



A Message from HOAMCO:

Thank you for the opportunity to manage Chaparral Pines and The Rim Club. Our management responsibilities officially began September 1, 2000. Homeowners Association Management Company is the largest management company in Northern Arizona devoted exclusively to the professional management of homeowner associations. Our company has grown over the last decade to manage over 55 communities in Northern Arizona. Even in our rapid growth, we have never lost sight of our philosophy to provide professional management services to homeowner associations unsurpassed in the field of association management.

As an association management company we provide in-house accounting which uses the standards of The American Institute of Certified Public Accountants for Common Interest Realty Associations. We have the ability to offer operational budget preparation assistance and in-house analysis of reserve funding levels and projections of the future capital needs. In addition, we have a network of other professionals to serve your needs in the legal and accounting professions familiar with the various and unique aspects of homeowner associations.

Homeowners Association Management Company will be providing a myriad of services, some of which include coordinating communications and meetings, overseeing compliance to the Association Governing Documents and working with vendors to ensure prompt and efficient services to the homeowners of the Association. Your Community Association Manager has been selected and will service your needs on-site effective October 2, 2000. We have included an introduction to our project manager in this newsletter.

The HOAMCO Corporate office is located at:

131 W. Navajo, Suite D
Prescott, Arizona 86301
(520) 776-4479 Fax (520) 776-0050
In Arizona (800) 447-3838

www.hoamco.com Email: hoamco@hoamco.com

The office hours for the HOAMCO Corporate office are 9:00 a.m. to 4:00 p.m. weekdays. During non-business hours and holidays, a 24-hour emergency phone service is available at (520) 776-4479. HOAMCO is committed to serving all of the members of the communities to ensure that each community member enjoys their new home and beautiful surroundings. Our fledgling communities are beginning to take shape. There have been, and are, many obstacles to progress, but they are all being dealt with on all fronts.

Justin D. Scott, President HOAMCO

September 15, 2000

Dear Homeowners:

We are pleased to announce the appointment of Victor Connor as Community Manager of the Chaparral Pines Community Association and The Rim Club, effective October 2nd.

Victor brings to Chaparral Pines and The Rim Club a wealth of experience and impeccable credentials. Victor possesses a Bachelor of Arts in Social Sciences and Business Administration, and a Master of Arts in Christian Education. He and his wife, Kathy, and their two sons, Joshua and Jeremy, have lived in the Payson area since 1990. Most recently Victor was the Executive Director and Chief Financial Officer for the Tonto Rim Camp in Payson, a camp and conference center. While at Tonto Rim, he was responsible for enhancing the technical computer system, reducing labor costs while improving service standards. Victor's background in finances, personnel and facility management represents a real asset to Chaparral Pines and The Rim Club, and his leadership qualities bring a new level of professionalism to our communities.

Our recruitment and selection process from among nearly 70 resumes should be an indication of the outstanding qualifications our new Project Manager brings to our Communities. We hope each of you will get to know Victor in the coming months and suggest you make a point of meeting him in the near future.

Sincerely,

Justin Scott, President

NEWS BULLETIN

. . . . for immediate release

Arizona State Land Department

1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

Bark beetles have been identified causing scattered ponderosa pine mortality in the Payson area. According to the Arizona State Land Department, bark beetles are native forest insects that usually infest stressed, damaged, dying, or diseased ponderosa pines. They are also highly attracted to freshly cut pine trees.

Drought stress is probably the principal reason for the increase in bark beetle activity on ponderosa pines this year. A lack of moisture this winter weakened the ability of the pine to repel the insect.

Yellow foliage throughout the tree or at the top is the most visible sign of beetle infestation. Reddish sawdust at the base of the tree is another symptom. Unfortunately, by the time these symptoms appear, it is usually too late to save the tree.

It is highly recommended that infested ponderosa pines be treated properly as soon as possible to reduce the likelihood of bark beetles infesting any additional trees. Any technique that destroys the materials—piling and burning (where safe and legal), burial at a local landfill, complete removal of the bark; or, if utilized for firewood, should be covered with clear, heavy polyethylene plastic. Split the wood before covering if possible. The plastic should completely enclose the firewood. The edges of the plastic should be buried and the pile placed in the open from four to six weeks. Temperatures will build up under the plastic and drive the beetles out of the infested wood, trapping them underneath the plastic. The plastic will also prevent beetles in the surrounding forest from re-infesting the wood. Uncover the wood after six weeks, allowing it to dry. It is acceptable to burn pine in your fireplace as long as you keep your chimney clean.

Prevention is the best way to reduce losses due to bark beetles. Healthy trees are usually not infested. Thinning trees to relieve overcrowding can reduce future losses. Consider slow, deep, and infrequent watering of stressed or damaged trees nearest the house, using a soaker hose located around the drip line of the tree. Supplemental watering is especially important this year due to the spotty summer “monsoons” we are experiencing. Continue watering until cooler temperatures arrive.

For further information on this and other forest health concerns, contact:

Arizona State Land Department, 809-C Gail Gardner Way, Prescott, AZ 86305, Phone: (520) 778-9567

Pearls of Wisdom

Be a Good Homeowner

1. Review the documents before you buy your unit.
2. Serve on a committee.
3. Serve on the board.
4. Remember that you are a member of the association. What is good for it is good for you.

Be a Good Neighbor

1. Respect thy neighbor.
2. Help form a neighborhood watch.

Be a Good Board Member

1. Remember your fiduciary duty to protect, preserve, and enhance the value of the property.
2. Focus on policies, plans, and objectives.

Have Productive Meetings

1. Distribute materials — financial reports, agendas,

bids — to board members a few days before the meeting.

2. Follow the rules of parliamentary procedure.
3. Act professional — don't let the meeting turn into a social event.
4. Allow questions only after the meeting.

Enforce the Rules and Deed Restrictions

1. Give residents a voice when creating a rule.
2. Make rules specific and reasonable.
3. Offer compromises.
4. Hold public meetings on divisive rules.

End Apathy

1. Recruit new residents.
2. Promote volunteerism as a positive experience.
3. Publicize the association's accomplishments.
4. Recognize volunteers.

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