

TO: Mogollon Ranch Property Owners  
FROM: Mogollon Ranch Property Owners' Association Board of Directors  
RE: Road Improvement Special Assessment

Special Assessment – What?!?! No one wants a special assessment, but let's talk about it.

For years we, Mogollon Ranch, have been repairing our dirt roads on a piecemeal, patchwork basis. The roads, especially during the rain and snow in the winter, because of the materials originally used, are muddy, wash-boarded and full of pot holes. This situation has required us to perform minimal grading, re-grading, and sparse ongoing maintenance to make the roads useable, without really improving the overall condition of the roads.

We would like to change the way we are handling the roads and become more proactive, just as we did with our well system, which has been extremely successful in providing good, clean, dependable water. In the summer of 2008 we spent just under \$132,000 to improve the Twin Oaks/Cedar Ridge loop in Unit 1, which represents approximately 1/3 of the dirt roads in the development. The road was reshaped, finished with the proper materials, and all of the dirt roads in Mogollon Ranch were graded. The improvement to this loop allowed water to run off to the side of the road instead of collecting on the road and also enabled the snow plow to push the snow down the sides so as it melted it was not collecting on the road. This improvement significantly enhanced the condition of these roads through the rains and snows of this past winter. The other dirt roads in Mogollon Ranch were a muddy mire. We would like to continue this process with the remainder of the dirt roads, however this can only be accomplished by raising more funds through a special assessment.

We will need to raise approximately \$132,000 to reimburse the reserve fund which will then be used to improve the second section of dirt roads. This translates into \$566.52 per lot. This amount would be assessed over 6 quarters to ease the financial burden for all. We understand that this would mean waiting an additional 18 months before the second section of roads can be done, however with the economy as it is we feel this is necessary as it will lessen the financial burden on lot owners. Handling the expense of these road improvements in this manner will require additional special assessments in future years to complete this project.

We cannot continue to just keep grading the roads with no actual improvements as it is compromising the roads themselves as they continue to deteriorate. PLEASE, let's get ahead of the curve and IMPROVE the roads as quickly as we can. This will, over the long haul, reduce our road maintenance costs in the future and make Mogollon Ranch a more desirable place to live.

**PLEASE VOTE:** \_\_\_\_\_ YES, in favor of the special road assessment  
\_\_\_\_\_ NO, not in favor of the special road assessment

Name: \_\_\_\_\_ Lot # \_\_\_\_\_

**THE WRITTEN CONSENT OF THE OWNERS OF 156 LOTS IS REQUIRED FOR THIS AMENDMENT TO BE APPROVED.**

**PLEASE RETURN THIS CONSENT BEFORE JULY 25, 2008 TO MOGOLLON RANCH POA C/O AAM, LLC, 1963 COMMERCE CENTER CIRCLE, SUITE A, PRESCOTT, AZ 86301 OR FAX TO (928) 708-0971. THE ASSOCIATION MAY CONTINUE TO COLLECT CONSENTS AFTER THE DATE LISTED ABOVE.**