

# Tonto Hills Improvement Association

President: Michael Jans  
Vice President: Nancy Nelson  
Treasurer: Kathleen Kuchta  
Secretary: Diana Cole

February 2, 2023

Re: Steve Rensel request to be placed on ballot for 2023/2024

Dear Steve,

The THIA board received your request to be placed on the ballot for the Board and the ACC. A requirement to be placed on the ballot is you must be a member in good standing. Both the USPS letter and the THIA email blast stated this requirement. The text from both notices read as follows:

Requirements to participate as a Board or ACC member are: 1) you are a lot owner in Tonto Hills, 2) you are NOT required to be a resident of the state of Arizona, 3) you must be current on your annual dues, and, 4) you must be a Member in Good Standing as defined by the THIA Bylaws as Amended Dec. 7, 2022, Article Two, Section 3. The THIA Bylaws are public and available for review at [tontohills.net](http://tontohills.net).

Article Two Section 3 of the THIA Bylaws states: A member is in good standing if all outstanding assessments for each lot or tract owned have been paid. Any outstanding violation notice(s) from the Board or violation(s) from the Maricopa County zoning must be resolved to be a member in good standing. See Para. 1.b of the D of R s.

You currently have 4 D of R violations documented for your properties, lots 230A and 216. Until these violations are cleared you are a member that is not in good standing. This does NOT in any way affect your right to vote in an election. Your assessments for 23 lots/tracts are fully paid through April 2023 giving you 23 votes in an election.

If you have any questions related to the violations that you would like clarified you can contact myself and/or [thia@tontohills.net](mailto:thia@tontohills.net)

Respectfully,



Nancy Nelson

THIA Vice-President