



October 10, 2016

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**) – **Morning Ridge 07-09**. 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: October 25, 2016

Time: 7:30 pm

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 be designed to inform property owners on recommended improvements, provide updated project information, and solicit input from residents. If you are unable to attend the scheduled meeting, and you would like to suggest an improvement, please email me by **October 20, 2016**. Please include the following in your email: Property owner name, PKID name and suggested improvement. However, we do encourage you to come to the October meeting to receive updated and accurate information.

Ballots, if necessary, will be mailed to all property owners in January 2017 to vote on potential improvements for the neighborhood. Ballots may be returned by mail, fax, email, or dropped off by **January 30, 2017**. Please note that there will be no additional mailings after January. Voting results, if any, may be viewed in February 2017 at <http://gilbertaz.gov/pkid>. If you wish to be included in email updates, please send me your name, PKID number, and e-mail address.

Please contact me if you have any questions. Please check out the back page for FAQ's and visit the Town's web page listed above for your PKID updates!

Respectfully,

Rocky Brown

Rocky Brown

Business Manager

Department of Parks & Recreation

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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 1st. 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://gilbertaz.gov/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, 2017
- Open house Saturday January 28, 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 2017 Council meeting at 6:30 p.m.,
- Council will adopt levies in accordance with the proposed budgets at the first May 2017 Council meeting
- Assessments and any approved improvements will begin after July 1, 2018