

July 13, 2018

Pledged Amount _____

Dear Friends and Neighbors,

We are pleased to say that it is now time for pledges for the land acquisition to be honored. Agreement has been reached among the four homeowner associations (Esperanza Estates, Portillo Place, Ventura West and Las Campanas Community Association) and the Pippin family who stepped up to buy the 12 acre property.

By that agreement, Las Campanas Community Association (LCCA) will take title to the land at closing. The sellers are making no profit, collecting only their out of pocket costs. As you can see from the enclosed Property Acquisition Agreement, a deed restriction will be filed stating that the land will not be developed, but instead be maintained in its natural condition, for the next 499 years - no matter who may own it in the future. Also, members of all four HOAs will be able to walk on the land. These agreements will be posted on the EE website as well.

Please mail your checks (before Aug. 15 if at all possible) to the Esperanza Estates Homeowners Association, Attn: Dave Sielken, PO Box 181, Green Valley, AZ 85622. They should be payable to Esperanza Estates Homeowners Association and noted as a "Gift" in the memo. On a separate piece of paper (or here _____) please confirm the property address for which this donation is made. Again, all pledges are strictly confidential.

By making this donation, you are agreeing to this transaction and that donors will have no direct ownership interest in the land. Your check will be deposited into a segregated bank account in the name of our HOA prior to distribution at closing. At closing, the deed that is signed will be verified to be the one enclosed before the funds are paid into escrow. If the transaction fails to close for any reason your contribution will be refunded.

With your patient and generous support, we have achieved a five-way agreement that will protect our interests and home values in this area into the future. We know that it has been some time since your pledge was initially made, but we sincerely hope that that amount can still be met. Closing costs have crept up with the passing of time so we will clearly need all of the funds.

Thank you,

Dave Sielken, President
Esperanza Estates Homeowners Association