

Section 8.12 Capitalization of Association

Q: So the Capital Contribution would be a \$200 contribution from each household?

A: Only if the homeowner sells. Then the purchaser will be required to contribute during the resale of the home. It is currently less than \$200. The fee would be fixed at a one-time payment of 6 months of assessments currently \$186.

Section 10.2 Expansion by the Association

Q: Will there still be SIDS & LIDS fees assessed to homes that are annexed due to the proposed change to Section 10.2?

A: SIDS & LIDS are a Clark County tax to fund infrastructure. The Association plays no part in assessing or managing the SIDS or LIDS. Some home builders absorb these taxes and advertise their communities as no SIDS or LIDS.

Q: What is the process of annexation? At what point in that process would the annexation occur?

A: The Master Association will communicate with developers/builders with the option to annex into the Master Association. This would make sense to a Developer as it would eliminate the need to set up a Sub-Association which would save them money. This makes sense for our community because the newly annexed lots will be held to our standards and make the same financial contribution to the Master Association. The Association Board as well as the developer/builder will both have to agree to the annexation.

Q: Why do the new homes that could be annexed into the community even need an HOA?

A: The County requires builders to install certain infrastructure items as a part of the development, such as landscaping and street signage and in some cases private streets, and therefore an Association is created to maintain these items.

Q: What about homes selling nearby that are currently marketing “no HOA”? Are they forced into annexation?

A: We are not aware of any current developments nearby without an HOA. Annexation cannot be forced onto a landowner by an Association.

Q: What is the reach of potential annexation?

A: The intent is to Annex properties within or adjacent to the current Master Association boundaries.

Q: Will homes annexed into the community be financially contributing enough to cover the cost of their own expenses?

A: The Board would only annex in neighborhoods that would benefit the community as a whole. If annexed the parcels would cover their expense to The Master Association as well as any new amenities in their development.

Q: Now, before any annexation, what is the maximum number of additional rooftops within the current Mountain’s Edge boundaries?

A: The community is almost built out. We are at 11,470 rooftops and will be built out at 11,880.

Section 13.3 Easements for Utilities, Etc.

Q: What is the current process of easement granting?

A: Current utility easements were granted when recorded as a part of the Final Map(s) for parcels within Mountain’s Edge. Recently a utility company approached Mountain’s Edge to installed utility equipment in our common area. This was discussed with The Master Association counsel who pointed out that the CC&R’s do not provide specific language to grant utility easements on association property. With the changes to Section 13.3 the Board would be able to negotiate new easements with utility companies along with the fees/royalties as a part of the agreement.

General Questions

Q: As current homeowners, how does this CC&R vote directly impact us?

A: These assessments will defer or soften any assessment increases. When your home is sold there will be a one-time fee of \$186 – typically this is to be paid at closing by the buyer.

Q: Where is assessment money currently going, and why more money is needed?

A: The Mountain's Edge Master Association is financially stable. The Board is working to address raising expenses as well as find sources of non-assessment revenue to delay or to lessen the impact of an increase. These three revisions to the CC&R's will provide additional revenue. All budget information is available in the Annual Packet sent out in October and available on www.mymountainedge.com. Homeowners are able to view line item-by-line item where every dollar is going.

Q: If these amendments are not passed what is the intention of the Board? Raise assessments or cut expenses?

A: If these three non-assessment revenue revisions are not passed then an increase is likely within 24 months, the board continually works to reduce expenses without reducing the level of service to the residents, a level of service that adds value to the community.

Q: Will the Board cut contracts and services rather than increase assessments? For example, Community Patrol.

A: The Master Association conducted a survey regarding Community Patrol services and the majority of homeowners support the service. Some wanted to increase the number of Community Patrols in our area. The Patrols quickly respond to calls that would be lower priority for the police. We are currently out to bid for Community Patrol services to get the best services for a competitive price. The bid documents include deploying technology to boost efficiency.

Q: Are there any plans to build a fitness facility or community pool in Mountain's Edge?

A: We have no plans to as we do not have the land or the funding to do so. A community pool was planned to be installed at the regional park by Clark County, but it appears that that may not happen in the foreseeable future.

Q: Are a high volume of delinquent payments a cause for the current budget deficit?

A: No. We are very aggressive with the collection of past due assessments. The Mountain's Edge Master Association has averaged 2% delinquency, which is extremely low for an association. Part of that is the economy and part of that is the consistency of our collection policies and efforts. Collections is one of the items that has helped balance our deficit budgets by year end.

Q: How long will the CC&R vote take place?

A: The initial deadline for the vote is April 30, 2019, that time frame can be extended in 60 days increments if the board decides it is the community's best interest. It will depend upon reviewing the data at that time. 6052 'YES' votes (51%) are needed to approve the amendment. The sooner we can achieve that goal the less money will be spent sending out information regarding the vote and the sooner these items will be in place to benefit the community.

Q: Are there any plans to involve sub-associations in helping with that effort?

A: Yes, we have reached out to sub-associations to assist in getting the vote out.

Q: If the assessments have to be raised, by how much?

A: If it becomes necessary for assessments to be raised without the amendments passed it is estimated to be four to five dollars a month.

Q: You would rather raise rates than cut costs by getting rid of Community Patrol?

A: The cost of community patrol has remained very flat the past seven years. The community patrol, which includes two roving patrol vehicles 24/7, is a benefit to the community indicated by residents through survey results. The current bid documents include options to incorporate technology and has the goal of providing better service while cutting costs. This will all be considered before raising assessments. If anyone has concerns regarding community patrols performance they are encouraged to contact our office and notify management.

Q: How will we receive updates regarding the CC&R ballot progress?

A: We will regularly update the community via the email newsletter. Currently we have received 1970 ballots with 1719 being YES votes.

Q: Is the CC&R vote an all-or-nothing ballot?

A: It is a ballot to pass one amendment which includes three revisions to the CC&Rs that will benefit the community.

Please feel free to contact our office regarding any questions you may have, we are happy to discuss further.