

Resident Summary of URC Meeting – March 5, 2026

Reciprocal Use Agreement (RUA)

HOA2 provided notice to HOA1 in December that it does not intend to renew the Reciprocal Use Agreement (RUA) in its current form when it expires in 2029. HOA2 is actively developing a process to gather community input to better understand the impacts of the RUA, which will inform negotiations for a new agreement. The current RUA remains in effect through September 2029; however, early resolution is important for long-term facilities planning and budgeting.

HOA2 leadership highlighted concerns regarding shared facility usage, such as pickleball courts, where HOA2 currently bears full maintenance costs despite significant use by HOA1 members. Board members will reach out to Club leadership in the second quarter to understand the potential impacts of operating without an RUA. The board is committed to achieving a more equitable agreement, and no board member is seeking to simply walk away from the RUA.

2026 Budget Update

HOA2 leadership reported an anticipated \$300,000 budget shortfall due to inaccurate assumptions related to Golf and Food & Beverage operations. Despite this, HOA2 remains financially strong. A revised forecast will be used going forward, with actual results monitored closely.

Community Operations and Projects

Several maintenance and improvement updates were shared:

- Wall painting has been completed in Units 15 and 17.
- Mountain View furniture delivery has been delayed due to global events.
- The Desert View pool and deck project is out to bid, with work expected to begin in June, a 2-3 month closure is expected.
- MountainView tennis courts are being painted and are expected to reopen in approximately 10 days.
- Road crack sealing has been awarded to a new contractor. Once finalized, Ray will communicate the work schedule.
- Residents in unit 49 were surveyed about a proposed walking path connecting Cherry Wheat to the Clubhouse Drive crosswalk.
- A Realtor Forum is scheduled for April 22.
- If approved, the Dog Park Association will fund an extension of the parking lot.

Safety and Security

All fire drills were completed successfully. The Patrol ride-along program is now underway, and several applications have already been received. Residents are also encouraged to share their feedback through the Patrol satisfaction survey, which is available in the Monday Message and on the Patrol section of the website.

Recent Sheriff activity included one break-in in the Preserve and an attempted break-in in Unit 32. While these incidents are understandably concerning, they do not reflect an increase in overall crime trends. Residents were reminded to continue practicing everyday safety precautions, even as the community maintains a strong safety record.

There has been no change to the current policy of turning lights off at 10:00 p.m., and no direction has been received from the County Sheriff's Office to alter this policy. For residents who prefer additional lighting after that time, motion-activated spotlights were suggested to enhance safety while still supporting our Dark Sky commitment.

Speed-tracking data from Peregrine Drive continues to show that only a small number of vehicles exceed posted speed limits.

Community Engagement

The Senior Village Bid Bash generated \$29,000 in net profit. The electronics recycling event, hosted by Senior Village is scheduled for March 28.