



October 12, 2015

Dear PKID property owner,

The common areas and rights of way within your subdivision are maintained through a special assessment district known as Parkway Maintenance Improvement District (**PKID**) –**Spring Meadows 07-04**. Special assessment district costs are added to your property tax bill each year on a per lot basis.

***Please attend an educational/input meeting on:***

**Date:** November 2, 2015

**Time:** 7:00p

**Place:** Public Works Assembly Room, 900 E. Juniper Avenue. The entrance to the building is located on the east end of the building.

The meeting will cover the following topics:

- Update on basin renovation project
- Estimated costs of wall renovation/repair
- Suggestions for possible new improvement projects for the neighborhood

The meeting will be designed to inform property owners on what items will be on the ballot as well as provide updated project information. The ballot will be mailed to all property owners in January to have a voice on potential improvements for the neighborhood. Ballots may be returned by mail, fax, email or dropped off by January 30, 2016. However, we do encourage you to come to the October meeting to receive updated and accurate information.

If you are unable to attend the scheduled meeting, and you would like to suggest an improvement, please email Melanie Dykstra at [melanie.dykstra@gilbertaz.gov](mailto:melanie.dykstra@gilbertaz.gov). All suggestions need to be received by October 22, 2015. Please include the following in your email: Property owner name, PKID name and suggested improvement.

The ballots will be the last mailing to property owners. All other notices of upcoming meetings will be communicated via e-mail. If you wish to be included in these e-mail updates, please send your name, PKID number, and e-mail address to [melanie.dykstra@gilbertaz.gov](mailto:melanie.dykstra@gilbertaz.gov).

Please contact me if you have any questions. Please check out the back page for FAQ's!

Respectfully,

*Melanie Dykstra*

Gilbert Parks and Recreation  
Management Support Analyst  
480-503-6330

## Process:

- The annual meeting will be held in October/November to provide information, education, and the opportunity to submit ideas for improvements
- Ballots will be **mailed** to all property owners to ensure everyone has a chance to vote
- An open house may be held on a Saturday to answer any final questions

## FAQ's:

**Who is in charge of the maintenance of my PKID?** The Town hires and oversees the contractors responsible for berm maintenance, weeding, mowing, spraying, fertilizing, trimming, pruning, seeding, replanting, cleaning, raking, safety and replacing dead trees and plants.

**How do changes get made in my PKID?** At the annual neighborhood meeting, now held in October/November, Gilbert staff recommends improvements per the neighborhood master plan and current conditions. Improvements to rights-of-way, retention basins, common landscaped areas, facilities, equipment, lighting and/or parks may be some of the projects considered. Residents who are present at the meeting provide feedback on the proposed projects or recommend alternative improvements. A ballot is mailed to all property owners to vote on the proposed improvements.

**How are the improvements paid for in my PKID?** Improvement costs are included in the next fiscal year's budget which begins July 1<sup>st</sup>. The annual budget is developed and then goes before the Council for approval. Following a public hearing at a council meeting, PKID costs appear as part of a special taxing district on each owner's property tax bill, and Maricopa County collects the taxes for Gilbert. Tax amounts differ from neighborhood to neighborhood depending on the number of homes and the improvements selected. Each lot within a PKID is assessed the same amount.

**Does my PKID have any CC&R's?** While neighborhoods that are PKIDs may have covenants, codes & restrictions (CC&Rs), most do not have homeowners associations (HOAs) that are organized to enforce them. As with all land CC&Rs, PKID CC&Rs may be enforced by private individuals civilly. Unlike HOAs, PKID neighborhoods do not own common property and do not hire property management companies to maintain their neighborhoods.

**What laws established my PKID?** [Arizona Revised Statutes \(A.R.S.\) Section 48-574 \(D\)](#) requires Gilbert to levy taxes on all property in PKIDs to pay for the annual expenses. Taxes are adopted following notice and a hearing. [A.R. S. 48-574 \(E\)](#) Maricopa County is the assessing and collecting authority for the Town. PKID district costs are added to PKID resident property tax bills on a per lot basis.

**Where do I get more information on my PKID?** Updates on your PKID are also available on Gilbert's website at <http://www.gilbertaz.gov/departments/public-works/engineering-services/pkid>. Information included on the PKID website include: a listing of the engineer estimates for improvements, the approved landscape master plans, a five year history of expenditures, and minutes of prior years' meetings.

## TIMELINE:

- Annual PKID neighborhood meetings held in October/November
- Ballots mailed in January
- Voting occurs through January 30, 2016
- Open house Saturday January 30, 8:30a-10:30a for final questions
- PKID property owners notified by email of project/improvements that were selected; information also posted on the Town's website
- Council will review the proposed budget at an April 2015 council meeting at 7:00 p.m.,
- Council will adopt levies in accordance with the proposed budgets at the first May 2015 council meeting
- Assessments and any approved improvements will begin after July 1, 2016