

**SPECIAL MEETING
MESA VILLAGE HOMEOWNERS ASSOCIATION**

**Tuesday, April 20, 2021 at 6:30 p.m.
Virtual Meeting via Zoom**

Dear Mesa Village Owners,

A special meeting will be held via zoom regarding new rules pertaining to leases at Mesa Village.

Mesa Village has seen an increase in the number of units being sold for investment property or being rented out by existing owners. The Mesa Village By-Laws place a cap on the percentage of units that can be occupied by renters in the community. We are at that limit.

The board has identified a number of challenges associated with the leasing issue such as:

1. How do we know how many units are being rented out at Mesa Village?
2. How do we know that the tenants renting at Mesa Village are safe for the community and have had a background check?
3. How do we maintain communication with owners who are not living at Mesa Village?
4. How are potential buyers notified that units cannot be purchased for investment property?

A board vote will be held on Tuesday to approve the following rules:

- **Each new lease that is entered into at Mesa Village must be registered with our property management company (PMT);**
- **A copy of the lease must be filed with PMT and a \$250 leasing fee must be paid for each new lease;**
- **In the event that a lease is not registered and the fee is not paid, a \$200 fine will be assessed to the owner of the unit each month the lease is not filed on top of the original required \$250.00 leasing fee.**

We look forward to seeing you at the meeting. The zoom information is on the website.

Thank you,

Mesa Village HOA Board