



CAMELBACK CANYON ESTATES

44TH STREET & McDONALD DRIVE, PHOENIX

WWW.CAMELBACKCANYONESTATES.ORG

December 1, 2025

Re: **2026 Maintenance Assessment** (Dues)

Dear homeowners,

Each year your HOA board develops plans for the coming years based on our community's needs, including both short and long-term projections. Our community is responsible for:

- ✓ Streets, streetlights and street signs
- ✓ Entrance landscaping, monument walls and lighting
- ✓ Landscaping including
 - Cul de sac turf maintenance (0.7 acres)
 - Desert area maintenance (18 acres)
 - Trees (260 trees+)
 - Irrigation systems (turf and desert)
 - Oleanders and palm trees (perimeter)
- ✓ Maintenance of stormwater channels and Cudia City Wash from McDonald to 44th St
- ✓ Sewer lines from the property line to the main line

As we reported last year, our maintenance assessment has not kept pace with inflation. Deterioration of our infrastructure combined with inflationary pressure has challenged our ability to provide a quality environment for our evolving community. **In addition, we are advised that some mortgage companies will not provide mortgages for HOAs that do not have a recent reserve study and/or are not properly funded to support the recommendations of that study. Fire risk is another issue mortgage companies are taking into consideration. We have been advised by the Phoenix Fire Department that additional fire mitigation will be required in 2026.**

In 2024 your board commissioned a Reserve Study to provide a road map for future infrastructure support. Further, a long-term budgetary projection was developed to determine cash flow necessary to assure funding for those projects. Monthly maintenance assessment levels were estimated to increase in 2025 and 2026. Preliminary estimates for 2027 and 2028 maintenance assessment project a more modest increase. Increases thereafter are projected to address inflation.

In accordance with that infrastructure plan, **your HOA board has reluctantly increased the monthly maintenance assessment for 2026 to \$305 per month effective January 1, 2026.**

These funds will be used to continue to maintain and improve our community. Reserve funds must be robust enough to fund the eventual resurfacing and/or replacement of our streets and other capital expenses.

Your board is composed of your neighbors who volunteer their time because we care about our community. **We invite you to attend our 2026 Annual Meeting** to provide your comments and suggestions as we strive to move our community forward. We want to hear from you!

Sincerely,

Your HOA Board of Directors

Enclosed: *2026 Budget*