



Description of HOA (Home Owners Association)

The Pointe Mountainside Golf Community HOA is made up of 408 single family homes nestled in a small valley surrounding the Pointe at Tapatio Cliffs Golf Course. The Association is bound by 18th Street to the East, 12th Street to the West, Roberts Rd. to the South and Lookout Mountain Preserve to the North. Access to the Community is available from the South by entering Pointe Golf Club Dr. from Thunderbird Rd. From the West, access is obtained by taking 7th Street to Hearn Rd., which intersects with Pointe Golf Club Drive. Access is available from the East by taking Cave Creek Rd. to Sharon Street to Pointe Golf Club Drive.

Completed in 1994, the association is comprised of six unique subdivisions.

The Summit, A Watt Hancock development, a nongated community of 42 homes

The Fairways, A Watt Hancock development, a nongated community of 98 homes

The Legacy, A Watt Hancock development, a nongated community of 67 homes

Gosnell Homes, A Camelback Builders development, a gated community of 67 homes

Mountainside Terraces, A Maracay development, a gated community of 56 homes

The Estates, A Blanford development, a nongated community of 78 homes

The community has common lands, hiking trails, two community pools, and a clubhouse.

Other amenities include subsidized basic cable TV, preferred tee times at Tapatio Cliffs Golf course, discount card for the Hilton Hotel at Tapatio Cliffs, and private roads.

The Covenants, Conditions and Restrictions (CC&R's) and the Bylaws are the governing documents of the Pointe Mountainside Golf Community, and all homeowners have agreed to abide by these when their homes were purchased. The HOA enforces these governing documents through a Board of Directors and a management company.

Board of Directors

The Board of Directors consists of five members. These directors are elected by the homeowners at the Annual Meeting. The Board meets monthly at the clubhouse. Dates are posted on the community bulletin boards at least one week in advance. All residents are invited to attend the open meetings.

PMGC Board Mission Statement

The Pointe Mountainside Golf Community endorses the following Mission Statement which was established in 2004:

The PMGC Board of Directors shall represent the interests of all PMGC homeowners and ensure that PMGC remains a vibrant and desirable place to live while protecting the community's property value.

Property Management Company

The Board contracts with a professional Management Company to conduct the day-to-day business affairs of the Association based upon general guidance from the Board.

Our Management Company is:

Cuellar Realty Services, Inc.
1625 E. Northern Avenue, Suite 200
Phoenix, Arizona 85020
Phone: 602-277-7070
Fax: 602-277-2525
E-mail: info@pointemountaininsidehoa.com

The primary duties and services provided by the professional management company are as follows:

- Attend and advise at Board Meetings
- Annual Meeting preparation
- General guidance to the Board concerning CC&R's and Rules and Regulations
- Receive and respond to homeowner's calls and written concerns
- Solicit bids for contractual services for Board decisions
- Maintain a 24 hour emergency response number
- Legal liaison and consultation
- Financial support services to include: receipt and deposit Homeowner monthly dues, mailing assessment late notices, action on delinquent accounts, payment of monthly Association bills in a timely manner, preparation of monthly financial statements for the Board, annual budget preparation, assistance with annual audit.
- Field supervision to include: supervision of all subcontractors for performance and response, onsite inspections

Committees

Currently there are five standing committees. Each committee is comprised of homeowner members serving on a volunteer basis with a single Board member acting in a non-voting capacity. This Board liaison formalizes the activities of each committee by reporting to the entire Board, at the monthly Board meetings.

The Architectural Committee

The Architectural Committee is an insured entity comprised of three regular members and two alternates. None of the members of this committee are required to be an owner in the Association, or meet any specific qualification for membership. Any exterior or structural modification or improvement made to your home must be submitted in writing to the Architectural Committee, via the management company, for their review and approval prior to work commencing. Failure to obtain prior approval may result in having to undo the work you may have begun.

Chairperson: Karen Grommes

Documents Committee

The Documents Committee is comprised of volunteer members and a non-voting Board liaison. This committee's responsibility is to review all documents including the CC&R's, Bylaws, Forms and Rules and Regulations to ensure consistency, fairness and relevance to a progressive and evolving community.

Chairperson: Rich Schnackenberg

Finance Committee

The Finance Committee is comprised of volunteer members and a non-voting Board liaison. The committee's responsibilities are to review the association's financial policy and reporting system, investigate and implement reserve studies and help prepare budgets.

Chairperson: Ben Powers

Safety Committee

The Safety Committee is comprised of volunteer members and a non-voting Board liaison. The committee's responsibilities are to review safety issues including traffic, neighborhood block watch, rules of conduct at community pools and safety in our common areas.

Chairperson: John Koon

Website Committee

The Website Committee keeps the information up to date, and helps promote and encourage household use of our website as a communication tool.

Chairperson: Cricket Peterson