

December 9, 2014

The attached charts represent the results of the "Community Survey" for LM Unit 1. 63 of 300 property owner's for Las Maravillas Unit 1 responded, or approximately 21.00% of the property owners.

Of those that responded 34 % chose Option 1 or \$85.94 annual assessment rate, and 66% chose Option 2 or to raise the assessment to \$200.00 per year. In order for a change to be made to the covenants which would allow an increase in the assessments it would have required a vote in favor of 200 property owner or 66.67% of the total property owners. Street lights fared the highest with 27% voting in favor of the assessment money going to continue the street lights. Next most important is covenant enforcement with 16% voting in favor of continued support for covenant enforcement. Entry way, Las Maravillas Park and Common Area Maintenance all fared about the same with approximately 15% +/- selecting favoring these projects. Least important were the ponds at 12%. Since the parks and ponds are not in the budget and have always been supported by other VIA revenue sources some changes to these properties will be made in late 2014 and 2015. Estimated billing will be \$25,696.80 and estimated budgeted revenue will be about \$21,842 or approximately 85% collection rate. Based on the following projections expenses should be about \$21,842.00 or a balanced budget. Maintenance of the park area and all administrative expenses with the exception of covenant enforcement (which includes collection efforts for unpaid assessments) will once again continue to be paid by Valley Improvement Associations other revenue sources since the assessment revenue is so limited and some residents perceive that these items should be covered by someone else rather than by revenue generated from their community.

2015's budget will focus on the results of the survey. Here are some of the preliminary plans with estimates on what will be allocated for each area in 2015. The per home average represents an 85% collection rate:

1. Continue street light support, maintenance and repair-\$13,691 e (\$1140 per month/\$4.47 per home per month or \$53.69 per home per year)
2. Continue covenant enforcement(including collection efforts)-\$1,971.00 e (\$164. per month or \$7.73 per home/year)
3. Entry and Streetscape Maintenance-\$5,020 e (\$19.68 per home/year)
4. Common Area maintenance (walkway-drain way)-\$1,160 e (\$4.55 per home/year)-This will equate into one mowing of the common areas in the spring.

Items that are not in the 2015 LMI Budget that pertain to the community:

5. The plan is that park will be planted with natural grasses. The current manicured state will be eliminated and periodic watering and mowing will occur (funding from this will continue to come from Valley Improvement Association other revenue sources) Since funding comes from other VIA sources the park is open to all VIA members-residents or not!
6. Water will no longer be diverted into the ponds and a reclamation plan will be followed and revert this area back to its natural state. (Funding for this will again come from VIA other revenue sources)
7. Administrative costs (Again, this will be funded by other VIA revenue sources)

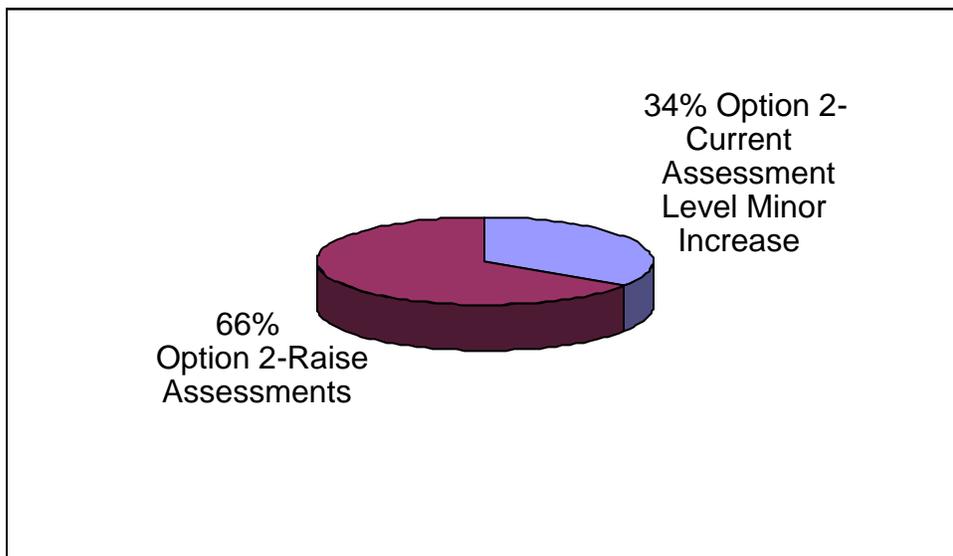
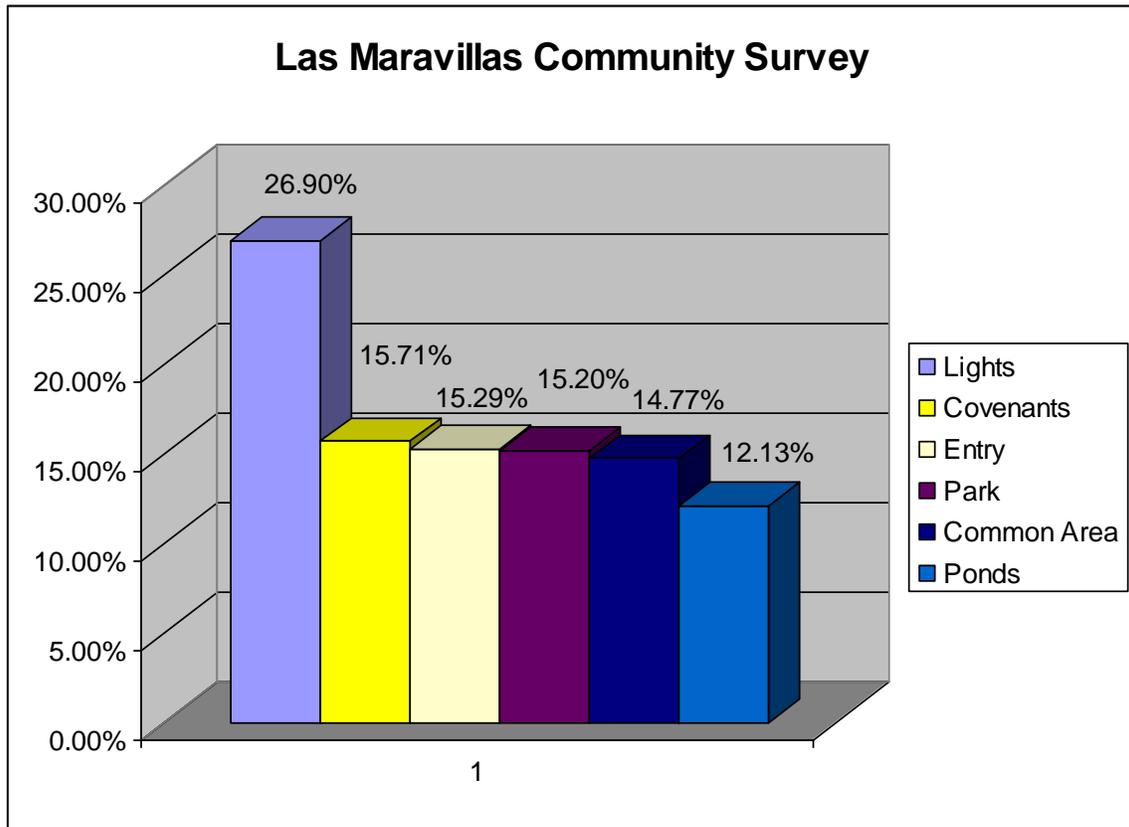
Please contact me if you have questions.

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Though the majority of those that returned the survey voted to increase the assessment, in order to change the covenants to increase the assessment a vote of 200 property owners in favor of this change would have to occur.