

VERDE VILLAGE PROPERTY OWNERS ASSOCIATION HISTORY

THE BEGINNING

In the early 1970's Queen Creek Cattle Company was buying up properties all over Arizona for development. In Yavapai County, outside of Cottonwood, they purchased about 8 square miles of high desert west of the Verde River. The first property owners waited for the developers to fulfill their promises of roads, water and basic utilities. When no signs were seen that the owners were going to have these requirements met, they organized to proceed legally against Queen Creek Cattle Company. After several years of struggle, and much work and fundraising by the Association, the utilities and roads began to develop. The main owner of Queen Creek ended up going to prison for fraud and the company was bankrupted.

DIFFERENCE HOA/POA??

The original documents that formed the VVPOA defined the difference between our "Property Owners Association" and a HOA (Home Owners Association) in that it is completely VOLUNTARY and no one can be forced to join and there are NO MANDATORY FEES.

1970'S AND 1980'S

In the rural areas of Yavapai County in the 1970's, there were not many choices of places for residents to enjoy entertainment and socialization. The "community building", the original Ranch House was the place to be with dinners, a Women's Club, a Gardening Club and lots of pot lucks and dances. The Association continued enrolling more members as building houses continued through the 1980's. The VVPOA had a quarterly newspaper to inform residents of all the rapid changes taking place throughout the Verde Valley. The Pool had a publication and fundraising events along with swimming and exercise classes.

1990'S TO 2020

The 1990's saw membership drop as the surrounding community developed with new businesses for eating and entertainment. Many of the residents were busy working and raising families and were not the retired folks that originally moved here.

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Since the 1990's the Association has struggled to persuade new members to join and prior members to rejoin. Through the beginning stages of development, the VVPOA Architectural Committee worked with Yavapai County to enforce zoning and code restrictions and were paid a fee for the work that they did. Some members felt that this was a good solution to keeping properties up for value and others felt that this overstepped their rights. In 2017, the Architectural Committee was disbanded and the covenants, codes and restrictions were enforced by Yavapai County. The "CC & R's" in all of the Units will expire by 2025, Unit's 1, 2, 3, & 4 have already expired.

STILL HERE...BUT BARELY

For the last 50 years, the VVPOA has had many volunteers who have worked hard to maintain the properties that were deeded by Queen Creek Cattle Company as part of the original settlement. These include The Main Hall (Clubhouse), the "Community Center" (old Ranch House – now referred to as the Ranch Room), the pool, the pond on Del Rio and 3 acres of land by the Verde River now a Nature Preserve. Two tracts zoned as parks have never been developed due to lack of funds or interest by the community. The other assets were sold to keep the Association sustainable.

WHY JOIN?

In the 2020 census show 4, 912 households and 12, 019 residents in the Verde Villages. The VVPOA membership in 2022 is about 400. With fewer residents volunteering to be on the Board of Directors or help with maintenance and fundraising, the VVPOA is again on the brink of collapsing due to lack of interest and lack of knowledge about what we do.

The Board of Directors meet monthly to conduct the business of the Association. This includes working with the county to address issues that residents encounter, organizing fundraising events, developing a website and newsletter to inform the community, all the administrative office work that maintains a business and physically working on the properties owned by the Association and used by the public whether they are a member or not. This is all done by volunteers who

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dedicate many hours to improve these assets which increases value to all property owners whether they chose to join and support or not.

The Board of Directors holds a monthly General Meeting to encourage the community to keep the Verde Villages a safe, clean and great place to live.

The volunteers continue to try to raise funds by sponsoring dinners, bingo, yard and craft sales, and exercise classes, community programs such as Neighborhood Watch, Free lending library, Girl Scouts and use of the Ranch room for groups that offer programs to the public.

How Much Does It Cost?

The membership is currently \$60 per year that comes to \$5 per month. For that fee members receive a discount on using the pool from May to October (with a pool pass book – it costs about \$2 each to swim all day the friends and family), members also receive a 20% to rent the Main Hall or Ranch Room for events such as wedding receptions, birthdays and anniversaries. Discounts are also applied for any of the programs that charge non-members.

Any all-voluntary Association with no mandatory fees is a value in providing assets to property owners whether you chose to use these facilities or not. When you decide to sell your property, the next owner may be someone who values a pool in the hot summer, a Nature Preserve to enjoy wildlife, a facility to rent for family occasions and many activities to join.

WHAT'S THE FUTURE LOOK LIKE?

Unfortunately, unless residents decide to commit to making this community a place of value for growth and development, the VVPOA may not be around for another 50 years. If owners and renters decide that it's not worth the effort, the assets will fall into disrepair due to lack of funds to support them. When that happens the Association will be forced to give away or sell the properties and the voice of the community will be lost to local governing officials or developers who will be anxious to acquire what we have.

Our hope for the future is that the community of the Verde Villages steps up to the challenge and helps with the support we need to continue.