

To our fellow PSMRA Homeowners -
We encourage you to vote "YES" to recall **Lana Chovan**

A broad consensus of the Association membership representing owners of Court Homes, Garden Homes and Single-Family Homes has filed a petition for **the recall of Ms. Lana Chovan from the Board of Directors**. This is a vote of "no confidence," with serious concerns that Ms. Chovan is not acting in the best interests of the community and is unsuitable to continue to be in a leadership role. You are encouraged to read the following concerns, and to **VOTE YES** for the removal of Ms. Chovan from the Board of Directors.

- **Breach of Fiduciary Duty:** Voting in favor of the Motion presented during the December 1, 2022 Board of Directors Special Meeting to extract funds from the Courthome Exterior Maintenance account to put toward payment of management fees beginning in January of 2023 (which passed), and to retroactively extract 2022 management labor costs from the Courthome Exterior Maintenance account to be paid in 12 equal installments through the year 2023 (which did not pass), is in direct conflict with the wording in 6.2 of the Declaration of Homeowners Benefits and Assurances for Pointe South Mountain Residential Association (aka CC&Rs). Further, these votes are in direct violation of the permanent Court Injunction (Maricopa County Superior Court Case No. CV2012-017609 filed and dated 3/25/2014).
- **Perpetuation of Association's exposure to liability and failing to comply with Bylaw Article VI Section 2, Item (g) under Duties of the Board:** By failing to become familiar with the community's needs, governing documents and Board proceedings prior to becoming a voting member of the PSMRA Board of Directors, Ms. Chevon has failed to provide the required leadership to the Association's 7-member Board and by voting against necessary maintenance, thereby perpetuating exposure of this Association to potential liability claims and failing to support Common Areas to be maintained.
- **Micromanagement:** Engaging in continuous questioning of management proposals as well as excessive suggestions as to how to better-execute the job of community management serves to add to management costs incurred by the Association.
- **Deferred, delayed, deflected approval of projects:** By failing to become familiar with the details of bids and property needs prior to Board Meetings to the level necessary to provide an informed vote, Ms. Chevon's continued deferral of necessary maintenance to Court Homes and Common Areas negatively impacts the entire community.