

City of Glendale
ORIGINAL

C-11280
11/29/2007

November 29, 2007

Pinnacle Hill Owners Association
STE 101
4523 E. Broadway Road
Phoenix, Arizona
85040

Dear Sirs,

As a Project Coordinator with Glendale Parks & Recreation Department, I am writing to you in regards to parcel # 201-11-791 in Pinnacle Hill Unit 3. This parcel of property is located on the NW corner of 55th Avenue & Pinnacle Peak Road, which is currently used to meet requirements for storm water retention.

The issue with this piece of property is that there are two sections of trail that traverse through this parcel that are being used by the public who hike Thunderbird Conservation Park. The trail head is used by hikers as an easy access point to the Thunderbird Conservation Park trail system, and we even maintain a garbage can for trash at the trail head. Upon a recent trail analysis, we discovered that the trails is on your piece of property, while convenient for many hikers, are deemed an unauthorized use of private property. The City of Glendale is currently in the process of getting all of the trails within Thunderbird Conservation Park admitted onto the State Trails List, so that the City is eligible to receive potential grant money for maintenance and improvements. The current situation is a matter that needs to be rectified so that our entire trail system is included within this eligibility process.

I am asking if I can get this item placed on one of your upcoming HOA Board Meeting agendas so that I may further discuss this issue with you. At this time we have identified a few options for your consideration;

- Have your HOA grant the City of Glendale a trail easement
- Remove the trail from your property and fence off public access to the Park
- Leave the trails as they are, remove City maintenance and services, and sign the trails that they are HOA property

I will be meeting with our legal office before I meet with you and my ideas above may get expanded or diminished.

Please contact me at your earliest convenience as I am charged with finding a resolution to this issue.

Sincerely,

Roger W. Boyer
Park Project Coordinator
Glendale Parks & Recreation Department
623.930.2639 RBoyer@glendaleaz.com



Vern Carrillo
Community Association Manager
Cornerstone Properties, Inc.
PO Box - 62073
Phoenix, Arizona

85082-2073

Dear Vern,

Thanks for the invitation to the Pinnacle Hill Homeowners Association meeting last night, and to your Board for allowing me to get my business concluded early in their agenda!

I am formatting this as a **Letter of Agreement**, between the Pinnacle Hill Homeowners Association (PHHA) and the City of Glendale Parks & Recreation Department (COG).

SINCE;

- There are public accessible natural trails through Tract V of the PHHA subdivision at the corner of 55th Avenue & Pinnacle Peak Road that connect with Thunderbird Conservation Park (TCP) trails,
- **AND** the PHHA is willing to allow continued access for the general public to TCP through this trailhead,
- **AND** the PHHA is willing to allow the COG to place traditional trail head amenities (trash container, informational kiosk) on Tract V,

Therefore;

- **The COG will continue to provide and service trail head amenities in a manner congruent with other trail heads in TCP and will maintain the trails on Tract V in a manner similar to all of the other TCP trails.**

This Letter of Agreement shall run until the conclusion of a 60-day written notice that is given to either party expressing a desire to terminate or modify this agreement.

Sincerely,

Roger W. Boyer
Park Project Coordinator

Bill Schwink, Deputy Director
Glendale Parks & Recreation Department

1-18-08

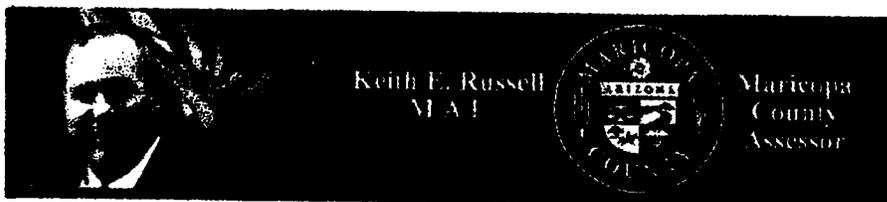
dated

2/20/08

dated

City of Glendale

Parks and Recreation Department • 6210 West Myrtle Avenue • Glendale, AZ 85301-2599 • (623) 930-2691 • FAX (623) 930-2614



QUICK LINKS ...

[Home](#) [Contacts](#) *Parcel Search:

[Advanced Search Options](#)

[*Market Overview](#)

[*Residential Similar Property](#)

No Parcel Number? Use
Advanced Search Options.

*(A parcel number is needed to use these

[New Search](#)

[Printer Friendly Version](#)

Property Information

Parcel #: 201-11-791

MCR #: 35941

Subdivision Name: PINNACLE HILL UNIT 3

Lot #:

Property Address: 5511 W PINNACLE HILL DR
GLENDALE 85310

Property Description: PINNACLE HILL UNIT 3 MCR 359-41 TRACT V EX S 40F

Section Township Range: 8 4N 2E

Associated Parcel:

Owner Information

[View](#)

Owner: PINNACLE HILL OWNERS ASSOCIATION

In Care Of:

Mailing Address: 4523 E BROADWAY RD STE 101
PHOENIX AZ 85040 USA

Deed #: 930523606

Deed Date: 8/6/1993

Sales Pri
Sales Da

Valuation Information

[View](#)

Tax Year:

2008

2007

Full Cash Value (FCV):

\$500

\$500

Limited Property Value (LPV):

\$500

\$500

**Notice: The values displayed on this page may not reflect constitutional or statutory adjustments. Valuation a
Characteristic information is as of the 2008 Notice of Valuation date**

Legal Class:

Assessment Ratio:

4
10.0%

4
10.0%

Assessed FCV:

\$50

\$50

Assessed LPV:

\$50

\$50

Property Use Code:

0261

0261

Tax Area Code:

971300

971300

Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

[New Search](#)

Helpful Information:

[recorder](#) [glossary](#) [forms](#)

Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

[Maricopa Home](#)

[Legal Information](#)

[Privacy/Security Policies](#)

©2007 Maricopa Cour

County Parcels

