



IMPORTANT COMMUNITY UPDATE - May 15, 2017

Dear Residents of Tortosa,

As you may know, at build-out the Tortosa community was projected to have more than 3,500 homes spread over three phases. Initially, an irrigation pond was approved by the City to be constructed in Phase III, which is now owned by Communities Southwest, a developer who will soon be building homes in this section of the community.

Communities Southwest has requested that both this irrigation pond, and the well that provides water to the pond, be relocated from its parcel. Because Communities Southwest is not annexed into the Association at this time, and does not have any plans to provide a permanent pond/lake or water source for Tortosa, there is an immediate need to relocate the irrigation pond and well site to another location within the community to provide water and irrigation to the community's common areas.

To that end, the Board of Directors, the Association's management team, our attorney, project manager, and landscape architect have been diligently working with Communities Southwest, Global Water, the City of Maricopa and several contractors to find a solution that will provide a water source and permanent irrigation pond/lake to maintain Tortosa's common area landscaping. It is also important to note that surplus operating funds are available for costs related to this project; **therefore, there will be no special assessment for Tortosa residents for the construction of the well site and irrigation pond.**

Please know that a tremendous amount of planning and research has been done to ensure not only that there will be a permanent water source and irrigation lake in this community, but also to consider the future growth and development of Tortosa. I am pleased to let you know that significant progress has been made on this project, that the well and irrigation pond sites have been identified, and that they are scheduled to be constructed in the Main Park at Honeycutt and Costa del Sol in the coming weeks.

The first phase of the project will include the drilling of the well, which will be located at the NE corner of the existing parking lot in the Main Park. To allow this to be completed as quickly and as safely as possible, the parking lot will be closed for the duration of the projects. Tortosa has a shared parking agreement with Santa Cruz Elementary School, and parking will be available in the school parking lot for use of the Main Park amenities, tot lot, volleyball court and basketball court, along with the continued use of the Ramada's and picnic areas. The construction site will begin mobilizing as early as May 17, 2017 and construction of the first phase of the project is expected to be completed within six (6) weeks.

We are committed to keeping you informed and updated as the project progresses, so please be sure to check your email for updates, as well as visit the Tortosa website at www.tortosaHOA.net and select "Tortosa News." In the meantime, please feel free to contact the Association office for additional information or with any questions you may have.

Thank you.

Christy Hashisaki, CAAM, CMCA
Community Manager, Tortosa Community Association
520-423-9706 - chashisaki@ccmnet.com

Ron Smith, Project Manager

Tortosa



★ Location of the well site.