

November 8<sup>th</sup>, 2016

Last Saturday, by a vote of 3-2, the Rio Buena Vista Board of Directors authorized a \$10,000 payment to the City of Needles to initiate the creation of a Special Assessment District, whereby the sewer and water systems will eventually become part of the city systems. (Actual repairs to the systems will be at substantial additional cost.)

Only eight homes were represented at the meeting where this whole situation was explained. Those present were entirely in favor of allowing the city to establish a bond which will allow us to borrow enough money to fix the water and sewer systems, after which the city will be responsible for all maintenance and repairs. The cost of the work will be repaid by an assessment added to our property taxes.

The 8 homeowners who were present would like the assessment to stretch over 30 years, which results in the lowest annual increase in taxes. (Individual homeowners cannot select their own term for repayment. But they will have the option of paying it all at once, or paying it off at any point, similar to paying cash or using a mortgage for a home purchase.)

Those who voted NO are actually in favor of forming the District, but thought there were still too many unanswered questions to commit Community funds at this time. Those who voted YES want this process to proceed as quickly as possible. We all agreed that no money will be sent to the City until we get some more answers. But Saturday's vote means we do not have to wait until another scheduled meeting to proceed.

PLEASE read the attached outline. It is not a complete explanation, but it will help you understand the complexity and magnitude of the situation.

You will get a chance to vote NO if you object to the formation of the Special Assessment District. No response is required if you have no objection, but without a negative response of 50% + 1 of the ENTIRE community, the District will be formed. This voting process is handled by the CITY not by the HOA.

Some unanswered questions:

Just what does the first \$10,000 cover?

Does the community vote before or after all \$10,000 is spent?

What repairs will the City actually require?

What additional amount will each unit be assessed?

Is there any possibility of getting any help with these repair costs from the builder(s)?

Isn't the City partially responsible for this mess?

When will the work start; how long will it take? How inconvenient will it be?

By board action, I am also to ask if repaving the entire community after the work is completed can be included in the assessed amount. If the answer is yes, and the Board decides to make these improvements, our Reserve fund will remain healthy and we may not need to raise dues.

What are YOUR questions? Email me at [dearjeanine@gmail.com](mailto:dearjeanine@gmail.com)

IMPORTANT: If you decide to sell, you have a duty to disclose this situation to a potential buyer. Please consult with your real estate agent to discuss what to say and when to say it. We are NOT in litigation. We are considering an assessment and we are looking at ways to improve our water and sewer systems.

Best Regards from your neighbor,  
Jeanine