



**NOTICE OF REGULAR MEETING
OF THE COTTONWOODS MAINTENANCE DISTRICT**

Chair Gerry M. Friedel

Vice Chair Gayle Earle

Boardmember Brenda J. Kalivianakis

Boardmember Hannah Larrabee

Boardmember Peggy McMahon

Boardmember Allen Skillicorn

Boardmember Rick Watts

**TIME: 5:25 PM - REGULAR MEETING
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING**

WHEN: TUESDAY, JUNE 16, 2026

**WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA**

Members of the Cottonwood Maintenance District will attend either in person or by telephone conference call; a quorum of the Towns' various Commission, Committee, or Board members may be in attendance at this meeting.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

PARTICIPATION IN PUBLIC MEETINGS

Request to Comment Cards - To speak or submit written comments, a **Request to Comment** card is required. **Cards must be completed and submitted to the Clerk before the meeting begins. Late or incomplete cards will not be accepted.** A separate card is required for each agenda item.

Agenda Items (Consent or Regular) - Request to Comment cards must include the **agenda item number**, whether the speaker is **FOR** or **AGAINST** the item, and whether the individual wishes to speak or submit written comments.

Call to the Public requests are accepted in person only. Request to Comment cards must be submitted prior to the meeting commencing. **Online submissions are not accepted for Call to the Public.**

Speaking Rules - Speakers may speak only when recognized by the Presiding Officer and are limited to **three (3) minutes**. All comments must be directed through the Presiding Officer, not to individual Councilmembers or staff.

Request to Comment cards and submitted information are public records subject to public disclosure.

1. CALL TO ORDER

2. ROLL CALL

3. REGULAR AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Regarding Resolution CMD 2026-03, assessing upon the individual lots and parcels within the District a certain sum sufficient to raise the amount estimated to be required in the annual budget, to provide for maintenance of certain pedestrian areas, parking, and parkways for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

4. ADJOURNMENT

Dated this 11th day of June, 2026.

A handwritten signature in blue ink that reads "Bevelyn J. Bender". The signature is written in a cursive, flowing style.

Bevelyn J. Bender, District Clerk

The Town of Fountain Hills endeavors to make all public meetings accessible to persons with disabilities. Please call (480) 816-5100 (voice) or AZRelay 7-1-1 the Thursday prior to the meeting to request reasonable accommodation.



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 6/16/2026
Meeting Type: Cottonwoods Maintenance District Regular Meeting
Submitting Department: Administration / Finance
Prepared by: Paul Soldinger, Chief Financial Officer
Staff Contact Information: Phone: 480-816-5160
 Email: psoldinger@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

CONSIDERATION AND POSSIBLE ACTION: Regarding Resolution CMD 2026-03, assessing upon the individual lots and parcels within the District a certain sum sufficient to raise the amount estimated to be required in the annual budget, to provide for maintenance of certain pedestrian areas, parking, and parkways for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

Staff Summary (background)

The Cottonwoods Maintenance District (CMD) was formed by the Town Council in June 1999 for the purpose of maintaining or improving the common areas of the Cottonwoods subdivision. The Town Council serves as the Board of Directors for the District. The District provides for the maintenance of the common area, which is performed by the Town of Fountain Hills. The annual cost is repaid through an annual property tax assessment that is levied on each property located within the District and collected by the Maricopa County Treasurer. The assessment for FY2027 is \$212.79 for each of the 58 properties within the District. The assessment includes the annual cost for landscaping, a reserve for future exterior wall maintenance, an additional reserve for unplanned maintenance, and a fee for administering the District.

Related Ordinance, Policy or Guiding Principle

A.R.S. §48-574 and §48-575

Risk Analysis

If the Resolution is not approved, the maintenance costs for the Cottonwoods Maintenance District will not be recovered for the fiscal year.

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Staff recommends Board approval of Resolution CMD 2026-03.

Suggested Motion

MOVE TO APPROVE Resolution CMD 2026-03.

FISCAL IMPACT

Fiscal Impact:
Budget Reference:
Funding Source:

ATTACHMENTS

- | |
|---------------------------|
| 1. Resolution CMD 2026-03 |
|---------------------------|

RESOLUTION CMD NO. 2026-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COTTONWOODS MAINTENANCE DISTRICT, MARICOPA COUNTY, ARIZONA, ASSESSING UPON THE INDIVIDUAL LOTS AND PARCELS WITHIN THE DISTRICT A CERTAIN SUM SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET, TO PROVIDE FUNDS FOR MAINTENANCE OF CERTAIN PEDESTRIAN AREAS, PARKING AND PARKWAYS, ALL FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, in accordance with Ariz. Rev. Stat. §§ 48-574 and 48-575, and following published notice, a public hearing was conducted on June 2, 2026, at which hearing any taxpayer was permitted to appear and be heard regarding the 2026-27 annual budget for the Cottonwoods Maintenance District, Maricopa County, Arizona (the “District”); and

WHEREAS, on June 2, 2026, the District Board adopted resolution CMD 2026-02, approving the District’s annual budget; and

WHEREAS, pursuant to Ariz. Rev. Stat. §§ 48-574 and 48-575, the District Board desires to levy such amounts as necessary for the District’s 2026-27 annual budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COTTONWOODS MAINTENANCE DISTRICT, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. There is hereby levied on each lot and tax parcel within the limits of the District the amount listed on Exhibit A, which is incorporated herein by this reference, and which amount is sufficient to raise the aggregate amount of \$12,341.82 for the purpose of providing maintenance for certain pedestrian areas, parking and parkways for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

SECTION 3. Failure by the officials of Maricopa County, Arizona, to properly return the delinquent list, any irregularity in the assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings or invalidate any title conveyed by any tax or foreclosure deed; failure or neglect of any

officer or officers to timely perform any of the duties assigned to the officer or officers, shall not invalidate any proceedings or any deed or sale pursuant thereto, the validity of the assessment and levy of taxes or of the judgment or sale by which the collection of the same may be enforced or in any manner affect the lien of the District upon such property for the delinquent taxes unpaid thereon, and no overcharge as to part of the taxes or of costs shall invalidate any proceedings for collecting of taxes or the foreclosure, and all acts of officers de facto shall be valid as if performed by officers de jure.

SECTION 4. All resolutions and parts of resolutions in conflict herewith are hereby repealed.

SECTION 5. The District Clerk is hereby authorized and directed to transmit a certified copy of this Resolution to the Maricopa County Board of Supervisors and to the Maricopa County Assessor.

SECTION 6. If any provision of this Resolution is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Resolution.

SECTION 7. The District Chairperson, the District Clerk, and the District Counsel are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Board of Directors of the Cottonwoods Maintenance District this 16th day of June, 2026.

FOR THE DISTRICT:

ATTESTED TO:

District Chairperson

District Clerk

APPROVED AS TO FORM:

District Counsel

CERTIFICATION

I, Bevelyn J. Bender, the duly appointed Clerk of the Cottonwoods Maintenance District, Maricopa County, Arizona, do hereby certify that the above and foregoing Resolution CMD No. 2026-03 was duly passed by the Chairperson and District Board of the Cottonwoods Maintenance District, at a regular meeting held on June 16, 2026, and the roll call of the vote thereon was ____ Ayes, ____ Nays, and that the Chairperson and ____ Board members were present thereat.

Bevelyn J. Bender, District Clerk
Cottonwoods Maintenance District

**EXHIBIT A
TO
RESOLUTION CMD NO. 2026-03**

[Lot/Tax Parcel List; Levy Amount]
See following page

Lot No.	Tax Parcel No.	Amount to be Levied*	Lot No.	Tax Parcel No.	Amount to be Levied*
1	176-03-923	\$212.79	42	176-03-964	\$212.79
2	176-03-924	\$212.79	43	176-03-965	\$212.79
3	176-03-925	\$212.79	44	176-03-966	\$212.79
4	176-03-926	\$212.79	45	176-03-967	\$212.79
5	176-03-927	\$212.79	46	176-03-968	\$212.79
6	176-03-928	\$212.79	47	176-03-969	\$212.79
7	176-03-929	\$212.79	48	176-03-970	\$212.79
8	176-03-930	\$212.79	49	176-03-971	\$212.79
9	176-03-931	\$212.79	50	176-03-972	\$212.79
10	176-03-932	\$212.79	51	176-03-973	\$212.79
11	176-03-933	\$212.79	52	176-03-974	\$212.79
12	176-03-934	\$212.79	53	176-03-975	\$212.79
13	176-03-935	\$212.79	54	176-03-976	\$212.79
14	176-03-936	\$212.79	55	176-03-977	\$212.79
15	176-03-937	\$212.79	56	176-03-978	\$212.79
16	176-03-938	\$212.79	57	176-03-979	\$212.79
17	176-03-939	\$212.79	58	176-03-980	\$212.79
18	176-03-940	\$212.79			
19	176-03-941	\$212.79			
20	176-03-942	\$212.79			
21	176-03-943	\$212.79			
22	176-03-944	\$212.79			
23	176-03-945	\$212.79			
24	176-03-946	\$212.79			
25	176-03-947	\$212.79			
26	176-03-948	\$212.79			
27	176-03-949	\$212.79			
28	176-03-950	\$212.79			
29	176-03-951	\$212.79			
30	176-03-952	\$212.79			
31	176-03-953	\$212.79			
32	176-03-954	\$212.79			
33	176-03-955	\$212.79			
34	176-03-956	\$212.79			
35	176-03-957	\$212.79			
36	176-03-958	\$212.79			
37	176-03-959	\$212.79			
38	176-03-960	\$212.79			
39	176-03-961	\$212.79			
40	176-03-962	\$212.79			
41	176-03-963	\$212.79			

* such sum may be paid in two installments, along with such parcel's other taxes