006

The Board discussed the sale of the north 2 acres. It is in escrow. We have earnest money of \$2500.

The Board approved 4 new cabinets in the Activity Room for the crafters.

The Board plans to meet with Rowanhorst Trust to discuss an easement allowing the Villages to place a sewer line across their property.

Don is waiting for a map from engineer Gary Kelly of Kelly Engineering which depicts where the Villages wants to place the line.

May 2, 2006

The Board met with a representative from Rowanhorst Trust. They agree with the Villages' proposal for an easement. The Village's engineer and attorney must draw up the necessary papers for signing.

The Board will have Ben Stanton write up the changes that are needed in order to reach an agreement with Mr. Fain concerning his hookup to our sewer. Then the Villages' attorney will look it over before it is sent to Mr. Fain.

May 12, 2006

Walter Bassett resigned. Walter was sent 12 days of accrued vacation time.

The RV lessees want some of the money paid for rent to go into a fund for improvement of the RV lot. The Board agreed.

The Board also approved that when RVers are traveling, they can put their auto or truck vehicle on the RV storage lot.

The Board feels strongly that we should not allow non-residents to be members to any Village club.

Our insurance agent is concerned about risk factors involved with having non-resident membership.

There is a group called Recreation Coordinating Group (RC group).

They cannot make exceptions to the guidelines. Only the Board can do that. Any event advertising to non-residents must submit information to the RC Group 60 days in advance of the event. The RC Group will submit this info to the Office Manager who will then submit it to the insurance agent if necessary. Approval for advertising to non-residents about events only comes from the Office Manager.

No sandwich boards will be allowed for advertising. The RC Group will give approval for other

displays to advertise.

The loaning of equipment from one club to another will be at the discretion of the lending club and its membership.

The Board reinstated the additional kitchen charge of 50 cents per ticket sold for club events.

The 50 cents is put in the kitchen fund and used for paper products and beverages supplied by the Village.

Clubs should spend all their money by the end of the year to avoid paying any taxes.

May 18, 2006

Ben Stanton tendered his resignation effective, 10/2006.

Black Canyon Homes, the commercial business that sold mobile homes, has closed. They were on property in front of the Villages owned by Fain.

May 26, 2006

The north RV lot sold to Mr. Potts remains in escrow due to a title restriction that Mr. Potts needs to work out with Mr. Fain prior to closing.

The Employee Handbook revision was reviewed and approved. The recreation guidelines and solicitation policy was revised and approved.

The Board mentioned that there was a community vote in 2005 to annex into the Town of Prescott Valley, join their sewer, and have an assessment.

The Board has accepted the construction bid by Arizona Earthmovers, contingent on the assessment approval by the Homeowners.

June 9, 2006

New patio chairs were purchased for \$1294.42.

The Board decided to drop the issue of the street light entrance into the Village because of too much red tape with the county, APS and ADOT, not to mention the monthly cost to the Association. It thinks there will be sufficient lighting once businesses are built outside the Villages.

The Board has heard nothing from the Town of Prescott Valley regarding the dump material that needs to be cleaned and cleared from Phase 111 area.

June 15, 2006

Rules for the dog park were approved.

Don Kirkland found the deed to the 2.4 acres north of us. It specifically states that those 2.4 acres are to be used for storage and/or a dump station only. Don has spoken to Mr. Fain about lifting the restriction. He was not too receptive to the idea.

The Board gave Mr. Potts a deadline of June 21, 2006 to buy the 2.4 acres or the deal is off.

Shirley Lawson replaced Diana Kurlak in the office.

The Board is still negotiating with Mr. Fain regarding the sewer.

June 23, 2006

Children's hours will be increased to use the pool from 11 AM to 2 PM and after 4 PM.
The Wood Shop will be asked to make a holder for the resident telephone directory which would be permanently placed above the phone in the common area.

Rules will be printed on a sign made for the Doggie Park.

July 12, 2006

Don is meeting with our engineer, Gary Kelly, to discuss placement of our sewer lines.

We no longer have any type of contract with Mr. Potts.

We took selling him the north RV storage area out of escrow because the title was not clear and he would not buy it the way it was.

The Board is still dealing with Mr. Fain on the sewer line off of Vermillion.

The problem was that the property Mr. Fain had in escrow fell through and our agreement is tied to whatever he sells. He is not in any hurry to do anything until he sells some of his property.

July 14, 2006

The tennis courts will need work done. The Tennis Club will research it.

One of the ovens is not working in the kitchen.

Sally Gunter gave a report on purchasing electric double ovens.

The Board is looking into the decommissioning of our sewer. We will have only 30 to 60 days after we hookup to Prescott Valley to decommission it.

We need to put a manhole outside the fence surrounding our sewer plant in order to run the sewer pipe. We need an easement from Mr. Fain. We hope the Town of Prescott Valley will negotiate an easement with Fain.

July 27, 2006

Discussion was held about hiring an Activity Director for the Village.

August 10, 2006

The Board approved ordering an oven for the kitchen.

A motion was approved that money received through Bingo must be accounted for through the office.

Don will have a meeting next week with the monitors to discuss their job descriptions; citing illegally parked vehicles, noting vehicles with permits, noting violations, etc.

Jim Atkinson suggested the Villages hire someone from the outside do our reserve study.

Sept. 14, 2006

There are new ovens and cabinets in the kitchen.

A TV has been purchased for the exercise room.

Three ceiling fans are ordered for the Card Room.

Sept 21, 2006

Ruffles and Rawhide's rent is raised to \$75.00 a month.

We had a robbery. The insurance company requires that invoices and all costs involved be submitted for reimbursement.

Sept. 21, 2006

The engineering portion has been completed and is being reviewed by the Town of Prescott Valley for approval

As soon as any special assessment amount is known it will be announced.

A new TV will be installed in the fitness center

Sept 28, 2006

The charge to GACWSMA was raised from \$75 to \$100.

A letter will be sent to Larry Tarkowski, Prescott Valley City Manager, asking for a street light at the Villages entrance.

The board will run another computer line from the office to the library.

The computer in the Activity Room will be moved to the library.

Oct. 12, 2006

A letter of appreciation was read from the young boy who was the recipient of the Villages donated basketball hoop.

An article will be put in the Crier asking for Christmas decorations to be donated for the common area.

Oct. 19, 2006

We are getting bids on the de-commission of our sewer plant.

APS says we do not have enough power to install a street light at the Villages entrance.

The Board discussed hiring a secretary to take minutes for all Board meetings as well as the Architectural meeting. The job would require the secretary to attend 5 meetings per month which would involve about 10 hours of labor.

\$90,000 was taken from one bank and put in two other banks for the best interest.

APS says there is not enough power in the entrance area for a light. To put in power, APS says it would cost \$30,000.00.

The sewer line is still ongoing.

The engineer's easement plan for the sewer right of way was mailed to Rowanhorst.
The Board will start taking bids for de-commissioning our sewer.

Oct. 26, 2006

The engineering portion has been completed and is being reviewed by the town of Prescott Valley for approval.

As soon as any special assessment amount is known it will be announced.

A new TV will be installed in the Fitness Center.

A person will be hired to record all board minutes as well as the minutes of the Architectural meeting.

So far, only FANN has given a bid to decommission the sewer plant.

The engineering plans were approved by Prescott Valley for our connecting to the sewer line. Don Walker stated that once the north RV area property was rezoned, the restrictions on it being only for RVs would be invalid.

The Villages has been reimbursed for the loss from the burglar. A check for \$1611.54 was issued. The Villages paid the recreation group \$193.00 for their loss.

Nov 6, 2006

The Board went over the 2007 budget.

Nov. 9, 2006

The policy that no Board Member could be an employee of the Association was overridden.

The charge for non-RV parking is \$5.00 a month

A "No Soliciting Sign" will be put at the Serpentine entrance.

There are leaks in our main water lines.

Nov 16, 2006

Arizona reserve will be here on Nov. 28 to begin our reserve study.

Rise Plimbley, our accountant, did not show up for a scheduled meeting. The Board will look for another tax accountant.

Dan will get with Art to start looking for and locating all shutoff valves.

There will be no increase in HOA fees.

The sewer line will be shut down while it is connected to Prescott Valley.

Two or three months ago, robbers gained entrance through the kitchen. Monitors checked last Friday, Nov. 10, and found the outside kitchen door had been left open again.

Dec. 11, 2006

Earthmovers has given a bid on constructing a new sewer line with Prescott Valley. They met with the Board to discuss the bid.

Dec. 14, 2006

Earthmovers Environmental bid for decommissioning our sewer plant was accepted.

The Villages will be assessed \$199,000 by the Town of Prescott Valley for sewer capacity.
The revised Architectural Rules are accepted.

Security will have a "Security " sign on their golf carts.

Golf cart tarps will be ordered to keep out the cold when Security is driving around.

Dec. 22, 2006

The vote for the special assessment for the sewer will be March 30, 2007.

People can pay in full or pay \$140.00 per month starting in 3/1/07.

The Board hopes people will pay in full because the Villages must pay in full when it is hooked up.

Dec. 28, 2006

Ponderosa Electric will install 3 dual floodlights around the club house and two entrance lights.

----- 2007 -----

Jan. 11, 2007

Loren Potts discussed his intentions to build a care facility on the property to the north of the Villages.

He is interested in connecting to the new sewer line. He says he will have egress and ingress to Highway 69.

Jan 18, 2007

At a pre-meeting, Board Member Brian Henry said he will look into getting the restrictions off of the use of the north parking area.

At the Board of Directors' meeting, the minutes were corrected that the sewer plant will not be shut down during the connection to the Prescott Valley sewer line.

Two hundred thousand (\$200,000) has been put aside from our previous assessment and five hundred and eighty-six thousand (\$586,000) is needed to close down the plant and hookup the new sewer line.

Jan. 25, 2007

All payments to Prescott Valley are due in full no later than 90 days after sewer connections.
The pool area will have cool deck installed.

Mr. Fain will pay \$7650.00 for 6 units related to the golf course to hook up to the sewer.

We are asking Mr. Fain to pay \$ 125,000 for connection to our sewer for the commercial property.

No agreement has been reached with Mr. Fain on this.

Feb. 8, 2007

Prescott Valley has a water impact fee of \$9600 to Homeowners seeking permits to add on. If the intent is to add 50% or more under roof to the existing home, the \$9600 is charged. If it is less than 50%, the fee is waived. This water impact fee is in addition to the cost of a building permit.

The Town officials say they did not consider the ramifications for low income and or retirement communities. It was mainly designed for big developments. Sometime this summer, the Town of Prescott Valley will revisit this fee.

Pam Prussia and Ben Stanton offered to help on a committee to work out something with the Town of Prescott Valley.

Brian Henry said that Mr. Potts wants to build a residential 590 bed facility on the Phase 111 north lot. Jeff Dickerson, our insurance agent, said there are four claims against us. Jeff talked to three top insurance agencies, none of whom would consider insuring us.

The Board is getting bids on the tennis courts.

Feb. 14, 2007

Special meeting.

The purpose of the meeting was to discuss Mr. Fain's proposal of his commercial property tying into our sewer system.

Feb 15, 2007

The board suggested a start date for the connection to be 3/5/07.

Don Kirkland will contact Gary Kelley, the engineer to begin staking the area and Connor from Arizona Earthmovers to order the 12 in. pipe.

The Villages will retain ownership of the sewer lines until a future date in case Mr. Potts' plans are finalized. If not needed, the sewer line can be given to the Town of Prescott at any time.

The golf course maintenance shed must also be hooked to the new sewer system.

Water lines on the Fain commercial property need to be isolated. Without doing this, the commercial property could be getting their water through our meter and we would have to track and bill them separately.

The Board will pursue isolating and capping the lines per the Prescott Valley's requirements.

Feb. 22, 2007

The Association's current insurance carrier, Jeff Dickerson, was introduced. He said that the Association is insured by 2 companies, Auto Owners and Cincinnati Insurance. Currently a 1.07 inflation guard is included in the policy.

Motion was approved to reduce the requirement to qualify to run for the board from 18-month home-ownership to 12-month home-ownership. The requirement of a 6-month residency will remain.

March 8, 2007

Ben Stanton urged the Board to get a commitment from the Town of Prescott Valley to improve and take over the maintenance of Village Way prior to approving Mr. Potts plans for the care facility.

Solar lights have been installed at the entrance to Village Creek Blvd.

Earthmovers will complete the sewer project and then redo the RV storage area.

March 16, 2007

Loren Potts has a project called Prescott Valley Union Resort.

The following equipment is needed for the fitness room:

- commercial treadmill 2500
- slant bench
- 2007 renters dumbbells on rack 300

Ninety seven percent of the sewer pipe is in the ground and boring has begun under Bradshaw Mountain Road. ABC will be put on the RV storage lot.

March 22, 2007

The Board made a motion to approve the purchase of a new sound system up to \$150.00 maximum for the Drama Club with the Association using the Drama Club's older unit.

The Rules and Regulations will be revised and reprinted.

April 12, 2007

Mr. Potts came to the meeting to answer questions.

The Board approved the purchase of tennis shade screens.

The Board would like Dan to paint numbers on the curb of each lot as time allows.

The new sewer construction line is completed.

ADEQ and the Town of Prescott Valley need to have an inspection of it.

April 17, 2007

If we don't produce or serve alcohol, we are not liable.

Discussion about the amount of money that goes into the reserve fund from our dues took place. Some wanted to raise it to \$15.00 instead of \$13.00.

There will be a charge of \$1200.00 for moving the pool tables when the carpet is installed.

The cost of the carpet is \$3826.00.

April 26, 2007

The board is working on obtaining street repair bids.

The dog park users want to become a club

May 10, 2007

Motion was made for Kanine Korner's group to become a club.

May 15, 2007

The Board decided to have both sides of the truck repaired. It will cost \$1700.

A second court for the pickle ball players was approved.

May 17, 2007

The wind blew off a roof.
We are waiting for sewer approval from ADEQ.
Dan has started painting lot numbers on each lot.

May 24, 2007

Bradshaw Mountain Roofing will repair roof flashing and known leaks

The library is being rearranged and the computer will be relocated from the Activity Room to the Library in June.

The Town of Prescott Valley is requiring a compaction test of the access road to the sewer. The Town wants the road finished.

Also, one section of the sewer line needs to be re-videoed. The Town also wants the fence installed. A finish date cannot be determined until these issues are resolved.

June 14, 2007

Ted Yeo would like the tennis courts to be marked off for pickle ball. Clare Feiereisel was present and voiced his approval on behalf of the tennis players with the suggestion that only one court be marked until participation can be evaluated.

Margaret Terry said the Recreation Group gave their support to the pickle ball court.

Earthmovers hope to connect to the Town sewer by the end of next week and take up the old sewer the following week.

June 19, 2007

An electric service fee is being considered on the 234 lots.

There are 17 substations. It will take 8 to 10 weeks to get another transformer if there's a major outage. We need a back-up transformer. The cost is \$8000.00 and the equipment would sustain those lots affected until repairs could be made. The cost to replace the biggest unicorn system would be five to twenty thousand dollars.

Donna said the tennis courts are being worked on.

A new ramp to the dumpster is in place.

Maintenance is marking the location of the water valves. Please do not cover up the blue markings on the ground.

June 21, 2007

A discussion on the tennis court took place

The sewer is still not connected because the Town did not receive a copy of approval from ADEQ.

The question is if the sewer line from the lift station will be a property of the Town allowing others to connect with no cost to the Villages.

We have the option to keep line and be responsible for all maintenance or give it to the Town and they will then be responsible for the maintenance.

June 28, 2007

The bylaws are being changed so that Homeowners can speak at meetings.

The proposal from Mr. Fain to connect to the Villages' sewer has been canceled.
The Board still needs to work with Fain for PUE rights in some areas.

July 11, 2007

We are now connected to the sewer. It will take 2 to 3 weeks more to complete the second phase of the project of removing and decommissioning the plant. Yavapai County Health Dept. sent a notice that county regulations prohibit smoking in all rooms as well as within 20 feet of all entrances.

Clubs have the right to make money and keep the funds in their own account.

July 12, 2007

Signs for property sales are to be no bigger than 18 inches by 24 inches with a 6 inch by 24 inch add on effective 9/19/07.

There is no smoking allowed within 20 ft. of an entrance.

People voiced their support for a paid Activity Director.

Streets will be oiled Aug 14 -17.

Jim Demme stated that he is beginning the process of obtaining bids on the Association insurance. Renewal is in Feb. He would like to get an agent from the local area.

Aug. 9, 2007

Another set of cabinets will be installed in the Activity Room for the crafters.

The Town of Prescott Valley is putting up No Parking Signs along Village Way.

The South RV storage lot renovation is 90 % complete.

APS has to move their transformer.

August 23, 2007

Renters are not allowed to rent space in the RV storage area.

Absentee Homeowners will be allowed to rent RV spaces.

Residents can rent some non-RV spaces that are too small for an RV.

The waiting list will be on a first come first served basis.

The Board approved that snacks and beverages are allowed in the clubhouse rooms except for the Pool Room.

Sprinklers are working in the dog area.

The office will take on the responsibility of the Activity Director for 3 months on a trial basis.

Sept. 3, 2007

It was clarified that there is to be only one RV space per Homeowner. The South RV storage is up and running.

Sept. 20, 2007

Mr. Fain is not going to hook up to the sewer plant.

Sept 27, 2007

The tennis courts and pool decking are cracking. The contractor will be asked to fix these problems.

The Villages has 6-inch meters and they are considered commercial, so our sewage/water use bill was \$61,000.00 for the first 10 months. The Board is looking in to this.

Oct. 11, 2007

Mr. Tarkowski and Mr. Wadsworth of the Town of Prescott Valley have both called and members of the Board seem to think the Villages' sewer rate structure could be changed to residential.

Oct. 18, 2007

The Board agrees that they want a policy in reference to offering insurance to employees.

The process of isolating the water lines to the commercial property out front has begun.

Oct 25, 2007

The sewer rate will be based on residential.

The date to fix the cool deck and tennis courts is not set
The HOA dues will remain at \$95.00

Nov., 2007

Engineer Kelly is still working with ADEQ to obtain the necessary closure paperwork
Four realtors will work with our new sign policy on property for sale. The Architectural Committee will have forms. People will go to individual committee members to get the form instead of the office. This is a trial to see if it is more effective for the Architectural Committee and the residents.

The bill from Prescott Valley came for the sewer hookup. It was \$420, 878. That is \$40,000 less than we expected.

The board will send Mr. Fain a letter requesting sewer agreement be revised to tie in to our current sewer rates rather than the flat \$800.00 per year that we had in place for use of our old sewer plant.

Nov. 15, 2007

The Town of Prescott Valley has been paid for the sewer. There was an overpayment of 10% and it will be sent back to the Villages.

APS sent a letter that we are in violation of some issues in the storage area; we are parking on some of their property.

The Village's pickup truck has dents on both sides. If we repair it, the cost is ours.

Dec. 13, 2007

APS says we do not have to build a fence to separate APS from the RVs. We need to have a 10 ft. clear zone from the APS substation before we park RVs. We have a 30-day grace period to

get this work done.

GACWSMA has been using one of our rooms for storage for their equipment. The Drama Club needs to use the room.

The office is getting a color copier.

----- 2008 -----

Jan. 10, 2008

There is an ongoing sinkhole problem on Blue Spruce.

A new DVD has been purchased for the Social Hall.

There are ongoing talks with Mr. Potts about the purchase of the north RV area for his Life Care project.

Also, there is a buffer zone behind Bob Coutts' residence. Mr. Potts would like to buy that also for his Life Care Project.

Jan. 17, 2008

GACWASMA president requests that other storage area be provided to them for their equipment. The Board denied this.

The request was made that non-residents be able to be participate in activities and clubs. The request was denied.

A realtor wants to purchase the 2.4-acre property that was our north RV storage lot. The board has agreed to sell it but final approval will be sent out to Homeowners. The asking price will be \$90,000.

Jan. 24, 2008

Ponderosa Electric says many power lines are not in conduit underground in the Villages.

Feb. 14, 2008

Jeff Dickerson came to explain the cost of insurance.

There are new procedures for workshop meetings. People wanting to discuss an issue or concern should submit it in writing to the office 48 hours before the meeting.

Feb 21, 2008

GACWSMA is pursuing other sites for their monthly pot luck dance and have requested the Board let them out of their contract without the 60-day required notice. This was tabled.

The Board had a discussion about the color of the paint for the club house.

Bids will be obtained on the concrete report.

Feb. 28, 2008

David Cortez was asked to fill a vacancy on the Board.

GACWSMA is moving to the Elks Hall. They are released from their contract.

The Board approved a motion to purchase a salt water chlorination system for the pool and spa. An audit was approved.

March 13, 2008

Richard McCracken is not responding to the Board's request that he fix the tennis courts and cool decking.

March 20, 2008

The board voted to make display showing a rendition of how the front entry will look after improvements. Various street light repairs are completed by Ponderosa Electric.

The Board was given a 5-year warranty on the painting of the complex.

March 27, 2008

It was suggested we go wireless in the library.

The Board planned to spruce up the entry way. Drawings are being made and the buildings have been painted.

April 10, 2008

Rick McCracken is doing work on the cool deck.

The Board is getting bids for redoing the Pool room floors.

Carpet in Card Room will be cleaned.

Suggestions are being given for changes to the CC&Rs.

The Villages' truck is being repaired.

April 24, 2008

An estimate was given that it would cost between \$2000 to \$5000 for liquor liability insurance.

Toddlers can wear swim pants in the pool.

May 8, 2008

A platform will be put by the dumpster. It will have handrails.

Three washing machines are leaking in the Laundry Room.

The Laundry Room floor needs to be replaced.

Paperwork was filed for a liquor application. Coverage has been declined.

May 22, 2008

The Board approved buying a safe for bingo money.

The Villages is now WIFI ready.

June 12, 2008

There are 234 accounts on the pass thru electric power. 231 are residents' lots and 3 are golf course lots. A \$5.00 charge on the electric bill will go to the reserve fund.

Richard McCracken has been called repeatedly to do the work on the cool deck and tennis courts.

The Board will file a complaint with the registrar of contractors if he does not complete the

work.

Marge Yeo requested approval of the Board to start a pickle ball club.

June 26, 2008

A sample of the carpet in the pool room has been sent to Mohawk Carpets in Georgia to find out what the problem is and why the adhesive did not work.

July 9, 2008

We are 100 % on the sewer system.
Six new washing machines are installed in the Laundry Room.
The billiard room has been re-carpeted.

July 24, 2008

Mohawk is sending new carpet.
Various Prescott Valley governing leaders will be at the Villages to answer questions and give information on Prescott Valley.

August 14, 2008

Office hours will be changed from 10 AM to 2 PM during winter months of Nov. thru April.

A CPA firm completed an audit of the Villages books. The CPA recommended we increase HOA fees to help fund the reserve fund. The Reserve Fund is only 33% funded now.

An instructor can come into the Villages to give a class.

Ballots to accept the CC&R changes have been mailed.

The Board passed a monthly \$2.50 service fee and a monthly \$5.00 Reserve Fund fee to be levied on the 234 by-pass electrical customers. The fees will start on Sept. 1.

August 28, 2008

A new kitchen refrigerator has been purchased.

We must have asbestos pipe removed, chart the locations of pipe, cap and block some lines and then the Town of Prescott Valley would be responsible for the water line maintenance. The work will be done when the sewer line project is completed.

Sept. 5, 2008

Several Homeowners spoke about the \$5.00 charge for the Reserve Fund that the by-pass electrical residents must pay.

Sept. 18, 2008

All eleven revisions to the CC&RS have been passed.

The fire dept. is conducting training for residents on the use of AED for people having heart attacks.

The water abandonment project has been completed and we are no longer obligated to Fain. Our system is now completely on the Town of Prescott Valley water system.

Oct. 2, 2008

Weed letters were sent to 38 residents.

Oct. 16, 2008

5 Brothers Discount will replace the Laundry Room and spa room floor.

The office staff is working on the CC&Rs in preparation for being submitted to the county recorder to be recorded.

The Board voted that we update to a safer furnace with carbon monoxide detection.

Nov. 6, 2008

Water is being lost in the spa. There is the possibility of a leak, so the flooring work in the laundry area has been put on hold.

Ponderosa Electric will update and service some of the light fixtures for \$896.56.

Nov 13, 2008

The Board went over the budget items line by line.

Nov 20, 2008

No leak is found in any of the lines to the spa.

A moisture test will be done on the Laundry Room floor and, if it passes, new flooring will be installed.

----- 2009 -----

Jan. 8, 2009

The Board passed a resolution allowing use of vinyl storage units, one per lot, as long as they do not exceed the 50% lot coverage as the Town of Prescott Valley states in its rules.

The contract to the janitorial workers will stand at \$24,000.

A moisture inhibitor will be put down on the Laundry Room floors before the floor is installed.

Jan. 15, 2009

There is \$41,900.00 in the electric reserve and \$621,060.00 in general reserves.

Anti-entrapment suction outlet covers and a vacuum alert non-electric safety system was installed.

The mayor came from the Town of Prescott Valley to meet people. He talked about the low crime rate in Prescott Valley. The jail is closed and prisoners are transferred to Cottonwood. He also talked about the pride Prescott Valley has in their bank balance due to the Town's commitment to be fiscally responsible.

Before we connected to the Town of Prescott Valley sewer plant in July, 2007, we got \$200.00 each quarter from Fain to reimburse us for the golf course use of our sewer. The Board will

review the contracts.

Feb. 5, 2009

Fain agreements on utilities with the Villages were reviewed.

1. Street Use - Fain is billed \$1225.00 per year for the upkeep and repairs on Village Creek Blvd. He will pay until 12/31/2049.
2. Sewer Use - Prior to connecting to the Town of Prescott Valley sewer in July of 2007, Fain paid \$800 a year to reimburse us for the golf course use of our waste water treatment plant. It is on a 40-year contract. When our waste water treatment plant closed and we hooked up to the Town of Prescott Valley, we were charged by the Town. However, we have not been billing the golf course for their use of our sewer line connection. Now we need to bill Fain for the golf course use.
3. Electricity Use - Quailwood Golf Course is billed monthly for the electricity used in 3 separate bills because meters are read at 3 separate locations. Electricity reserve fees and meter read fees are also billed for each meter. There is no written agreement but it has always been paid.
4. Water Use - There are 2 water meters to the golf course. They are read and billed on a monthly basis. There is no written agreement but it has always been paid.

Billing for these four above utilities is called pass through billing and is allowed and regulated under the Arizona Corporation Commission.

Feb. 19, 2009

New floor is put in the Laundry Room.

A self-generating elliptical machine was bought for the Exercise Room.

March 5, 2009

Representatives from the Tennis and Pickle Ball Clubs want to be present when contract proposals concerning the courts are reviewed.

March 19, 2009

Roger Horazuk spoke about pickle ball.

April 2, 2009

A new stair-stepper was purchased for the exercise room.

AGR Paving gave a bid of \$2831.21 for speed bumps.

An estimate to put in 4 pickle balls courts is \$85,000.

21 locks in the complex were changed for approximately \$300.00

April 16, 2009

8 speed bumps are going to be put in at approximately \$370 each.

A K-9 unit gave a presentation.

April 22, 2009

Tennis and pickle ball players were asked to resolve differences.

8 speed bumps will be put in sometime between April 20 to 25 on Mesquite Tree and Ponderosa Pine.

10 tons of asphalt will be needed.

The mayor from the Town of Prescott Valley, along with other dignitaries, will present Cafe to Go. They will provide coffee and refreshments at an early morning meeting. They will talk about the development and management of the Town.

May 7, 2009

The Board will purchase 22 stop signs and 4 yield signs for \$1008.89.

May 21, 2009

The bid for \$91,400.00 was awarded to David Marburger, Inc. to redo the tennis and pickle ball courts.

June 18, 2009

The financial report is given. We have only used 77% of the budget up to now.

The ballots are being prepared for the election.

July 8, 2009

The board listed their accomplishments for the last year:

- Speed bumps installed

- New kitchen refrigerator

- Laundry Room floor replaced

- Pool and spa updated and in compliance with new laws

- New exercise equipment

- Tennis and pickle ball courts redone

August 6, 2009

A new treadmill is requested.

Susan Olson is compiling a history of insurance claims for purchasing liability insurance.

The Wood Shop would like an air conditioner instead of the swamp cooler they have now because they have rust on their tools.

Aug. 20, 2009

A new treadmill will be purchased for \$2575.

Sept. 3, 2009

The Villages had insurance claims of \$57,793 in the last 5 years. If we have too many claims it will be very expensive to replace the coverage we have now.

There is a water line break. It cost \$934 to repair.

Sept. 17, 2009

20 new chairs were purchased from Staples for \$1949.87. The old chairs were sold. The final cost was \$1847.87. There is a 3-year warranty on the fabric and 15 years on the mechanisms.

Dakota Air will put an air conditioner in the Wood Shop.

Oct. 15, 2009

The office is going to hire someone for part time work.

If non-residents are to be involved in Villages activities, there must be a 60-day notice.

Nov. 19, 2009

A new computer is purchased for the office.

----- 2010 -----

Jan. 7, 2010

A food handler class will be held on Jan. 10.

Jan. 21, 2010

The pool will be re-plastered and new tile will be installed for \$17, 483.73.

Feb. 4, 2010

The door to the outside of the Pool Room has been left propped open with small pebbles. This presents a liability problem. If the door is open in the future, the Board may have to lock the door permanently.

Feb. 18, 2010

The Board will look into upgrading the streets. 47,800 sq. yards of asphalt will be needed. Only two companies in the area do that type of work.

March 4, 2010

Work that was put on hold to seal cracks and put overlay on streets is now underway.
A dump station for the RVs will be installed for \$3900.

March 18, 2010

Jeff Dickerson from our insurance company said that non-resident's using our facility will cause the Village to need additional premiums.

The Board recommended putting off resurfacing the swimming pool until the end of the season.

April 15, 2010

There is a proposal from the company that will do next year's audit.

May 6, 2010

Letters will be sent out with regard to the weeds. Tumble weeds are a problem.

There needs to be better marking for the cars to park in the mail box area.

There are ruts in the grass at the doggie park. There were different suggestions to solve the issue.

May 20, 2010

The Villages is now paying the electric bill for the entrance sign into the Villages.

The pool will open when there are 3 consecutive nights of the temperature at 50 degrees or more. The Architectural Committee made it clear that architectural approval must be obtained before Homeowners start a project.
Street fogging will begin on May 21.

June 3, 2010

Street repair upgrade has been completed for this phase. No schedule was set to do the streets on the south side.
Residents are using the tables, chairs, and other equipment. Motion was made but tabled that a \$20.00 deposit be required to use community owned equipment.

June 17, 2010

There is an issue with the lighted sign at the entrance to the Village. Dave Cortez is working on it.
There was a suggestion that due to the small number of people attending the meetings, the Board should hold them in a smaller room to conserve energy.

The Drama Club requested a storage shed to store their props and equipment.
The Recreation Committee wants the Board to purchase a sound system.
A group of Homeowners submitted a petition requesting more speed bumps.

July 14, 2010

The Drama Club will buy the shed but they want it to be for the exclusive use of the Drama Club.
Karen Kirkland is appointed Office Manager.

Mr. Fain will repair the sign at the entrance to the Villages and we will pay for the electricity.
The Board announced that the sewer closure plant will be forthcoming.
The project for the location of the water shut off will need to be finished.

July 29, 2010

The Board will conduct their meetings using Robert's Rules of Order
The last 10 speed bumps cost \$3500.00

The Board says that maintenance will wash the tennis courts due to bird droppings.
The computer was removed from the library because someone was using it for pornography searches.
The Board voted and approved the bylaw changes.

August 19, 2010

Paving is done.
Discussion was held about more speed bumps. Nothing was approved.

Sept. 2, 2010

Concrete is being removed from the horseshoe pit.
The monitors will be checking to see if any trees are overhanging the streets more than 8 inches.

Petitions were given to the board from Homeowners who did not want speed bumps.
The board was asked to post the agenda and minutes on the web site.

Sept. 16, 2010

Parking lots have been striped.

The Board is looking for someone to head up the Recreation Committee.

The Board voted to pay \$50.00 a month for the upkeep of the Fitness Center.

Sept. 24, 2010

The Board is increasing dues from \$95 to \$100. \$82 dollars will go into the operational fund and \$18. will go into the general reserve fund.

Oct. 7, 2010

We got a release from ADEQ regarding the waste water treatment plant.

Fann Company oiled the streets on the north side of the community.

Oct. 21, 2010

Villages' attorney, Jim Atkinson, was present to answer legal questions.

There is no obligation for the board to allow anyone to speak.

Nov. 4, 2010

Work was completed on the Pool Room.

The spa work has been completed. Glass was found in the spa area and it cut someone's foot..

Nov. 18, 2010

Monthly dues are to be \$100.00 starting Jan. 1, 2011.

----- 2011 -----

Jan. 6, 2011

There will be major work done on the Social Hall floors. The Social Hall will be closed for 2 weeks.

Jan. 20, 2011

Three members attend the monthly President's Meeting of various HOAs. These are valuable educational meetings for our Board.

Feb. 3, 2011

A letter from ADEQ says the State of Arizona will no longer bill us for our non-existent sewer plant.

The Social Hall floor will be redone for \$14,425.

Carpet will be replaced in the Card Room, Activity Room, Library and Fitness Center for \$10,078. It has a 10-yr warranty.

The Villages must do the landscaping of the ¾ acre wide property along Village Way. The State and Town of Prescott Valley refuse to maintain this area.

Feb. 17, 2011

There will be a shut off fee of \$75.00 to the Homeowner if the water needs to be shut off by a Villages' employee because of broken water pipes at the home.

March 17, 2011

The floors in the Social Hall and the carpet in the carpeted areas have been completed. The pool will be drained in preparation of work to be done on April 5. The computer for the office will be upgraded.

April 12, 2011

The board is going to put pavers in the front entry of the office. Motion was made to accept the bid from Creative Outdoors.

April 21, 2011

People are using oils and body lotions in the spa. This causes expensive repair. Someone suggested using camera in the spa area.

A motion passed to put piers in the parking lot to keep golf carts out of the paver area in front of the office.

April 28, 2011

A motion carried that plumbing bids on the sewer line behind lot 334 be taken care of. Luna Plumbing had a bid of \$3200. Tropicare has completed one of two contracts. They cleared the bank along the frontage road of tumble weeds. The second contract to spray the area was not carried out.

May 5, 2011

Bingo will close on May 10. Homeowners are complaining about tumble weeds. There will be one workshop and one HOA meeting each month.

May 19, 2011

Pavers have been put in front of the Social Hall and office. One of the gates into the courtyard will be made to swing in and the other out to help the handicapped.

June 2, 2011

There is vandalism in the Social Hall. Someone cut the wiring to a 32-inch TV. An airless gun will be purchased for painting the fence between Fain's property and the Villages.

June 16, 2011

The Villages bought a new airless gas-powered paint sprayer to paint the wall between Villages' property and Fain's.

July 7, 2011

The air conditioning bid for the Card Room was accepted. It will have a zone control board.
Entry gates are painted.
The Laundry Room door lock is repaired.
River rock will be removed from behind the mail boxes.
There is a new TV and VCR in the Social Hall.

July 13, 2011

The Board reports that street repairs, the upgrade to the entry, the pool and spa remodeling, sewer repairs, and carpeting in several rooms are projects that were completed in the past year.

July 21, 2011

Lynn Gray requested that all future meetings be open per the statutes of law. This will protect both the Board and Homeowners. Someone had been illegally appointed to the Board in a closed session.

August 4, 2011

Discussion was held on starting a cookbook.

August 18, 2011

Residents were reminded that there is a no smoking area at the pool.
The Block Watch Committee said the police would come out and etch the VIN number on windshields as a deterrent to theft.

Sept. 1, 2011

New curtains are installed by the Drama Club.
Lynn Gray expressed her concern on how meetings are being conducted and protocol is being followed. Lynn offered her assistance to the Board.
Information on doing a photo cookbook is requested.

Sept. 15, 2011

The reserve transformer was put online because of an electrical problem. 6 residences were affected by the outage. The core for the failed transformer was replaced for approximately \$8500.00. When the work was done, the reserve transformer went back into storage.

Pickle Ball can use part of the storage shed adjacent to the tennis courts.

The kitchen fee use is raised from \$25.00 to \$50.00.
Jack Fournier is working with Don Amos of Ponderosa Electric to obtain copies of the as built prints of the electric system.

The Crafters made a recipe book to sell to raise money.

Oct. 6, 2011

New blinds are bought for the Social Hall. Vincent Krencius and crew installed them.

There are 17 electrical transformers. The Board wants information on which homes are on the

different switching operations. Then they want 3 copies of the prints after the corrections are done.

There are 234 pass-thru electric customers.

Oct. 20, 2011

Donna Nickerson will restart bingo in January, 2012.

November 3, 2011

The Board was asked if it they had taken any action purchasing an AED defibrillator.

Nov. 17, 2011

The Drama Club cleaned under the stage.

There is a new flag pole in the Social Hall with the Eagle on it.

----- 2012 -----

Jan. 5, 2012

Vince Krencius compiled information regarding a video projector. The board thinks this will benefit the community.

Jan. 19, 2012

There is a lawsuit in the courts concerning lots 403 and 404.

The projector screen is discussed again and was tabled.

A motion was made and passed to keep the puppet house.

A motion was passed to buy a new ping pong table which can be folded up.

A committee was formed to discuss the problem of outsiders joining the Village activities.

Feb. 2, 2012

Terry Fielding would like to look into making people feel more welcome in Villages' activities.

Feb. 16, 2012

The stage curtains were dry-cleaned.

Eyemark will fill cracks in the streets.

March 1, 2012

The Board is discussing the tumble weed problem.

March 15, 2012

The Board changes banks from National Bank to Chase Bank.

A new reserve study will be conducted.

April 5, 2012

One of the dog Homeowners feels the dog park needs more attention.

Dog park rules need to be updated and posted.

The Board made the suggestion that the dog Homeowners form a club and enforce the rules.

A motion was made for the seal coating to be done on the north side of the Villages.

April 18, 2012

The dog Homeowners will organize a club.

Someone asked why the Board is fixing Village Way since the county owns the street. The answer was that the county will not take care of the street because it is not regulation size and we have Homeowners who face Village Way. It is the entrance to their home.

April 19, 2012

A suggestion was made that lights be installed on the speed bumps at night.

May 3, 2012

A projector screen will be purchased.

The Villages joined the Prescott Valley Chamber of Commerce.

May 17, 2012

Bill Bisic was introduced as Dan Runyon's assistant in the maintenance area.

The doggy park had a meeting and there were 25 to 30 people in attendance.

A homeowner is requesting a bocce court be made.

June 7, 2012

A Homeowner reported illegal dumping on private property east of the Villages. He contacted the police.

Sami Vaught gave a talk on the project of a Villages' picture book of the residents.

June 21, 2012

The Villages pays \$45.00 a year in taxes because it is an Arizona corporation.

If required, clubs will be responsible for income taxes based on profits at a rate of 30% which is mandated by the IRS and the State of Arizona.

A club member may invite a non-resident as his/her guest on a one to one basis to participate in club activities only. Outside publicity soliciting guests for Villages' club activities are not permitted

The Recreation Committee guidelines are accepted.

State law states that a Board member shall be president of the Architectural Committee.

The Villages can control the water pressure by installing flow control valves at each water supply vault.

The dumpster is no longer locked due to locking problems.

July 5, 2012

The gate to the tennis court is ready to be put up.

It is requested that a 10-mph sign be put on Village Way.

July 11, 2012

The Town of Prescott Valley will charge fees of \$9517.00 on RV lots for installing any structure over 400 sq. ft.

August 2, 2012

The sidewalk by the dog park will be added to the 2012-2013 budget.

A stop sign will be installed on the corner of Mountain Brush and Pavlich Way on Aug 30.

A space for the county sheriff vehicle will be made on the paved parking lot near the trash compactor.

A bulletin board for block watch information will be put up by the mailboxes.

Aug. 16, 2012

The first pickle ball tournament will be held on Aug. 25 at 8 AM.

Sept. 6, 2012

4 stop signs were put on Village Way and one stop sign was put up at Pavlich and Mountain Brush.

Oct. 4, 2012

Robert Upton was invited to speak. He works for Fann Environmental. He helped put together the upgrade valve control system on our water system. The Board had received a letter from Prescott Valley Water Dept. suggesting we level the incoming flow of water into the Villages at a savings in the cost of water, but the information was inaccurate. After Robert Upton's talk, the

Oct. 18, 2012

It is requested to get a camera to focus on the hot tub. The people using the hot tub are using oil and lotions before going into the hot tub. This creates working problems and fixing them are an expense.

The spa is being tampered with. If this could, it might not pass tests. If this continues, the spa will be closed.

Tree trimming is being done all over the Villages after which the trees will be sprayed.

The Villages' web site has been updated. Mary Tofflemire is working on it.

Nov. 1, 2012

A new HOA fee is established to start on Jan 1, 2013. It will be \$105.00

Maintenance purchased a new computer for \$300. The old one crashed.

4 new handicapped parking spaces will be added.

Nov. 15, 2012

The electric reserve fee will be raised to \$12.50. This is a \$10.00 increase for the 234 units.

Handicap spaces will be increased to only two spaces. They will be in front of the offices. There are now two by the Social Hall. These 4 meet the legal requirement.

Nov. 16, 2012

The Board stated that of the \$100 HOA fee, \$82 goes into the fund to run the Villages and \$18.00 goes into the reserve fund. The plan is to add \$5.00 to the HOA fee and put the entire \$5.00 into the reserve fund.

Mike updated the progress on the swimming pool automatic sweeper. Don is looking at automatically adding chemicals into the pool and spa.

A new/used golf cart for maintenance has been purchased.

Dec. 20, 2012 special meeting

There was discussion on the newly revised "Employee Handbook for the Villages at Lynx Creek Homeowners Association". The old book was dated Jan. 1, 2004.

There also was discussion on the walkout of employees. The Board said the Board Officers, are keeping the office open, paying the bills, etc. Business is going on as usual.

----- 2013 -----

Jan. 3, 2013

Two AED defibrillators were purchased to help people if they have a heart attack. The Yavapai Fire Dept. will train up to 20 Homeowners without charge.

Residents went to the microphone to talk about the employees who were let go when they went on strike. Several Homeowners expressed concern about the treatment of the striking workers. Other Homeowners just wanted to get on with the meeting.

Jan. 17, 2013

At a Homeowner 's request, the minutes of the special meeting on Dec. 20, 2012 were read.

The revised Employee Handbook was accepted.

The Board authorized maintenance to buy a system of 8 cameras which can be expanded to 16.

Feb. 7, 2013

Some Homeowners feel that the hot tub does not need to be shut down one day every week. Someone is stealing toilet paper from the ladies bathroom. Every roll is gone, even the ones in the stalls.

The table by the dumpster is gone. Someone through it in the dumpster and it is gone. A new one will be put back by the dumpster.

Feb. 21, 2013

Dumpsters will be unlocked at 7 AM and locked at 10 PM. Security cameras will be monitoring the usage of the dumpster.

The cracks in the streets will be filled. Seal coating will be done in the summer.

The Board will purchase automatic chemical injectors for the pool and spa, a bottom and wall cleaning machine, and a pool chair lift for \$16,000 with funding from the Reserve Fund.

A survey of property lot lines on the southeast boundary from Village Creek Blvd. to the old sewer plant will be made.

March 7, 2013

The Board will put a "No Soliciting Sign" on Village Way.

Mary La Valley has been hired to be a receptionist and perform office duties in the front office.

The office will have extended office hours as of April 1.

March 21, 2013

The recreational committee purchased a projector. If the bulb burns out, the club using it must replace the bulb.

The Laundry Room has been freshly painted and new blinds and counter tops have been installed.

April 4, 2013

People are crossing into other people's yards with their dogs.

The lighting is still not completed for the entrance into the Village.

There are a few snake sightings.

Javelinas are roaming around.

April 18, 2013

Eight new additional security cameras will be installed.

The big sign light is now on at the Villages' entrance from Highway 69.

May 2, 2013

The Board voted to approve the purchase of a projector screen. The Board will join the Prescott Valley Chamber of Commerce. The Villages will receive 3 months of free advertising.

It cost \$915.00 annually to be a member. This includes some advertising.

The front office will be painted and the carpet cleaned. The small room will be used as a combination meeting and luncheon room.

May 16, 2013

The clean-up week will be June 17 to June 23. Everyone is encouraged to spruce up their lots.

The projector screen will be mounted in front of the stage's curtain balance. Someone will check to see if the ceiling will be sufficient to carry the 33 pounds of additional weight.

Hot foot powder has been keeping the birds from roosting at the front entry way. It is suggested it be put on the fence on the tennis and pickle ball courts to help keep the bird droppings off the courts.

June 6, 2013

More adult supervision is needed for children in the pool area.

June 20, 2013

Century Painting will be painting the 4 bathrooms.

There were donations given to the wounded warriors.

July 10, 2013

Board members were assigned to committees for the 2013 – 2014 year.

Chapter 3

The Crier Editions

The information in this section of the history book comes from the articles in the Crier. They are in the section written as reports on what Management and/or the Board had done each month. Those reports are summarized here. As you read this, you will see that there are months skipped. If there was no Management or Board report or the report just said everything was fine, then the month was skipped in this book.

Most of what follows can also be referred to in Chapter 1, Board notes. Many times, it is an extension of the Board notes or it clarifies something that was in the Board meetings.

For people who do not want to read the board notes, this gives most of the facts. It is certainly an easier and quicker way to find the history of the Villages.

This section starts in the year 1998.

The first edition found was Volume 2, Issue 3 written in March, 1998. So, Volume 1 of the Crier must have been in 1997. The Villages started 9 years earlier in 1988 and the first purchase of a lot was in 1989. We know there were earlier Crier's because in 1996, the board minutes mentions the Crier. So the questions are:

Where are the earlier Criers?

Were they named volume and issue?

Why would volume 1 be dated in 1997?

What issue and volumes do the Board refer to when they mention the Crier in 1996?

Who started the Crier and how did it get its name?

Also printed in this history book, in the odd facts chapter, are some newsletters that were dated June 10, 2004 and October 1, 2004 and called newsletters, not Criers. Maybe this was the beginning of the idea of a Crier.

Vol.2, Issue 3, March 1998

This issue mentions the various activities and events that are happening in the Village.

Edye Douglas, another resident, was making and selling lunches on Monday and Wednesday and using the money to buy kitchen utensils and furniture for the social hall.

Peg Dansby was putting up notices on the bulletin board beside the mail boxes to keep residents informed of events and concerns. She was still doing this important volunteer job in 2012.

Bill Reed was playing the banjo along with the Pomeroy's and presenting "banjo blasts" for the enjoyment of the residents.

The activities listed in the Crier include tennis, computer, dancing, hiking, sewing guild, pancake breakfast, crafters, banjo get togethers, pool parties, banjo blast parties, hot dog feeds, volunteers making cabinets for the activity room, line dancing, garbage pickup, water aerobics, men's single pool, silversmith and lapidary, clogging, craft circle, mah jong, ladies bridge, pinochle, low

impact aerobics, stained glass, band, bible study, round dance lessons, party bridge, tap dance

lessons, canasta, hand and foot, poker, square dance, step aerobics, ladies lunch, pan, game night, ballroom dance, solo club, movies and horse shoes.

Vol. 2, Issue 10, October 1998

The Transition Board currently directs the HOAMCO firm 100% with some influence from the developer.

There is now an established recreation committee.

C. Gilbert Realty Real estate office has sold most of the lots and so will close its office in the Village Administration office.

They gave a sales history report that 25 homes were sold between Jan. 97 to July 98 and 19 resale lots were sold.

Youn Hee Park was working as the activity director.

Vol. 2, Issue 11, November 1998

The Transition Board wrote that they were asking the developer to start serious discussion about turning over the Village to the residents.

The Developer's Board of Directors and Laura Burger under HOAMCO are managing the Village.

The new CC&Rs were adopted in Nov. 1997 and recorded on Oct. 8, 1998 with Yavapai county.

It took 11 months to get it recorded. Everyone felt this was a terribly long amount of time.

The bylaws were revised but did not need to be recorded. So now the new CC&Rs and the new bylaws are the official documents governing the Villages.

The Transition Board held a spaghetti dinner and made \$421 dollars. The money will allow residents to start building the roof over the outside cooking grill. They need more money and are looking for ideas on how to raise it.

Vol. 2, Issue 12, December 1998

The drama club is putting on a play called "Little Women".

Recipe books are being sold for \$5.50.

Laura Burger introduced Jody Olson as the new Administrative Assistant and recreation director.

Speeding is a problem.

The sewer plant has people disposing of things that should not be put in there. This is causing damage and money expenses.

Bunco is a new activity.

Vol. 3, Issue 1, January 1999

Edye writes that the kitchen purchased new trucks to hold the folding chairs, 4 sided trucks to hold the stacking long tables, one truck to hold more round tables and two new round tables, and two new stockpots.

The library is now accepting movies for the first time.

The 1998 year-end resale total was 4 RV lots, 6 home sites, 6 park models and 9 manufactured homes.

Vol. 3, Issue 2, February 1999

The library donated books to Faith House Thrift Shop.

Breakfast is \$3.75 for pancakes, French toast, ham, sausage, eggs, and orange juice.

Pam asked management to put a brochure box containing village maps and brochures next to the outside bulletin Board advertising properties for sale or rent. She said the maps would help prospective buyers.

Vol.3, Issue 3, March 1999

Jody Olson, recreation director, left. Her last day was Feb. 26.

The first men's only luncheon was started by Ken Face on March 30, 1999.

Horseshoes is still an activity that is well attended.

The Transition Board recognized the need to start a building reserve account for the future when the developer transferred title. They started the fund in 1996. \$10.00 of each homeowner's assessment will be put into the reserve fund.

The Shamrock Water Company, a Fain owned company, was sold to Prescott Valley. We bought our water from Shamrock. Now we buy it from Prescott Valley.

The Villages still has a photo club, stain glass, lapidary, and silversmithing.

Vol. 3 Issue 4, April 1999

The computer club takes over producing the Crier.

The Transition Board has many sub committees. One of them is the utilities committee. It reports on electric, sewer plant, sewer lines, water distribution and the private streets.

The brochure box requested by realtor Pam Prussia is up with the maps and brochures.

Vol. 3, Issue 5, May 1999

Bids have been accepted for electrical upgrades. Don Amos of Ponderosa Electric will do the work.

The new rules and regulations, CC&Rs, and resolutions and fine policy are ready for pick up.

Vol. 3, Issue 6, June 1999

E-Z tennis is introduced by the tennis club. The floor in the social hall is marked for playing it.

Vol. 3, Issue 7, July 1999

The Pancake Breakfast Committee introduces the \$1.50 summer time continental breakfast. The pancake breakfast will be served in the fall, winter and spring months.

Catastrophic hail storms caused much damage from Sept. 14 -16, 1999.

The yearly report of real estate sales states that in 1999, 19 properties were sold. 10 were manufactured homes and 9 were park models. Also in escrow at the end of the year but will close in 2000 are 1 RV site, and 1 manufactured mobile home lot.

Vol. 4, Issue 4, April 2000

Jay and Doreen Burchett have made a web site and on it is a link for the Villages.

Vol. 4 Issue 8, August 2000

There is now the capability for residents to have again have automatic deductions of monthly assessment and electric fees under the new bank they changed to.

Vol. 4, Issue 9, September 2000

The Village Crier and sign-up sheets for events are now relocated to the activity room.

Vol. 4, Issue 10, October 2000

Thanks to Bud and Connie Barnett for the air hose reel and Elaine Sanders for the nozzles.

Aluminum cans are being saved for social fund money.

The Transition Board is now meeting with the developer twice each month to get ready for the takeover.

Lenny Field, Sally Gunter, Larry Martin, Norm McKeown, Ed Beaty, Karl Sorenson, and Harvey McMains are on the Transition Board.

Since 1996, \$250 of each lot sold had gone into the reserve fund and \$10.00 from each monthly assessment of \$65.00 had also gone into the reserve fund. The reserve fund will be turned over to the park owners when they officially take over the Villages. The financial committee, a sub of the Transition Committee, is balancing the reserve fund to make sure all monies are in there.

A late fee of \$5.00 is assessed on late payments of the monthly HOA fee.

Vol. 4, Issue 12, December 2000

There are no volunteers to run activities.

Vol. 5, Issue 1, January 2001

The architectural committee made a decision that due to the shortage of water, no more lawns will be approved.

There will be no more tents for carports allowed because owners did not take the tents down when the RV left.

Pam Prussia writes that in 2000, that the real estate office sold 2 park models, 20 manufactured homes, 2 RV sites, and 6 manufactured mobile home lots.

9 park models, 16 manufactured mobile homes, 32 RV sites, and 8 manufactured mobile home lots are for sale. She says the majority of homes sell from July to December each year.

Vol. 5, Issue 2, February 2001

There is going to be a study among the residents on discontinuing the rock shop and selling the equipment and replacing the rock shop with wood working tools.

Vol. 5, Issue 3, March 2001

There is talk about establishing private mailboxes as a place to give out general notices, information, etc. Suggestions are a mail box on everyone's lot or a file cabinet with homeowner folders in a central location within the recreation complex.

It is announced that a trash compactor is going to be installed. Each owner will get a key. Willie will demonstrate how to work it. It should be installed March 10.

Vol. 5, Issue 4, April 2001

The compactor was delayed due to bad weather.

New bylaws are enacted.

Jim and Etta Lehman report the new drama club is called (Please) Forget -Me -Not Players.

The former Transition Board is now the new Board of Directors on March 1, 2001.

Vol. 5, Issue 5, May 2001

The HOAMCO operated, managed, and maintained the Villages at Lynx Creek for almost 4 years under the developer's permission.

Laura Burger and Willie Hodges are now helping the Villages' Board of Directors.

Laura Burger is the first office manager under the new Board.

July 11 will be the meeting that elects the new Board of Directors. All new Board members will be elected.

Vol. 5, Issue 7, July 2001

The first country western hoe down was held at the Villages. Buddy Long and his band performed.

New architectural guidelines, rules and regulations and bylaws dated June 21, 2001 are in place.

A redwood gazebo is built where the golf putting green was.

Gates are put on the entrance to the pool.

The drama club presents a one act dinner theater play called "Laffin School."

Vol. 5, Issue 10, Oct. 2001

As of Sept 30, 2001, the common area property and facilities are completely under the Board of Directors. The Board hired Sharon Beck to be a full-time on-site manager on 9/11/2001.

Vol. 5, Issue 11, Nov 2001

Edye's lunch counter has been open for 10 years. She has purchased stoves, a stove top, microwave oven roundtables, padded folding chairs, a refrigerator, freezer, padded stack chairs for card room, post pans, and much more.

The Board has received and accounted for all of the home owner files from HOAMCO.

The Board changed banks from Bank of America to Wells Fargo.

Mike West is hired as maintenance supervisor.

Vol. 5, Issue 12, December 2001

The community mail system is still working. It is contained in a 2-drawer file in the activity room.

Beginning in January, 2002, residents can have their monthly homeowner assessment and electric bills withdrawn automatically by the bank.

The monthly assessment is \$80.00.

The Board is going to buy a truck for the maintenance to fetch and carry supplies

The electric bill now has a \$5.00 fee for the reserve fund and \$2.50 administration fee when the electricity is being used. When the people are gone for the winter, there is no administration fee.

Vol. 6, Issue 3, March 2002

Instead of continuing with a pool company, Mike will take over pool maintenance as of March 1, 2002.

Dan Downey is hired as maintenance technician to work with Mike part time on landscaping, etc. This will save a lot of money. Dan still works here in 2013.

Vol. 6, Issue 4, April 2002

The north RV storage lot is going to be reopened. The Board is waiting the final determination of ownership of the lot due to the land swap with Fain.

A new shower and dressing area is built for the spa. Now people do not freeze in the winter going to the spa.

Vol. 6, Issue 5, May 2002

The Villages is under administrative order from the EPA to correct the sewer plant by the summer.

Coe and Van Loo, waste water engineering consultants, estimate cost of alteration will be \$250,000 to \$350,000.

Vol. 6, Issue 6, June 2002

The drama club presents 'Stop the Presses, "She's Not My Type"'.

The Board is in negotiation with the developer. They feel the developer is responsible for some of the sewer treatment plant problems.

Vol. 6, Issue 7, July 2002

Each lot is assessed \$144.00 to repair and re-engineer the sewer treatment plant.

The Board negotiated with the developer to pay \$335,000. Our bill is \$65,000 of the total cost of \$400,000.

Vol. 6, Issue 8, Aug. 2002

Roberta Waldo takes over for Jennifer in office.

Vol. 6, Issue 10, October, 2002

An evaporation cooler is put in the laundry room.

Cable One offers a \$10.00 bulk deal on TV. There are lots of discussions about this.

Vol. 6, Issue 11, November 2002

Sharon Beck resigns as office manager. Lisa Gilds takes over.

Vol. 6, Issue 12, December 2002

Cristi Walsh becomes the general manger on January, 2003

Vol.7, Issue 1, January 2003

The developer's share of the sewer is \$170,000. But he had paid for the street chip seal project and so he after that is deducted, he only owed \$62,000.

Vol.7, Issue 2, Feb. 2003

A new owner of the land north of the Villages wants to build 53 lots. The 53 lots would become part of the Villages. He is developing a plan and talking to the Board.

The Board is still working on a waste water treatment plan. They need to identify the deeds and find the necessary easements.

The Board is changing banks to Stockmen's Bank.

Vol.7, Issue 4, April, 2003

The treatment plant is finished.

The cost was \$644.00 on every lot and \$461.00 of that came out of the reserve fund.

The cost of running the plant is now in the reserve study. It needed an operator there 7days a week.

Vol. 7, Issue 5, May 2003

The swimming pool is converted to the new chlorine free system which will save 1000s of dollars and is easier on skin and bathing suits.

Talks have started with Mr. Potts, owner of the land north of the existing Village. He wants to buy into the Villages and develop lots in phase 111.

Edey closed her kitchen on May 28, 2003.

Vol.7, Issue 7, July 2003

Jerry Reed, a CPA, will take over running the office financial accounts.

Cristi left as manager and her position no longer exists.

Jane Hernandez and Roberta Waldo will remain as office coordinators.

Vol.7, Issue 8, August 2003

This issue mentions there was a lock and a gate at Serpentine Way that was an emergency entrance/exit.

The Board is planning to meet with Prescott Valley concerning development in our area.

Roberta Waldo retired and Betty Jane Ballard took over her duties and will work with Jane Hernandez.

There is a grievance committee for people to go to when they are upset with other residents.

Vol.7, Issue 9, September 2003

Residents want to know if the sewer system can handle 53 more lots.

Vol. 7, Issue 10, October 2003

The CC&Rs are revised again.

The Board notes that there is a regulation which basically says when a municipal main line for sewage passes within 500 ft. of a property that has private WWTP, the private plant may be denied a permit to operate. So we must buy into the main line of Prescott Valley Sewer. Then we will have a hook up fee and pay a monthly fee for use.

Vol. 7, Issue 12, December 2003

The vote to pay for a special assessment to buy a sewer line big enough in capacity for our future needs passed 289 to 9.

An amendment to the CC&Rs which will result in the expansion of the Villages to include phase 111 passed 290 to 10. 66% of the voters turned out.

Mr. Potts, the developer of phase 111, offered to buy the two plus acres of land which is the north RV storage lot for \$49,900. This will give Mr. Potts the ability to build 6 more units. The connection fee to the Villages will be \$567.00 per lot. The Board hopes to set aside \$8000 of the payment per lot in phase 111 for future connection fees and construction costs.

The Board is purchasing a 40-pound washer and a 55-pound dryer for residents to be able to

wash big loads like bread spreads, etc.

Vol. 8 Issue 1, January 2004

The resident's assessment of \$405.00 for sewer approved on Oct 30, 2003 is now due. Roots are getting into the sewer from the cottonwood trees.

Vol. 8, Issue 3, March 2004

About 80 percent of the cottonwood trees have been removed from the Commons area and on owner lots.

Karen Kirkland is being trained as a vacation fill in office confidant.

Vol. 8, Issue 4, April 2004

The final plat of phase 111 is not approved yet. We are still waiting for a water certificate so that the Villages can give Mr. Potts water.

Vol. 8, Issue 6, June 2004

The Crier mentions that Larry Martin is no longer a home owner and has stepped down from the Board.

Mr. Potts is having problems getting water to the new lots.

Vol. 8, Issue 9, September 2004

Mr. Potts gives a new plan to the Board for the development of the 59 lots.

The AZ Dept. of Water Resources ruled that the Villages did not have a 100-year certification for any lots of water other than for phase one and two.

The only way phase 111 could be developed and obtain water is for the Villages to obtain a commercial zoning and get a special use permit for a mobile home park. This use is not governed by the ADWR. (Arizona Department of Water Rights)

The plan for the mobile home park development was exactly the same as was proposed for phase 111 before by Mr. Potts except the lots are leased to the buyers for a minimum of 20 years and a permit is filed which converts the mobile home from personal property to real property. The 59 lots in phase 111 would be classified from residential to commercial 1 in order to qualify for water rights with the stipulation that the water could not be used for anything other than manufactured homes. The County Commission passed a resolution by 5 to 2 for this to happen. The hope was that in 4 to 6 years, water would be available to provide the 100-year certification that the Villages would need to grant water to the lots. Then the zoning would be changed back to residential and a subdivision plat would be filed. The leased lots would be converted to the mobile home owners. Red Hawk Land and Management would hold title to the 59 lots until such time as they could be converted back to the owners of the 59 lots.

Vol. 8, Issue 10, October 2004

On Sept 13, Prescott Valley Planning and Zoning Commission held a hearing regarding the rezoning of
of the Villages. It passed on a vote of 5 to 2.

Vol. 8, Issue 11, Nov. 2004

On Thurs., Oct 21, The Board held a meeting. 22 residents were in favor of building unit 3 and 294 were against it. So it was not built.

There was discussion of raising the HOA dues from \$80 a month to \$90.00 with \$13.00 going into the reserves.

Vol. 8, Issue 12, December 2004

82 % of ballots returned for a total of 371 out of 453.

330 residents were in favor of raising the assessment.

On January 1, 2005, the rent on storage lots went to \$15.00 per month.

Vol. 9, Issue 2, February 2005

Prescott Valley wrote to the home owners about annexation to Prescott Valley. They are told that to complete the annexation, 51% of the residents must agree.

The Board decided to install gates to the pool area and to have key locks on outside doors.

Vol. 9, Issue 6, June 2005

The Villages are now part of the Town of Prescott Valley.

The vote to join was 345 votes for, 5 against, 45 not deliverable, and another 5 who did not vote, for 400 residents out of 453.

Vol. 9, Issue 9, September 2005

The Crier mentions that the Villages have been established 17 years.

Vol. 10, Issue 1, January 2006

The Board is working out the details with Mr. Fain regarding connecting the commercial property to our sewer line.

The Village is going forward with the Town of Prescott Valley in hopes of joining their sewer system as soon as possible.

Vol. 10, Issue 2, February 2006

The Board says please post commercial ads and fliers on the Laundry Room Bulletin Board.

Vol. 10, Issue 3, March 2006

Sally Gunter resigns as editor of the Crier. She had been writing it 10 many years.

Vol.10, Issue 4, April 2006

There is an upcoming election for the Board.

Vol. 10, Issue 5, May 2006

Still looking for Board Members

The Board asks the community to step up and take part.

Vol. 10, Issue 6, June 2006

Diana Kurlak has tended her resignation.

If you have a legitimate complaint, sign a form in the office. The complaint will be handled quickly and confidentially.

Vol. 10, Issue 7, July 2006

There is a reminder of the upcoming election in August.

Vol. 10, Issue 8, August 2006

Over 64% of the owners voted.

Vol. 10, Issue 9, September 2006

Volunteers are needed to help with activities.

Vol. 10, Issue 10, October 2006

There is a computer in the activity room for the residents. It is donated by Chuck and Jeannine Simmons.

Vol. 10, Issue 11, November 2006

The Board is going to hire a recording secretary for their meetings.

Vol. 10, Issue 12, December 2006

The 2007 budget has been finalized and approved. Copies will be mailed to each owner. Dues remain at \$95.00 a lot.

Vol. 11, Issue 1, January 2007

The sewer permit from ADEQ is expiring on 9/2/07. A vote will be taken on Jan. 18 regarding joining Prescott Valley sewer.

Vol. 11, Issue 2, February 2007

There was a special assessment vote for joining Prescott Valley Sewer. The results were
350 votes, -77% of all residents voting.
321 yes and 31 no for the special assessment. 91% in favor of it.
Each lot will now be assessed \$1275.00.

The architectural committee made new forms.

Vol. 11, Issue 3, March 2007

The go ahead has been given to Arizona Earthmovers to begin the process of connecting the sewer to Prescott Valley the first week of March.

There is a possibility to expand the RV storage area by converting the Villages' no longer needed sewer plant to additional parking

The bylaws were changed so the residency requirement to run for the Board was reduced from 18 months to 12 months.

Vol. 11, Issue 4, April 2007

Loren Potts from Red Hawk Land and Management will speak to the Villages regarding the proposed assisted living facility he wishes to build on the 59 lots.

Vol. 11, Issue 5, May 2007

Several complaints were received on barking dogs, speeding and feeding wild animals.

Vol. 11, Issue 6, May 2007

Computer is being moved from the activity room to the library.

Vol. 11, Issue 7, May 2007

Owners are encouraged to attend the Board Work Sessions.

Vol. 11, Issue 8, August 2007

Parking lot has been oiled and striped. Streets are next.

Do not lend your compactor key to anyone. If the compactor is gone, don't leave your garbage.

Vol. 11, Issue 9, September 2007

The Town of Prescott Valley has installed "No Parking Signs" on Village Way. Illegally parked cars could be towed.

More snakes than usual have been sighted, including rattle snakes.

Vol. 11, Issue 10, October 2007

The Board reminds summer residents to winterize their home so that pipes will not freeze and break.

Vol. 11, Issue 11, November 2007

The final phase of the street repair will be done this month.

Vol. 11, Issue 12, December 2007

There was an excess in the sewer capacity fund and the Board hopes everyone was surprised with their refund or credit. HOA dues will remain the same next year.

Vol. 12, Issue 1, January 2008

The revised CC&Rs have been recorded and are now available in the office.

Vol. 12, Issue 2, Feb. 2008

The spa has been recently cleaned and repaired.

The clubs and recurring events are for Village resident participation only, not for outsiders.

Vol. 12, Issue 3, March 2008

A posted agenda of all Board Meetings will be on the Director's Bulletin Board Outside the Social Hall.

Painting contractors are painting the archway and the club house.

Vol. 12, Issue 4, April 2008

The dog park is going to be sprayed on a 3-week cycle.

Hand in suggestions for changes to the CC&Rs.

Vol. 12, Issue 5, May 2008

Renters need to register in the office and obtain badges.

Vol. 12, Issue 6, June 2008

Children are allowed in the pool with approved swim pants. There will be a new ramp for the trash compactors. Remember to vote in July for Board members.

Vol. 12, Issue 7, July 2008

There will be a new service charge for electricity for those lots billed by the office. It will be included in your next statement. It had been discontinued in 2004. It is now reinstated.

Vol. 12, Issue 8, August 2008

More bike racks are installed.

Take your recyclables to Prescott Valley dump.

Vol. 12, Issue 9, September 2008

The electric service fee has been reinstated to all owners who receive their electric bill from the Villages. The total fee of \$7.50 includes a \$5.00 electric reserve fee as well as a \$2.50 administration fee.

Vol. 12, Issue 10, October 2008

Dan will be painting the lot numbers on the curbs.

Putting out things for sale on your lot is only to be done at the twice a year garage sales.

The Board would like to have a volunteer to set up the microphone for meetings.

Vol. 12, Issue 11, Nov. 2008

All lot numbers have been painted.

When your activity is over, turn off lights and reset the thermostat to keep the electric costs down.

Vol. 12, Issue 12, Dec. 2008

Copies of the new CC&Rs will be sent out the first of the year.

There are new floors in the laundry area.

The budget is ready for print.

Vol. 13, Issue 1, January 2009

Pick up your revised CC&Rs.

Tennis courts have been temporarily closed due to the cracks.

The spa work is completed.

Vol. 13, Issue 2, February 2009

The spa will be closed again so it can be brought to compliance with the safety act of 2007.

Vol. 13, Issue 3, March 2009

Maintenance men are busy taking care of water leaks.

New equipment is in the exercise room.

Tennis courts are closed because the cracking and unevenness of the courts make playing unsafe.

Vol. 13, Issue 4, April 2009

The Board has 3 bids for fixing the tennis courts.

3 new bike racks have been added.

The Board is considering speed bumps because of excessive speed.

Items you want the board to discuss must be given to the office 48 hours in advance.

Vol. 13, Issue 5, May 2009

Monitors' primary duties are to secure the Village facilities and to monitor the activities within the Village and to ascertain any obvious violations of the CC&Rs.

Vol. 13, Issue 6, June 2009

The delay in opening the pool was necessary to come into compliance with the Federal Mandated Installation of covers on the drains.

Speed bumps have been installed.

Vol. 13, Issue 7, July 2009

Meeting held on June 11 at 1 PM. Jim Atkinson, the Village attorney attended. Ms. Sandy Fagan of the South West Fair Housing Council gave a presentation. Mrs. Fagan explained the fair housing rulings that were passed by Congress in April 1968. Fair housing issues are enforced by the Arizona State Attorney General's office.

Vol. 13, Issue 8, August 2009

Work on the tennis and pickle ball courts are now complete.

Only 41 % of the community cast their votes in the July election of the Board.

Vol.13, Issue 9, September 2009

The Village governing documents have been reviewed and amended. Copies are available in the office. The governing documents include architectural guidelines, rules, regulations, policies and procedures.

Vol. 13, Issue 10, October 2009

In order to keep the value of our property in the Villages up, every homeowner should take care of their property.

Vol. 13, Issue 12, December 2009

There are new chairs in the card room.

Vol. 14, Issue 5, May 2010

The dump station is installed and working at the south RV storage area.

Vol.14, Issue 12, December 2010

The monthly HOA fees will be increased to \$100.00 next year. \$5.00 of the \$100 goes into the reserve fund.

Vol. 16, Issue 10, October 2012

A pictorial book is made of the residents.

Vol. 17, Issue 2, Feb. 2013

A new revised updated Employee Handbook is available.

Vol. 17, Issue 5, May 2013

New pool cleaning equipment is installed and is cleaning the pool while we sleep.

Chapter 4

Clubs

The Villages has many clubs; however, not all clubs contributed to this history book. The following is the history of those that did contribute.

Computer Club

In the beginning a few residents of the Villages who were interested in computers got together to discuss them. They didn't have any computers for "hands on" experience. Eventually an old computer was donated and renovated by a few of the members, which enabled the residents to gain actual computer experience.

In 1991 a computer club was formed, with Kaylor Ross as the first President. Regular meetings were held twice a month until March 11, 2003, when they were changed to monthly meetings, held on the second Tuesday of the month.

The membership fee was 12:00 yearly and included spouses. Residents who moved to the valley during the winter only paid for the months they resided in the Villages. All Village residents were welcome to attend a meeting at no cost to preview the activities. The house guests of members were always welcome.

In 1995, Chris Porter, office manager of the Villages, was writing the *Crier* for the Villages. She became the General Manager of the Villages and with those added responsibilities, she approached Kaylor Ross, President of the Computer Club, with the suggestion that the Computer Club write the *Village Crier* and he readily agreed.

HOAMCO, a management company, hired by the developer, arbitrarily took over the newsletter in 1996. About a year later Jim Lehman, chairman of the Transition Board, asked the club to consider publishing the *Village Crier* again. A monthly fee was agreed to, with all the money used to upgrade equipment, purchase software and pay for classes given by outside instructors.

In 1998, Kaylor Ross moved from the Villages and Mark Dyer was elected President and held office until May 13, 2003.

In 2001 members of the club decided that *The Villages at Lynx Creek* made a Web Site to inform residents about planned social activities and to inform potential home buyers about this wonderful adult community.

When Mark Dyer resigned as the club president, none of the members wanted to take over the position. The members knew that the club provided an important benefit to the community such as educating people about the use of computers, and editing the *Crier*. The decision was made to continue until a volunteer for president was found. Jack Gunter served as acting president from

May 2003 until April 2009.

In April 14, 2009, Paul Butzien was elected President, and the name of the club was changed to *Village Computer User's Group* (VCUB). The club began having weekly meetings and a variety of presentations. Fifteen-inch monitors were used to show what was being presented and the membership expanded.

In 2009 Barb Miles offered to help with the organization and presentations for the club. She and Paul worked together to begin formulating additional days to computer meetings for the following year so that classes could be taught in two-hour blocks. Funds collected by the previous computer club and functions such as Ice cream socials and patio sales helped fund purchases of equipment. Additional members were added to form a working Board.

A new projector and screen were added which allowed for improved visibility of presentations by speakers and for classes in 2010. Classes were given on a variety of topics in two-hour blocks twice a week. Members brought their lap top computers to class so they could actively participate by learning their own equipment. Membership continued to grow. Bi-weekly classes were presented by several members with teaching backgrounds and were well attended. This year the club celebrated the year end with a club party on the deck of Dave and Sonja Gunn's deck.

The name again changed in 2011 to *Villages Computer Club*. Al Earling became the president and worked with a Board of seven members. The second annual computer Club social was celebrated in the Villages social hall.

In 2012, the presidency was a shared responsibility between Barb Miles and Sonja Gunn. The Board consisted of Joan Feiereisel, Carl Shulak, Mel Girl, Lynn Grey, and Pat Mrotek. There were 48 households represented in the club including an off-shoot that Joan Feiereisel started to assist people with Macintosh Computers. The club celebrated the year with the third yearly Computer Club party held in the Village Social Hall.

Barb Mills was elected president in 2013. Under her leadership, and the help of the five-member Board, consisting of Joan Feiereisel, Carl Shulak, Mel Girl and Nancy Wheeler, several outside resources became available to present and lead some workshop sessions. The membership fee was reduced to \$5.00 for each household, the Macintosh component was dropped, but the yearly party tradition continued to the gratification and appreciation of the membership.

Pickle Ball

In 2007, Marge and Ted Yeo, pickle ball players, moved into the Villages. They noticed that the tennis courts were underutilized and began to correspond with the Board in hopes of getting one of the tennis courts converted to four pickle ball courts. At that time there was a small group of Villagers who wanted to play. Unfortunately, the tennis courts were not tournament size and would not accommodate four pickle ball courts.

In the summer of 2008, the Board agreed to have lines painted for two pickle ball courts; one at each end of one tennis court. Temporary nets were anchored in buckets of cement. The courts were placed crosswise to the tennis court but this did not prove to be the best configuration since there was little clearance between the back line and the fence. We now had a Pickle ball *Club* and Roger Horazuk was its first president.

In 2009 the tennis courts were in disrepair and finally had to be closed because it was a safety hazard. During the time of closure, the club members continued to play in the social hall. The easy-tennis court is the same configuration as the pickle ball court.

In planning for replacement of the courts in 2009, the Pickle ball *Club* requested one court to be dedicated to pickle ball. The tennis players didn't want to lose the use of the second court so it was decided to make it a dual use court with a pickle ball court on each side of the tennis net facing the same way as the tennis court. Pickle ball nets were installed that could be removed for tennis when the need arose. An agreement was made with the *Tennis Club* that the two clubs would play on alternate days, and if the courts were not in use 15 minutes after scheduled start time, they would be available to the other club.

As of July 11, 2013, the Pickle ball *Club* has grown to over 35 members and there is a need for additional courts. The dual use court is currently working fine, and it would make sense to convert the second tennis court for dual use.

EZ Tennis

Jay Burchett, retired United States Professional Tennis Association Pro (USPTA), developed a new indoor activity that is played indoors when weather is in-climate. He recruited his wife's assistance and found a plastic racket and a foam ball in the toy department of the local K-Mart. He obtained a badminton net, purchased a couple of small plastic paint buckets, PVC tubes and cement to make weighted stands to hold the net. Now they were ready to play their new indoor tennis game.

They convinced management of The Villages at Lynx Creek that a court could be laid out with brown plastic tape that is used in gymnasiums all over the United States in the Villages Social Hall. They laid out one court and left room for at least one more and began to develop modified rules for the game.

The nicest thing about EZ Tennis is that all levels of players can share the court and enjoy a healthful pastime, regardless of the weather. Grandmothers played EZ Tennis with visiting grandchildren, who were introduced to the basics of tennis in a friendly family atmosphere. The game is popular not only with tennis players but also with people who have never played tennis or who are no longer able to get around on a full-size court.

Today EZ Tennis is a popular sport at the Villages and is played three days a week with many happy seniors attending.

The Spotlight Players

The *Drama Club* at the Villages began as a vision of early resident, Jim Lehman. Jim, along with Lenny Fields assembled a group of people, who found the idea of acting exciting.

After several meetings, Jim and Lenny decided that their first play should be a comedy. They chose "*Laffin School*", the story about a little red school house and the young substitute teacher. Sally Gunter thought than the name of the players would be *Forget-me-not-Players*, and the group agreed.

In those early days, the stage in the Social Hall was nothing more than just a raised area at the end of the Social Hall. The early show was staged with the barest of props, lighting coming from recessed lights above the stage. The volume of the sound was based on how well an actor projected his or her voice.

The one act play was presented as a dinner theater production. There was only a single performance and tickets were sold out two weeks prior to the production. With the money they raised from that show, the club added two choir microphones and had them installed in the ceiling of the stage. Unfortunately, it did little to improve the audience's ability to hear, and it was inconvenient to control from backstage. Ken Face was chosen as the sound man.

Jim Lehman remained the head of the club, and Lenny Fields continued as the play director. Rehearsals were held in member's homes. Because of the great success with the first play, the decision was made to have an additional performance, with \$4.00 tickets and refreshments after the show, instead of a full-scale dinner.

Marilyn Shotwell and Ann Kammer wrote "*A Christmas Play*", a one act play which was presented to the Villagers at no charge on December 8, 2002. It was the biblical story of the birth of Christ. Donations were given by the audience and that covered the cost of the refreshments.

A committee of members was formed, chaired by Vincent Krencius, to consider the addition of a stage curtain. This would allow the club to make scene changes between the acts. Funding came from a variety of sources: \$900.00 from the *Drama Club*, \$100.00 from the *Crafter's Club*, \$300.00 from the *Bingo Group* and a personal donation from Charlie Kik in Lot 1 for \$800.00.

On Saturday, May 10, 2003, the club presented "*Let Him Sleep Till His Funeral*", with a matinee performance on Monday, May 12. With the money earned from this and other productions, the club purchased a lighting controller and eight spotlights.

In November, it was decided that the club would present an encore presentation of "*Let Him Sleep Till His Funeral*" because so many people had to be turned away from the May performances because of space constrictions. Unfortunately redoing the play was a bad idea because only 74 people attended.

The sound system still needed fixing. Vincent Krencius received a donation of a desktop

computer to be used to control the sound effects. Software was purchased, which enabled the sound person to play music or sound effects on cue without using a CD player. Membership was picking up and the productions were being praised outside the Village community. One person from Prescott Valley, two people from Mayer, and two from Prescott Country Club joined us.

In September 2005, the club changed its name to the *Spotlight Players*. In that same year the HOA Board at the Villages changed its policy on having outside persons being able to participate in club activities. In November, outside members were told they would no longer be able to be involved in the *Spotlight Players* activities because they were not residents of the Village.

In December, 2005 another original play was presented; however. It was the least successful show that the club had ever staged. The club had been restricted for advertising other than fliers placed in HOA approved locations.

Our January meeting was a disaster, due to the HOA policy change. Almost all of the outside members failed to come and they never returned. April showed one of the most poorly attended meeting in the history of the club with only seven members attending, four of whom were Drama Board members. The final two people from the Prescott Country Club left.

The next few months turned out to be some of the darkest months in club history. The few members struggled to increase membership; however, talk of dissolving the club was considered as a possibility. The only show done in 2006 was a radio show, because it didn't require any advance rehearsals or memorization, and the actors could take multiple parts.

December 2007 was another radio show, directed by Tel Tofflemire. Vera Dutner wrote and directed the March 2008 production. It was obvious to all that the club was in decline with only two members attending the December meeting.

In 2009, Ted Tofflemire assumed leadership of the badly battered club. A production was planned for St. Patrick's Day. It was performed behind a closed curtain with just the placement of an old upright radio on stage. A hillbilly show followed; however, the expenses were large and the profit was only \$292.00.

Something had to happen to get the *Spotlight Players*, rolling again. AND IT DID! However, we haven't been given that information from the club but we do know that the latest productions have been outstanding.

The December 2010 show was Mrs. Claus Saves Christmas.

In 2011, we realized we were lacking space to store production sets and props. It was decided to seek approval from the HOA to erect a much-needed storage shed south of the tennis court. John DeBartolo was responsible for the construction with help from other drama club members. The June show was entitled "Yahoo Dude Ranch". In July Vincent Krencius presented a website idea. This has come to be a wonderful source of information for members and non-members. The December show was "Celebrate America."

June, 2012, a sound mixer was purchased to better control the mike volume. Our goal is always to improve our productions with purchases from our performance profits.

The club held an open stage reception in hopes of attracting new members and it was very successful.

2013 was exciting for the Spotlight Players as the club was allowed to again invite people from two 55+ parks to join us. This has been a big help to us, adding more actors and having added audience attendance. The July show was "Murder at the Mansion" and the fall rehearsals are for the production, "Our Business is Show Business".

The club endeavors to assist other clubs in the Villages and assist them as much as we can by preparing shows for July 4th, Silly Sunday and Veteran 's Day. We are very proud of our Drama club and hope that the Village residents feel the same and might have a desire to join us.

Wood Shop Club

There was no Woodshop when the Villages was constructed. The present Woodshop room was used by residents doing stain glass, silversmithing, photography and lapidary. Although there were all these activities, the room was rarely used in the summer and was used less in the winter. Bud Langseth taught stain glass in the summer time. But not more than 10 people ever took the classes. Vern, a summer resident, taught silversmithing. But after a few years, he did not return and no one did silversmithing again.

A poll was taken by the Board to see what the residents wanted to do with the room

The poll came back that 96% of the people would like a wood shop where full time and part time residents could do work for themselves without having to buy the tools.

The Board moved photography and stain glass to the small room by the dumpster.

The Board talked to Bob Jones about organizing and running the wood shop. Bob had been a set designer for hotels in La Vegas. Bob said he would do it if Paul Vietti would help him.

The Board asked the wood shop members to raise their own money. The Board tried to sell the photography equipment but no one ever bought it. They did sell the lapidary equipment for \$900.00. This was not enough. The wood shop purchased dust collecting equipment and that took the entire amount.

The wood shop members asked the Board if they could do work for the Villages and get paid. The Board agreed. They built cupboards for the social hall and the activity room. They built a shade cover for the BBQ. The Board bought the materials and they charged for their labor. With the money they earned, they bought more tools.

The members did construction projects in private homes. That money helped them buy more tools. Most of the tools purchased were used tools. People donated tools. The wood shop asked

people who came to use the tools to make a donation. That gave them more money for more tools.

Lynn Eastman started the pancake breakfasts. The wood shop and billiard people went together to put on the breakfasts. They split the money. More tools were bought.

The Wood Shop is self-sustaining. That is why they want people to make a donation to use the tools and wood shop. They always need to buy more tools. And the new tools are available to the Villages. It is a win-win situation.

Chapter 5

Newspaper Reports

September 1, 1993

(Excerpts from *The Prescott Valley Tribune*)

Dewey, Arizona may not exactly qualify for a resort area, but more than 300 people, who own property in The Villages at Lynx Creek, know better. Since its grand opening in March of 1990, all the first phase lots in this adult community have been sold. Phase II at The Villages includes an additional 230 lots, with the emphasis on manufactured homes, although over 70 RV lots will be included.

At that time, country western dances, open to the public, were held in the Social Hall every Friday evening. The card room, billiards room, exercise room and the library were all fully functioning, as well as the laundry and the pool and spa.

December, 1996

(Excerpts from *The Daily Courier*)

Banjo mania comes to the Prescott area. A new group called *Mile Hi Banjos and Buddies* has invaded the area. After only nine months of existence the 14-member group has won awards locally and in Sun City. During the annual Prescott Christmas Parade the group took first place in the "*Clubs and Organizations*" category. They were honored with the equivalent of a "best of category" award.

In August of that same year, they performed at the Villages with proceeds to benefit the Northern Arizona Sufferers of Alzheimer's Disease.

January, 1996

(Excerpts from *The Prescott Valley Tribune*)

Nearly 80 residents of the Villages at Lynx Creek found themselves ousted from their homes Monday night while firefighters and utilities personnel worked to repair a broken natural gas line. Nearby residents were told to congregate in the local clubhouse to wait for repairs to be made. Seniors at the clubhouse were very positive in their response to the incident. Resident Bob Carns said, "Isn't anyone's fault really, these things happen." His wife, Dorothy Carns agreed, "It's no big deal; I just wished we had brought the dominoes."

May, 1997

(Excerpts from *The Daily Courier*)

Central Yavapai Fire District firefighters were called to the Villages at Lynx Creek in Dewey to fight a fire caused by lightning. The fire apparently smoldered for hours before the fire department was notified. Fire damage was mostly contained to the attic area and caused about \$20,000.00 worth of damage. The summer residents were not at home at the time.

Chapter 6

Interesting Facts

As you read this chapter, you will see crooked pages. This is because they were scanned in. I just did not get them straight.

The original plat map for the Villages dated 12/16/88 showed Phase 1, 2, and 3. Phase 3 is shown on the plat map as the Golf Course. There were no home sites shown on the vacant land to the north of us.

The water certificate issued to the Villages at Lynx Creek on April 11, 1989 was for 515 lots. Those lots would include not only the home sites but also the golf course, the office complex, etc. It is for Sections 27, 34, T14N, and R1E. The questions that arise are:

1. Did the developers ever plan to make additional home lots to the north of our existing Villages?
2. Was the water certificate just for the original Phase 1, 2, and 3 as shown on the original plat map?
3. Why did Mr. Fain trade those 2.4 acres in the middle of the field to the north of us if he was not going to build additional lots?
4. Who represented the Villages in the trade for the RV lot to the north and what was the understanding- was it to be in the middle of home sites to the north?
5. Did the State of Arizona rule the 100-year certification of our water rights invalid as stated in the October 1, 2004 quarterly newsletter from the Board?

I have included a map. It shows section 27 and 34.

I have included the letter from the Board stating the water rights are invalid. This same letter also explains what Mr. Potts was planning to do with the land north of us including our 2 acres.

I have included the water right certificate.

I have included a copy of the letter from Mr. Fain regarding the swap of land. It seems to suggest he was going to develop the north end of the property.

It also clarifies the land swap- those 2.4 acres for the area of the golf maintenance.

We did not follow through with the swap because we still have the land and the golf course still uses the south RV storage area.

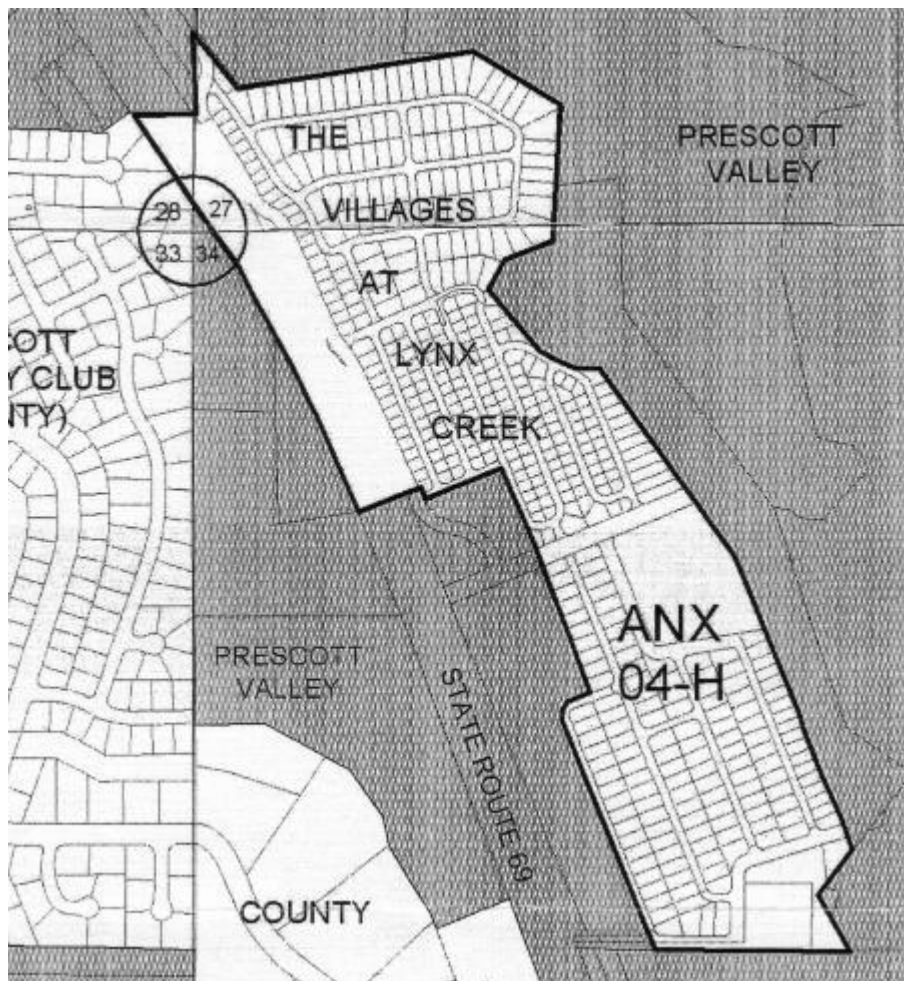
Don Kirkland reports that the original 2.4 acres to the north dwindled in size because Fain needed some of the land back. He was going to have streets in that land and he needed some of the 2.4 acres to make the streets wide enough. It is not clear in the Board notes when we gave

the land back. Don believes the size of the land is now about 1.87 acres. It would be good to have the Board appoint someone to undertake this research.

In 1998, the Villages gave the developers ½ acre in phase 2, unit 2.

The map showing sections 27 and 34.

These sections were given the water rights.



This is the certificate for the water.
It was issued for sections 27 and 34, T14N. R1E.



VILLAGE'S QUARTERLY NEWSLETTER
OCTOBER 1, 2004

To all members of the Villages at Lynx Creek Owner's Association:

This will serve as your issue of our quarterly newsletter even though it will pertain only to a single subject, the inclusion of Unit 3 into our Association. This is a very important matter which will affect the Villages into the foreseeable future. Your Board of Directors needs your input and advice to guide our actions.

First, a little history. About one year ago, the membership voted overwhelmingly to accept the proposed Unit 3 as a part of the Villages and our Association. At that time, it was a proposed residential subdivision of 53 lots, identical in almost every respect to the existing Units 1 and 2, and requiring complete compliance with all of our Governing Documents. Its size was later expanded to 59 lots through a proposed purchase of our north RV storage lot (which is of no benefit to the Association in its existing state). In a ruling by the Arizona Department of Water Resources, the 100 year water certification which the developer thought it had for Unit 3 was declared invalid. The developer then attempted to acquire a new source of water without success. The only available way to proceed with the development was to rezone the land to C1 (commercial), secure a special use permit and develop it as a mobile home park with leased, not owned spaces. Under this plan, Prescott Valley would be permitted to furnish the necessary water to the park.

We had also been told by the developer and Prescott Valley that it was likely that within 4 to 6 years, a 100 year water certificate might be available at which time the property could be subdivided giving the tenants the right to purchase their lots.

Based on this understanding, we began discussions with the developer on how and under what circumstances we could and would accept a mobile home park as part of the Villages. Our preliminary talks resulted in a draft of an agreement which was furnished by us to the developer. It contained, among many others, the following provisions:

1. The property would be included in the Villages as a "parcel" which is permitted by ARS 33-1802 covering planned communities. Under this provision, only the developer would become an owner and a member of the Association with a single vote.
2. All lessees of the spaces would be granted 20 year leases which then allowed a Certificate of Affixture to be issued the mobile home giving it a classification of real estate.
3. The development would be a "Housing for Older Persons" park with the same age restrictions as the Villages.

4. If a 100 year water certificate became available in the future, the developer would vacate the commercial zoning and special use permit and re-subdivide Unit 3 as a residential subdivision as was first contemplated.
5. The sum of \$8,000.00 would be paid to the Villages as under the original agreement (now considered void) as each space was leased and/or later sold. Each lessee would then be considered a guest of the Developer and would pay our assessments and be allowed to use our facilities.

There are many other provisions necessary for a final agreement but those above are the most pertinent at this time.

In about the middle of the above events, the developer decided to expand his plans to include the so called "tree farm" lying to the north of the above Unit 3 and which would then extend the park to the new Fain Road. A recent preliminary planning map which he furnished us shows about 63 lots in that proposed mobile home park although your Board was told verbally that it would probably be only about 50 lots.

At a meeting last week (September 23), the Board met with the developer to discuss the draft agreement and to obtain information which had previously not been forthcoming. At this meeting, the developer requested several changes which would alter significantly the utilization of the mobile home park on Unit 3, the only one under discussion but which would probably affect the Unit 3 expansion as well. These were basically as follows:

1. Remove the restriction on the Affidavit of Affixture which would then allow shorter term leases of less than 20 years.
2. Make optional the requirement to re-subdivide the park and sell the lots to the lessees in the future when water became available.
3. Give the developer 59 votes in the Association which would later be transferred to the lessees as leases are entered into.
4. The Villages would take over maintenance of the common area (streets, utilities, etc.) when 50% of the spaces were leased.
5. Permit the construction of a gated entrance at the Unit 3 mobile home park making it a "gated" development.

Equally important, however, the developer brought into the discussion the proposed extension of Unit 3 to the north of the 59 lots to Fain Road. Without specifically demanding that we also approve this extension and take in those additional 50-63 lots, he let it be known that he considered Unit 3 and the extension as a single unit for discussion. In other words, if we didn't agree to the extension, he was not interested in having Unit 3 as part of the Villages and would develop both properties

anyway. Some of the other parts of our discussion also left the impression that this was an "all or nothing deal". He stated that his plans for the tree farm area would include possibly a swimming pool and some recreation areas.

The inclusion of some 110-120 leased mobile home spaces into the Villages is an entirely different situation than that voted on by the membership less than one year ago. It is the consensus of your Board that an expression of the wishes and viewpoints of the Association members is necessary before we proceed any further in these negotiations.

After much discussion on the Board, we also felt that we should advise you of the pros and cons of such a consolidation as we see them. Then, we ask for your advisory opinion on the survey form which is included in this letter. Your opinion is very important to the Board to serve as an indication of your wishes and desires for the future of the Villages.

If you return it by mail, please post by October 15, or you may submit it at the October 21 membership meeting.

PROS:

1. As each space is leased, the developer would pay to the Villages the sum of \$8,000. This money would go into our Reserve fund and could pay for future improvements as well as contribute to our sewer connection and construction costs.
2. As each space was leased, the developer would pay our current monthly assessment and the lessee would be considered a guest of the developer and have full use of our facilities. The lessees would then have badges which would identify them as guests and allow them to use our facilities. If they are not a part of the Villages we would have to gain control over our facilities and possibly need security personnel on duty 16 hours per day to keep the lessees from utilizing the facilities. However, there are other options available such as card controlled locks.
3. If they are accepted into the Villages, we can require that the mobile home parks become "Housing for the Elderly" (although the developer has not indicated that he planned to lease to families).

CONS:

1. The maintenance burden would be substantially increased and we would probably need at least two more full time employees to handle the load. Similarly, the costs of maintenance would expand considerably, particularly if a swimming pool and second recreation facility were built.
2. Administration costs would expand considerably as well. Although some of these would be offset by the additional assessments coming in, the management of the Villages would become much more complex and difficult than is now possible with our present population.
3. Some of our facilities might become over crowded with the additional usage.
4. If the developer is not required to sell the lots if and when water is available, it could remain as a mobile home park for many years into the future.

SUMMARY:

Your Board has considered the above pros and cons and, after much discussion, feels that a lot of possible problems must be solved before such a consolidation could be accomplished. Very frankly, other than for the monetary gains we would receive, we see very little benefit to the Villages from such an expansion. And this of course is why we seek your opinion and advice. Our duties are to represent you and your opinions and desires are important to us.

Even if the consolidation does not ultimately occur, we will probably need to negotiate an agreement with the developer to permit him to hook into our sewer system, utilize our WWTP until such time as we join the Prescott Valley sewer system, and then continue to use our sewer facilities for the future. This will require a significant payment from the developer to the Villages and will pay a substantial portion of our costs in connecting to the new system.

This subject will be discussed further at our October 21 membership meeting and we will try to answer any further questions you may have.

Sincerely yours,

Your Board of Directors

FAIN FAMILY LIMITED PARTNERSHIP

11750 E. HIGHWAY 69
DEWEY, ARIZONA 86327
(520)772-8810

July 1, 1998

Villages At Lynx Creek Owners' Assoc.
12200 E. Highway 69
Dewey, AZ 86327

RE: RV STORAGE SPACE LOCATION

Dear Homeowners:

Currently, it is our understanding that a number of the homeowners at the Villages At Lynx Creek have expressed a preference to confining the open space RV storage to the original location adjacent to the wastewater treatment plant. Previously, it was our understanding that the homeowners requested the Developer to provide additional open space RV storage at the north end of the Project. As an accommodation, the Fain Family Limited Partnership offered to exchange title to an expanded open space RV storage facility on the north end of the Project for a small portion of the RV storage area by the wastewater treatment plant, upon which the golf course work shop is located.

We would like to resolve this issue to the satisfaction of the majority of the Homeowners' Association. Therefore, it is our proposal that you determine to choose between the following two options:

1. The Homeowners' Association may choose to retain the expanded RV storage area on the north end of the Project, as well as that portion of the original RV storage area not occupied by the golf course maintenance facility. The Fain Family Limited Partnership will retain ownership of the maintenance shop and access; or
2. The Fain Family Limited Partnership will eliminate the RV storage area on the north end of the project and retain ownership of the parcel. Within five years of the date of an agreement with the Association, the golf course maintenance facility will be relocated. In consideration for use of the facility until such time

The last sentences of the letter say that Mr. Fain will give the existing buildings that he built for the golf course in the south RV storage area to the Villages at the end of 5 years.



SPECIAL ASSESSMENT

The vote for the Special Assessment for continuing with the sewer connection has been approved by the Association members. The vote was:

YES	321
NO	31

This was an approval rate of 91% of the members voting.

The Board will finalize contracts to move ahead with this project.

The amount of \$1,275.00 was the assessment approved. Enclosed you will find an invoice which is due on March 1, 2007. Late charges of \$15.00 will be assessed as of March 15, 2007 and every month thereafter until paid in full.

We encourage everyone to pay in one lump payment. **We recommend anyone who needs to finance this amount to seek monies from outside sources.** Those unable to pay in full need to petition the Board of Directors, in writing, for a payment plan. There will be only one payment plan available: \$140.00 per month due on the first of every month beginning March 1, 2007 for 10 consecutive months. A contract must be signed with the Association for this plan.

The Board of Directors wishes to thank everyone for this support to better our community.

JUNE 10, 2004

TO ALL VILLAGE ASSOCIATION MEMBERS:

First, we apologize for being a little late with this newsletter but things are happening rather fast and we wanted to provide you with the latest information we have.

Unit 3 is still somewhat in limbo. In case you haven't heard, the water rights certificate that were thought was good for 515 lots has been reduced to our present 453 lots by the Arizona Department of Water Resources. As a result, the developer has been attempting to purchase water rights from other sources which would have allowed the development to continue, although delayed by the necessary permits. We have only lately learned that his efforts so far may have been unsuccessful and further delay is probable. Since most of you are now here for the summer months, we will use the Crier to keep you up to date as things develop.

We are currently in the process of securing bids for the work necessary to preserve our streets in good condition. This will consist of a rubberized overlay on Unit 1 phase 2, and Unit 2 streets. It is also planned to give Unit 1 streets and the parking lot a wash of asphalt which will combine with the oxidized surface and extend the pavement life. We do not yet know when this work will be done since the contractors are quite busy. However, when the time comes, we will do our best to warn you so that you may remove your autos and restrict your driving on the affected streets. The requirement for curing these applications is generally three to four hours and **THEY MUST NOT HAVE ANY TRAFFIC ON THEM DURING THAT PERIOD.**

Construction has started on the twin 10" sewer mains which will lie adjacent to SR 69 in the area of the Villages and will serve our sewer needs as we connect in the future. It is expected that it will take a couple of months to complete this work. We feel it is definitely to our benefit to hook up to this line as quickly as possible since it will avoid any future plant deficiencies and save us money estimated at about \$10 per month per lot over the costs of running our own plant.

We have been meeting with Prescott Valley about our water supply and have arrived at an agreement on that problem. At present, our supply is from an 8" line along SR 69. Water is metered to us at two points which results in all the water in that line being paid for by the Villages. When the presently vacant commercial land along the highway develops, businesses there will obtain their water from that same line. Since we cannot be involved in the business of selling water, it will be necessary for PV to make such adjustments in the water meters as are necessary so that we are only charged with the water that we use. This, PV has agreed to do.

(over please)

As usual, the welcome late rains in April have resulted in a lot of weeds popping up throughout the development. These are unsightly and result in an unfavorable opinion of our community to anyone visiting. We are making inspections every week or two and reminding owners of the necessity to remove their weeds. Please do not be offended if you get such a letter. Having a clean and attractive community benefits everyone in higher property values. That is our only goal. If you are not here, or cannot come here to accomplish the removal, please make arrangements with someone else to do the work for you. If it becomes necessary that the Association do the work, we have no choice but to charge the cost to your account.

Similarly, the weather and ground moisture has resulted in a bumper crop of cottonwood tree sprouts coming up from the roots, which in some cases we didn't even know were there. Our arborist has advised us that one effective cure is to spray the sprouts with CONCENTRATED Roundup. Other possible treatments are to cover the stump with a thick layer of salt, cover it with plastic, and put earth on the plastic to hold it down and keep moisture out. Drilling holes in the stump and using salt or a root killer is also effective. Be patient and we will get these problems solved.

Also, some trees other than the cottonwoods are sprouting new growth from the base of the tree. This is also unsightly and such growth should be removed.

As we advised at our last general meeting, we have changed our method and prices on electricity which some of you pay to the Association. The charges from APS to us vary each month and we have now programmed our computer to pass on to you the same rate as we pay. Therefore, the KWH rate on your bill may vary from month to month.

You are probably aware that Larry Martin resigned as President when his home sold faster than expected. He plans on remaining in the Villages and the Board has appointed Lou Wayne Davis to finish out his term. Also, you are reminded that two directors will be elected in July for two year terms. Be sure and watch for your ballot. Please vote and return it on time.

We don't like to keep nagging but some of the provisions of our Rules and Regulations (paragraph 19, rule 6) seem to have slipped some resident's minds. Twice in the last 10 days, two different persons were seen bringing dogs into the library. You are reminded that no animals of any type, or under any circumstances, are permitted within any of our buildings or within the inner court or pool area.

We hope you are enjoying the summer weather, wherever you are. Take care and please be especially alert to any road work in the Villages since it could occur at almost any time.

Your Board of Directors

Chapter 7

Memories

Edye Douglas made and sold lunches two days a week from the kitchen in the social hall. She used the money to buy kitchen equipment, tables, chairs, etc. She played the piano for many functions in the Villages. She also played with the Mile-High Banjo Band. She always wore purple. Everyone called her the purple lady. Her clothes, car, and golf cart were purple. She lived in a double wide on Blue Spruce and rented out a purple park model.

In 1998 movies were on Sunday at 2 PM. Popcorn was 25 cents.

The fire department could not find a house because people gave the lot #, not the street address.

From 8/31/96 to 3/2/97, the cash flow report shows \$8501.42 was taken in for rentals of the Social Hall.

As of 9/1/96 in the CC&Rs, a resident could have no more than 2 pets.

Phyllis White remembers that her husband, Lionel, and she came to the Villages on March 25, 1991. The next morning, we woke up to a big surprise. There was lots of snow. We stayed in our motor home for several weeks until our home was finished. I volunteered to work for Chris Porter who was our Recreation Director. During this time, I asked Chris if I could put the library together. This was around May or June of 1991. I gathered several friends to help me. There was Jane Walker, Dee Dunmire, Joann Frost and Ella Wrecker.

In Dec., 1996, 80 residents were evacuated because of a gas leak. It happened at 5 PM on a Monday night. Central Yavapai Fire District was called out. Crews from the gas company got it fixed at 8PM. Gas was turned on around 10 PM.

The Prescott Valley Tribune wrote an article on Sept. 1, 1993 about the Villages. The article states the grand opening was on March 1990. It says all 211 lots of the first phase have been sold, evenly split between RV lots and manufactured home lots. It states that 75% (160) of the lots have homes on them. Golf course lots sell for as much as \$45,000 but the average site sells from between \$24,000 and \$34,000. Sunbelt is the company selling the Cavco manufactured homes. Ground breaking and Pre-buying was under way for phase 2 which includes 70 RV lots and 160 manufactured lots.

Chris Porter, recreation director, wrote in the above article, "What they're buying is not the land. They're buying this facility and the recreation program. I like to say it's a land -locked love boat. They come in for the security of the community, the friendships that are offered, and the recreation. So what they're living in really doesn't matter."

Allie Novesky gave unlimited help to Edye with making and serving the lunches.

Bob Wilson made keys for all the residents. He played the banjo in the mile-high banjo band.

Ed Legere started Block Watch within the Villages with 19 block watch captains.

Coral Face remembers that Connie Burton was the driving force to start Bingo. Coral helped her. In later years, Ben Stanton kept it going.

Zelma Legere remembers that Vi Jankowski pulled an RV trailer each summer to Alaska to work when she was in her 70s and 80s. When she came back to the Villages each winter, she would cut men and women's hair.

Willie Hodges was the first maintenance technician for the Villages under the employ of HOAMCO. He had a part time helper, Mike West.

Pam Prussia, a Village resident, was a real estate person for Arizona Lands and Ranches, Inc., a company of Mr. Fain. The first real estate office was on lot #1 but eventually moved into the Village administration office.

Jane Vietti remembers that when the hail storm hit, she thought someone was throwing rocks at her house. The sky got horribly dark. The hail broke her front windows and skylight.

Reenie Viska won the contest to name the K-9 Korner.

Margaret Terry won the contest to name Shady Retreat.

Norm McKeown started the square dancing here in the Villages. There was a group called the Village Squares.

Chuck Neuman was the first monitor and served for 13 years.

Jay and Doreen Burchett won the contest to name Village Way.

Banjo Buddies played almost every Thursday in the Social Hall.

Mary Ann Penson and Sami Vaught made a picture book in 2012 of the residents.

Karen Kirkland worked diligently for the Villages. She worked beyond her employed hours to make the Villages a great place to live. Her husband, Don, served on many boards. He was diligent in all that he undertook. His primary goal was to make the Villages an A1 resort.

"OFFICIAL HUGGER" Della Weeks

November, 1912 - November, 2004

"OUR DELLA" had hugs and smiles for everyone! She loved everyone. Her small frame and broad smile endeared others. At all functions in THE VILLAGES she welcomed friends and Newcomers...

During the Wednesday morning "COFFEE HOUR" she was the OFFICIAL GREETER..when she spotted a newcomer, she befriended each one with smiles and hugs. Della set the "Comfort Zone."

She enjoyed being on stage, wearing her "LITTLE GIRL" garb, hugging her rag doll as she sang. At times she played a musical instrument. She loved music. Other good times for Della included playing Bingo, Pokeno, and Hand and Foot.

She participated in a variety of activities, always smiling and pleasant. She rarely missed a Pot Luck meal.

The white bench in front of our office at THE VILLAGES is dedicated to "Della Weeks", our "OFFICIAL HUGGER."

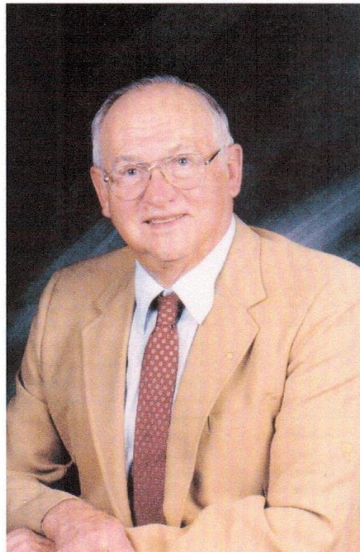


REMEMBERING BEN STANTON - The Gentle Giant

Yes... Ben Stanton was very tall and spoke softly - A GENTLE GIANT. He moved to The Villages from Montana in 1994. No day passed without playing his game of pool, which he truly enjoyed. Travelling in his motorhome was a joy for him, with Dottie Hamman by his side.

Ben served two terms on our Board of Directors. With help from Paul Vietti and others, they modernized and updated the Villages electric system. He posted a monthly Treasurer's Report for all residents to view. Another achievement was to get the Villages hooked up into the Prescott Valley sewage system. For many years Ben helped keep the weekly Bingo games running. He served as Office Manager for a period of time, and was always an active participant in many of the Sunday Hamburger meals along with other events.

With his friendly, quiet manner, vast knowledge and positive attitude and his big smile, Ben was an inspiration to many, and a friend to all.



SALLY AND JACK GUNTER ... REMEMBER WHEN...

In 1994 Sally and Jack Gunter purchased a large lot at THE VILLAGES for \$30,000., having responded to an ad in a California paper about Senior Living. Very few homes existed at The Villages, and only some roads were paved. There were many rentals for overnight R.V.s.

The Fain family had established the Clubhouse, tennis courts, the pool and hot tub. There were but nine holes for golfers. The Social Hall and Activities rooms were seldom used. A Real Estate office offered lots and homes For Sale.

Although a lady was hired as office worker, Sally Gunter and others were strictly Volunteer workers. It was a struggle to get paid ads to pay for publication of the monthly Crier. Very few activities or events were scheduled for residents until 1996.

Mike West and Dan Downey were early employees who always maintained the grounds and buildings in excellent condition. Until the early 2000's the Fain family continued ownership, when the Transition Board of the Villages assumed control. Sally Gunter became a member of the Board of Directors. Monthly dues were \$80.00.

Bob Hoffman and Ross Taylor started a Photo Lab, a camera Club. Ross Taylor helped residents and visitors develop and print films. Many classes were organized within the Work Shop. Jack Gunter spearheaded the construction of storage units in the Activity Room. The Library was nicely maintained by Rene Viska and Phyllis White.

At least three times each week, Edie Douglass and her many friends, as Volunteers, served terrific lunches in the Social Hall at a cost of 75 cents. Profits from lunches purchased much needed kitchen equipment.

Chapter 8

Pictures

Most of the pictures are crooked. I scanned them in but evidently, I need more skill in scanning.

Note that in this picture there are no gates to the pool. The start of a gate is shown.



Look at how young the trees are!



Balloons over lot 210



Ladies taking a rest.

Looking toward the parking area.

**Shirley Coover thinks this is Iris Combs lot 53, and
Bill Reed's lot 56.**



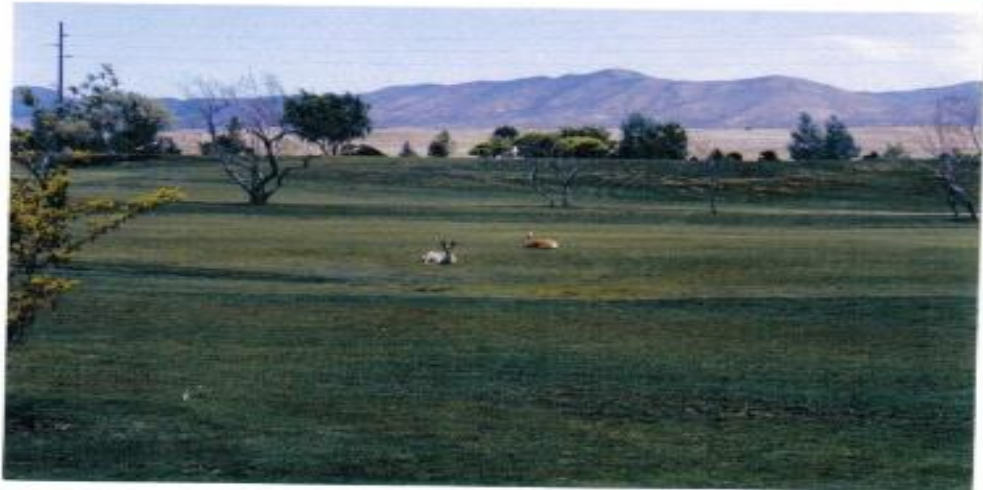
Do you putt over this molehill?

Ugly tables before Edye Douglas sold lunches to earn money to purchase round tables.



Phyllis White was the first librarian and Reenie Viska was her assistant.

**Beautiful winter day.
Phyllis White remembers waking up to snow.**



Antelope on the golf course.



Golf ball
size
of hail.



Holes
made
from
hail!

Pictures of the hail storm from Jane Vietti.



Nicky Leveque's Lot 10



Shirley Coover in the Village Band

Village Babes swimming

The End

Sources for this book came from:

1. Crier Editions
2. Ad Hoc Committee Meeting Notes
3. Transition Committee Meeting Notes
4. Transition Board Meeting Notes
5. Board of Director Notes
6. Newspaper articles
7. Residents
8. Former residents
9. Former Villages Employees
10. Clubs