



SUNDANCE

May 26, 2020

Dear: Sundance North Residents,

The Sundance North Board of Directors and Management would like to thank all the residents for their patience during this difficult time. The Board and Management would like to update all the residents on what has been taking place in the community and answer some of the questions that homeowners have been frequently asking.

When will the pools open?

The Board and Management are working diligently to monitor all available resources to determine how and when to safely reopen the community pools. As of the date of this notice, the State of California has still declared that public or community pools (which includes Association pools) are to remain closed. The County of Riverside established guidelines for opening pools but only WHEN it is declared they can reopen; establishment of the guidelines was not necessarily permission to reopen. The Board has consulted with legal counsel on these matters to ensure that we are taking the proper steps to protect the association and is it advised that we wait until applicable jurisdictions lift their stay-closed orders. The Board is working hard to make sure we have the necessary measures in place so that we are prepared to reopen when the time comes and meet/follow all guidelines.

Why do I have to pay my Assessments if the pools are closed?

The Board and Management understand your frustration with regards to the closure of the amenities. It is important to recognize that an HOA is a nonprofit corporation with a fixed budget. The amount of assessments it levies is based upon the budgeted expenses the HOA will incur to satisfy its financial obligations. Those obligations include, among others, paying utility bills, paying insurance premiums, maintenance expenses, management expenses, paying vendors, funding reserve accounts, etc. The HOA must continue to fulfill these obligations despite the pandemic therefore the association is unable to waive the monthly assessment. We do recognize though that closures have had a huge effect on daily lives including many people's jobs and income. The Board of Directors must balance their compassion for their fellow neighbors with their fiduciary obligation to protect the financial well-being of the association. The Board does have options to help homeowners who may be faced with financial difficulties. These options include waiving late fees and interest, limiting foreclosure actions, and helping members by working out payment plans in the event they cannot pay their assessments. If you are struggling to pay your assessments please contact management immediately via email at ctaylor@keystonepacific.com or by phone (909) 297-2548.



SUNDANCE

When will the Tot-lot and Basketball Courts open?

At this time, the County of Riverside and State of California have not passed orders that allow the HOA to open the basketball courts or tot-lots.

When is the Annual Meeting?

The annual meeting was previously postponed due to the covid-19 closures and has been rescheduled to take place on June 3, 2020 at 6:00 P.M. outside the Tioga Park pool area next to the basketball courts. If you still need to turn in your ballot, you may do so by dropping it off between 5:45-6:00 pm.

When is the next Board Meeting?

The next Board meeting is scheduled for June 3, 2020 at 6:00 P.M. via zoom and in person outside the Tioga Park pool area.

On behalf of your Community Manager and Board of Directors we thank you for your continued patience.

Clint Taylor

Senior Community Manager, PCAM®