



November 5, 2018

OWNER NAME
CO-OWNER NAME
PKID NUMBER
OWNER ADDRESS
OWNER CITY, STATE, ZIP

Dear PKID Property Owner,

The common areas and rights of way within your subdivision are maintained through a special assessment district known as a **Parkway Maintenance Improvement District (PKID)**. **Your neighborhood is: Morning Ridge PKID-07-09**. Special assessment district costs are added to your property tax bill each year on a per lot basis.

Please attend your 2018 Annual PKID Neighborhood Meeting on:

Date: Thursday, November 29, 2018

Time: 7:00-7:45pm

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 is designed to inform and educate property owners on recommended improvements, provide updated project and budget 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 November 25, 2018.** Please include the following in your email: Property Owner Name, PKID Name/Number and suggested improvement. However, we do encourage you to come to your annual meeting to receive updated and accurate information.

An open house will be held on Tuesday, January 22, 2019, from 5:30-7:00pm to answer any final questions regarding neighborhood improvements, budgets, etc. Ballots, if necessary, will be mailed to all property owners to vote on potential improvements for the neighborhood. Ballots may be returned by mail, fax, email, or dropped off by **January 23, 2019**. Please note that there will be no additional mailings after January. Voting results, if any, may be viewed in February 2018 at <http://gilbertaz.gov/pkid>. If you wish to be included in email updates, please send me your name, PKID Name/Number, and e-mail address.

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

Respectfully,

Joanne E. McLaughlin

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2018-19 PKID - PARKWAY IMPROVEMENT DISTRICTS

Annual Meeting Process:

- **The annual meetings for all PKID's will be held in November 2018** to provide information, education, and the opportunity to submit ideas for improvements.
- Ballots will be **mailed** to all property owners to ensure everyone has the opportunity to vote.
- **An open house will be held on Tuesday, January 22, 2019, from 5:30-7:00pm to answer any final questions regarding neighborhood improvements, budgets, etc. Ballots will be due on Wednesday, January 23, 2019.**

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, held in November, Gilbert staff will recommend 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 each July 1st. The annual budget is developed and then goes before the Town 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 civilly enforced by private individuals. 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.

2018-2019 TIMELINE:

- Annual PKID neighborhood meetings held in November 2018
- Ballots mailed in late December/early January
- **Voting occurs through January 23, 2019**
- **Open house Tuesday, January 22, 2018 - 5:30pm-7:00pm for final questions**
- Council will review the proposed budget at an April 2019 Council meeting
- Council to adopt levies in accordance with proposed budgets at a May 2019 Council meeting
- **Assessments and any approved improvement projects will begin after July 1, 2019**