



Roadhaven Resort of Apache Junction
Homeowners Association, Inc.

SUMMARY OF PROPOSED SPECIAL ASSESSMENT

Vote on Action – Special Assessment for Deferred Maintenance

This Clarification Notice is provided pursuant to the Arizona Planned Community Act and the governing documents of Roadhaven Resort to ensure members are fully informed prior to casting a ballot on the proposed Vote on Action.

Purpose of the Special Assessment

The Board of Directors proposes a Special Assessment in the total amount of \$3,180,000 to fund identified Deferred Maintenance projects within Roadhaven Resort. See Deferred Maintenance List enclosed here for a summary.

The purpose of this Special Assessment is to address maintenance and repair obligations that are necessary to preserve the common area, uphold the architectural and aesthetic standards of the community, address health and safety concerns, and maintain the structural integrity, appearance, and long-term viability of the resort, consistent with the Association's duties under Arizona law and the CC&Rs.

FOR THE SPECIAL ASSESSMENT TO PASS, THE PRESENCE, IN PERSON OR ABSENTEE BALLOT, OF SIXTY PERCENT (60%) OF ALL THE VOTES OF THE MEMBERSHIP SHALL CONSTITUTE A QUORUM AND AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS (2/3) OF ALL VALID BALLOTS AT SUCH MEETING SHALL BE REQUIRED. Section 6.3; Section 6.4, CC&Rs.

Special Assessment Amount & Duration

If approved by the membership:

- Each Lot will be assessed **\$1,000 per year**
- For **three (3) consecutive years**
- **Total Special Assessment per Lot: \$3,000**

Available Payment Options

In accordance with Arizona law and Association policy, multiple payment options will be made available to owners, including:

1. **One-time payment:** \$3,000 (paid in full)
2. **Annual payments:** \$1,000/year for 3 years
3. **Quarterly payments:** \$250/quarter for 3 years
4. **Monthly payments:** \$83.33/month for 3 years

Specific payment schedules, due dates, and administrative details will be provided following approval of the Special Assessment.

What a “Yes” Vote Means

A yes vote approves a temporary, time-limited special assessment that allows the Association to address the existing deferred maintenance backlog now, rather than continuing to delay critical work. This approach provides dedicated funding to complete the identified projects within three years, reducing the risk of failures, emergency repairs, and escalating costs due to inflation and deterioration. While this assessment focuses on the current deferred maintenance list, the Association will continue to plan and strategize for future projects beyond this scope to ensure long-term stability and responsible asset management.

What a “No” Vote Means

A no vote means the deferred maintenance projects will still be required but would move forward without dedicated, upfront funding. As a result, work would likely be completed gradually as funds are accumulated through alternative means, which may include annual operational and/or reserve fund assessment increases, not to exceed twenty percent (20%) per year, until sufficient funding is achieved. This slower, incremental approach increases the risk of further deterioration, unexpected repairs, and higher overall costs, while the Association continues to address both existing and future maintenance needs.



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SUMMARY OF PROPOSED SPECIAL ASSESSMENT FREQUENTLY ASKED QUESTIONS (FAQ) AND DEFERRED MAINTENANCE LIST

Why is this work needed now?

Many of the systems included in this plan have already past their expected useful life and are experiencing increasing failures. Delaying repairs often leads to higher costs, safety risks, and service disruptions. Addressing these items now helps prevent emergency repairs, reduces long-term expenses, and protects the community's infrastructure.

Why a special assessment instead of reserves?

Reserves alone are not sufficient to address the accumulated deferred maintenance. This approach allows the community to correct critical issues without depleting reserves needed for future planned replacements.

Why spread the cost over three years?

Phasing the Special Assessment over three years reduces financial impact while allowing projects to be prioritized and completed responsibly.

Will this prevent future Assessments?

While we cannot predict the future, or future needs, the goal here is to break the cycle of deferred maintenance. Bringing systems back to a stable condition allows future repairs and replacements to be planned and budgeted rather than handled as emergencies.

Are these upgrades or replacements?

These projects are necessary replacements and repairs, not cosmetic upgrades. Most involve infrastructure and safety-related systems that have reached the end of their useful life or are already failing. This work meets essential needs required to keep our community operating safely and reliably—not optional improvements or enhancements.

How were priorities determined?

Projects were prioritized based on safety risks, liability exposure, likelihood of failure, impact on daily operations, regulatory requirements, and long-term cost avoidance. Items that pose the greatest risk to resident safety or the Association's liability, or that could lead to emergency failures and higher costs if delayed, were addressed first.

What role does the reserve study play in deciding what work gets done?

The Association's reserve study consultant evaluates the condition of major assets every five years, estimates their remaining useful life, and provides long-term cost projections to support planning. Their role is advisory; they do not decide what projects must be completed or when.

DEFERRED MAINTENANCE LIST

Isolation Valves	\$150,000.00
Fire Hydrant Replacement	\$60,000.00
Network Switches	\$31,000.00
Salt Cell System Phase II	\$22,360.00
Phase I and Phase II Sand Filters	\$18,045.00
Reseal Streets	\$185,968.00
Heat Pumps, Gas Packs, Mini Splits	\$96,500.00
Boom Lift	\$30,000.00
Aerator Golf Course	\$45,000.00
Greens Mower	\$23,000.00
Block Wall Assessment	\$14,000.00
Culvert Repairs	\$340,000.00
Cameras and Cabling	\$90,000.00
Phase I Aquatic Building Moisture Barrier	\$100,000.00
Golf Course Irrigation Timers	\$25,000.00
Condenser Rec Hall Ice Machine	\$8,000.00
Concrete Repairs -Common Areas/Canal	\$12,000.00
Exterior Paint Common Area Buildings	\$76,289.00
Windows and Screens	\$24,005.00
Phase II Pool/Spa Resurface	\$63,800.00
Phase II Deck	\$45,000.00
Spray Tank for Golf Course	\$10,000.00
Water Fountain Replacement	\$9,000.00
Seed Spreader	\$8,425.00
Interior Paint	\$10,325.00
Tee Box Screen Replacement	\$7,478.00
Common Area Flooring - Carpet/Vinyl	\$29,271.40
Bridge Structural Evaluations	\$15,000.00
Used Golf Carts	\$38,874.00
Restaurant Equipment	\$75,381.00
#8 Lake Liner/Asphalt/Concrete	\$1,200,000.00
Contingency	\$316,278.60
Grand Total	\$3,180,000.00