

**Dear Property Owners, Neighbors, and Friends,**

**In a poll of property owners conducted by the POA board in November of 2009, 94% of the members responding indicated that they would elect to dissolve the POA. At that point, your POA Board started the process of identifying what would be required to dissolve the POA in a legal and responsible fashion. The pages that follow are the result of that process, and require your review and response in order to bring the business of the POA to a close.**

**The POA has been largely inactive for a number of years. No dues have been collected since the Town of Castle Valley began levying property taxes. Virtually all of the functions of local government are being performed by the Town. The Town qualifies for several sources of funding from the State of Utah and has been the recipient of various state grants for which the POA would not qualify.**

**Continuing the CVRR POA, while technically possible, is not advantageous or desirable given the results of the 2009 poll. If the POA members do not dissolve the POA, POA dues will need to be assessed and the POA governing documents will need to be restated to provide a mission statement and purpose that is not contrary to, nor in duplication of Castle Valley Town ordinances or tax collection efforts.**

**Where do these conditions leave the POA now? The organization no longer has a significant footprint or impact on local decisions. The belief that the POA is the only voice for out of town property owners is no longer valid. POA funds will be completely exhausted in 2012, and will leave the POA covenants that are a part of every Castle Valley property owner's deed in an undefined legal limbo.**

**What the attached documents represent is your POA board's best effort, with sound legal counsel, to remove the legal encumbrances of the POA prior to ending its existence by the end of 2011. Any remaining funds will be given to the town for road maintenance, an expenditure for which a majority of the POA funds were used prior to the establishment of the town government.**

**The written consent of a majority of the CVRR property owners is required to take the steps that are described in greater detail in the pages that follow. Your POA Board respectfully requests that you give a few minutes of your time and attention to these pages. The Board of Directors of the POA have passed a resolution for submission to the POA Members that the Association be dissolved and the CCR's be amended so as not to conflict with or duplicate Castle Valley Town ordinances. The Board strongly recommends your approval of the proposed resolutions. Please return the documents with the notarized signatures required. A lack of response from you is essentially the same as a vote against dissolving the POA. Without your participation, this process will not move forward. For those in Castle Valley, Town Clerk Denise Lucas can provide Notary service. For those of us who are out of town property owners, a Notary can usually be found no farther than your nearest local business or bank.**

**What follows is a description of the attached documents by our attorney Ray Beck. Your POA Board Members Jack Campbell, Mike Dege, Dave Erley, Darr Hatch and Scott Crueger welcome any questions you may have, and our contact information is attached on the reverse side of this page.**

**Contact Information for the POA Board of Directors**

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Further information may be obtained by clicking the POA button on the Town of Castle Valley website: [www.castlevalleyutah.com](http://www.castlevalleyutah.com)

The Town has offered to let the POA use space on its website to provide information to the community about the process of retiring the POA. We will post the documents found in this mailing. We will also have copies of the original POA covenants, a list of the regulations and provisions removed from the Restated Declaration of Covenants, and probably a list of FAQ's as we get more into the process.

Please do contact any of us with questions you may have. We appologize for the complexity of this process, but no easier method was found.