

# PINNACLE PEAK ESTATES III - HOA

P.O. Box 26616 - Scottsdale, AZ 85255

## ANNUAL MEETING NOTICE

**MONDAY DECEMBER 15, 2008 AT 7:00 PM**

PINNACLE PRESBYTERIAN CHURCH

25150 NORTH PIMA ROAD

(Northwest corner of PIMA and HAPPY VALLEY where we Vote)

It is important that we have a quorum either in person or by proxy. Come and meet your neighbors, while enjoying some refreshments, and share what's going on in our community.

## 2008 ANNUAL FINANCIAL REPORT

	....2008...	.2009
	Budget	Actual Budget
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BALANCE 01/01/08 .....	45429	
Homeowner Assessment	23500	22857    0
Other .....	250	700    250
Taxable Interest....	200	606    200
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TOTAL INCOME.....	23950	24163    450
Management Fee.....	8694	8694    8694
Financial Management	3000	0    3000
File Taxes & Reports	200	0    200
Financial Audit.....	0	0    0
Legal Fees.....	1000	0    5000
Insurance.....	2600	2356    2500
Printing & Postage..	600	565    700
Repairs.....	500	427    1000
Meetings.....	400	315    400
Website.....	400	333    400
Electric.....	375	294    300
Storage.....	0	0    0
Taxes & Fees.....	300	368    500
Monument Restoration	38000	0    20000
Miscellaneous.....	0	3    0
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TOTAL EXPENSE .....	56069	13356    42694
BALANCE 12/31/08 .....	56236	
BALANCE 12/31/09 .....		13992

Nils A. Anderson, Treasurer

Pursuant to the By-Laws of the Association, the Board of Directors has scheduled this annual meeting to elect a Board of Directors and to transact any other business authorized on the annual meeting agenda. All members of the current board are running for another term. Sign in begins at 6:45 pm. If you are unable to attend the meeting you may assign your vote to the Association Board by simply filling out the **PROXY** information below, then sign and send or email (treasurer@ppe3.com) or Fax (602-244-9214) it **today** to the Association so we receive it **before** the meeting next week. You may also assign your vote to someone else, or not vote, but be included for a required quorum by checking the appropriate box. You can visit our website at **www.ppe3.com** for additional association information and documents.

Our current Board of Directors are:

Peter James	President
Becky Griffin	Vice-President
Rick Swanson	Secretary
Nils Anderson	Treasurer

Our 2009 Budget has **No Annual Assessment**. Rather than just reduce it for the next two years, the voluntary financial work by the Treasurer can be greatly reduced by skipping a year. The monument restoration has been delayed. Any over-payments will be posted for 2010. Unfortunately, for the first time in over a decade, there are still several lots with unpaid balances that are accumulating \$3.00 monthly late fees. If you're one of them, you can avoid future late fees and legal action by mailing your payment and thereby restoring your right to vote.

----- Cut here and return in enclosed envelope -----

## 2008 Annual Meeting PROXY / 2009 Annual Assessment Statement

I do hereby appoint to vote in my absence on any item to come before the board:

Association Board

Other Person: \_\_\_\_\_

No Vote - just for quorum purposes only      Signature \_\_\_\_\_ Date \_\_\_\_\_