



## PLAYA DE ORO NEIGHBORS ASSOCIATION AC

UNITED PROPERTY OWNERS OF PDO

SAN FELIPE, BC MEXICO

11862 S. FOOTHILLS BLVD PMB 501

YUMA, AZ 85367

Welcome to PDO and congratulations on your purchase.

PDO does have a HOA. This is a list of important items to know about PDO and the HOA.

- The HOA name is **Asociacion de Vecinos Fracc Playa de Oro**. That is the legal Mexican Name.
  - The HOA is also known as Playa de Oro Neighborhood Association (PDO NAAC).
  - The HOA **postal address is 11862 S. Foothills Blvd PMB 501 Yuma, AZ 85367**
- The HOA has a property Manager. The PM is Omar Medina Cordero he can be reached at 686-118-9737 or pdohoapm@gmail.com
- The HOA is made up of the homeowners and a nonprofit organization.
- Everyone owning a lot in PDO is a member of the HOA.
- The HOA is requesting your contact information. Please complete the contact information on the attachment and send it to the HOA board at [unitedpropertyownersofpdo@gmail.com](mailto:unitedpropertyownersofpdo@gmail.com) Optional: We can store an "In case of Emergency" # for you- see contact information form.
- There are 3 property numbers assigned to your lot. The block and lot, The Clave Castro and the physical address. These are needed when paying for utility services and taxes.
- The HOA is a separate organization from the campo developer: Parkstrong Development.
- The HOA board is made up of Volunteers. Owners are voted in as board members and serve a 2-year term.
- There are HOA dues. The dues are based on if the lot is unimproved (no building structures) or improved.
- The dues are charged yearly but can be paid in monthly or quarterly payments.
- The dues invoices are sent by EMAIL only. This will come from **Asociacion de Vecinos Fracc Playa de Oro**. Please check your spam/junk mail if you do not find the emails
- Payment of any delinquent dues must be paid at time of purchase by either the seller or the buyer depending on the sales agreement.
- **Date of Responsibility of the HOA dues should be specified in the sales agreement. Thus, the buyer may be subject to prorated dues for the year of purchase.**
- HOA dues for 2023 and there will be an increase of \$150 per property starting in 2024
  - \$748 per year for unimproved lots
  - \$1020 per year for improved lots
  - Special assessment for 2023 and 2024 of \$200 each year.
  - Dues can be paid by check, or PayPal or cash. The invoice has the details of where to mail the check or how to pay on PayPal.
- The architecture review committee must review building plans before any building is started.
  - The CC&Rs have the details on building regulations
  - There is a \$750.00 Architecture review fee which is due before any building is started.
- There is a Resort Rental fee charged to renters, when a property owner uses a property management company to rent any portion of the house or casita.
- The HOA communicates with owners via the HOA webpage, emails and via a private Facebook page.
  - The website is <https://pdonaac.yolasite.com/>
  - The Login is: Baja and the password is: 2023
  - The HOA email address is [unitedpropertyownersofPDO@gmail.com](mailto:unitedpropertyownersofPDO@gmail.com)
  - The HOA has a private Facebook page: PDO Neighborhood Happenings. To be added to this page, please email the HOA board, and request the FB link to the page, then the FB administrator will approve the request.



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- The HOA has regular board meetings that are open to all owners.
  - Dates for the board meetings are posted on Facebook and the website and emailed to owners
  - There is an Annual HOA meeting to vote for new board members, to vote for changes to CC&Rs and to approve the budget.
- The HOA has CC&Rs that are to be adhered to.
  - The CC&Rs are listed on the PDO NA website: <https://pdonaac.yolasite.com/>
- The HOA has 2 swimming pools and a hot tub for owners, guests of owners and renters.
  - Pool code is C135680 and the pool wifi is PDOrocks!
  - A current pool band must be worn by all persons in the pool area.
  - Silicon Bands with the current year printed on them are issued yearly to owners after the HOA dues are paid. Guests of the owner may wear the owner's silicon or there are guest bands available. Contact Omar for guest bands.
  - Renters have a temporary band that can be obtained from the HOA
- To drive onto the PDO property owners and guests need to have a car tag.
  - Car tags are issued at the beginning of each year once the HOA dues are paid.
  - Owners must notify the guard gate of visitors/guests.
  - Guest / renter car tags may be obtained by contacting Omar at 686 111 8365 or [pdohoapm@gmail.com](mailto:pdohoapm@gmail.com).
- The PM Omar Medina Cordero will pay utilities for a small service fee.
- City property taxes are due annually. This can be paid at the city office in town. The Clave Castro number is needed to pay the taxes. It is 14-YO-0(your block#)-0(your lot #). This is not part of the HOA dues nor HOA responsibility. It is the owner's responsibility to pay it yearly. If paid in January, there is a 15% discount for early payment.
- **Utilities need to be put into your name.** This can be done at the water or electric offices.
- Utility bills are put into the owners Mailbox at the guard house. If the lot is unimproved, you will not have utilities and thus do not have a mailbox at the guard house. Utilities can be paid at CFE office and water office or at the OXXO
  - Water is paid to CESFM, and the office is in town. and Electricity is paid to CFE. This can be done online.
- Internet: There are several providers. Do your research to see what best fits your needs
  - Starlink by Elon Musk is available here. Speeds up to 200mps.
  - TELCEL downtown has a hot spot type internet that has up to 14 mps.
  - Lynx, Coyote and Del Desierto and ESBest are Fiber optic systems have speeds up to 80mps
  - TelNor, is a fiber optic that is available in town and in some locations in the most western part of PDO. The East side of the development does not have access to this option.
  - TV service. Do some investigating as there are many options. Chrome cast, Firestick, Netflix via Roku, or Superbox from Amazon. There are streaming boxes available from Amazon as well. Direct TV and Dish network are available through individuals in town.
- US Mail service: There are 2 very close to PDO. Do your homework and investigate prices and which service will work best for you.
  - In the PDO commercial area is San Felipe Express. This will provide you a Yuma Arizona based address.
  - Sunrunner Mail service is located just north of PDO and has a USPS PO Box address out of Calexico



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**Please complete the following for the HOA. Please email this to  
UnitedpropertyownersofPDO@gmail.com**

**New Owner's Names:** \_\_\_\_\_

**Email addresses: 1.** \_\_\_\_\_

**2.** \_\_\_\_\_

**Block** \_\_\_\_\_ **Lot** \_\_\_\_\_

**PDO: Street Address** \_\_\_\_\_

**Phone: 1.** \_\_\_\_\_ **2.** \_\_\_\_\_

**Do you accept text messages? Yes** \_\_\_\_\_ **NO** \_\_\_\_\_

**Other residence Postal address**

**Street address:** \_\_\_\_\_

**Street address:(2)** \_\_\_\_\_

**City:** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip code:** \_\_\_\_\_

**Country:** \_\_\_\_\_

**Emergency Contact :** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Date at which buyer becomes responsible for HOA dues:** \_\_\_\_\_ (according to sales agreement. Prorated dues may apply for the year of purchase)

**Name of REALTOR:** \_\_\_\_\_

**Do you plan to Build a home?** \_\_\_ yes \_\_\_ not right now

**Do you plan to use the property for rental income?** \_\_\_yes \_\_\_no \_\_\_maybe

**Please initial and sign**

I acknowledge that I have received a copy of the PDONAAC information sheet.

I acknowledge that I am responsible for yearly HOA dues and other fees as defined in the CC&Rs

I have read the CC&Rs and agree to abide by the CC&Rs. The CC&Rs are located on the PDO NAAC website at [Pdonaac@yolasite.com](mailto:Pdonaac@yolasite.com)

**Signature of Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_