

January, 2024
Volume 6, 1st Quarter



QUARTERLY NEWSLETTER



Hello Coyote Creek!

Its been great providing the CC community information the past 6 years and I'm sure I will run into you from time to time. I'm implementing term limits on myself (Ha Ha) and may return to the board in the future. We have our Annual HOA meeting coming up and much more all the info inside newsletter.

Regards,

Justin Shaw, HOA VP

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UPDATES AROUND CC

PICKLEBALL/TENNIS SCHEDULE OPTIONS

For those of you who use the tennis and pickle ball facilities at the Rec Center please note the new signs posted at the courts. With the increase in cost for the Skedda reservation system and the fact that only about four people were using it, we cannot justify the HOA expense to maintain it. Use of the courts is now first come, first serve and it is the responsibility of all groups to work out an amicable schedule. Priority use by Coyote Creek residents remains in force and all visitors are required to be accompanied by a Coyote Creek resident.

HOA DUES

The election of the Board of Directors will be held at the Annual Meeting of the Members on March 20, 2024, at the Christ Lutheran Vail Church, Incorporated 14600 E Colossal Cave Road.

There will be three (3) open seats on the Board of Directors. If you are interested in running for a position on the Board you must email the manager, Alexandra Jaeger, your name, and a short biography.

Dennis Fisher, President - Running
Bruce Hintzsche, Member at Large - Running
Justin Shaw, Vice President – Not Running

Again, the Annual Meeting is scheduled for **March 20, 2024**. A slate of Board candidates needs to be established by **February 2024** to allow for the preparation and mailing of the Annual Meeting ballot, agenda, and information to meet the deadline prescribed by the Coyote Creek Governing Documents.

Please email Ally Jaeger with Cadden no later than February 1, 2024.

ajaeger@cadden.com

UPDATES AROUND CC

THE 2024 RESERVE STUDY

As many of you know, your Coyote Creek homeowner's association has a Reserve Study conducted every four years by a qualified and licensed company called Association Reserves. Your Board of Directors has a fiduciary mandate to manage your money responsibly and we take that very seriously. This year we contracted to have the study done with a site visit at a cost of \$3,050. The purpose of this study is to determine the strength of our financial position, look at our budget and income statements, assess the condition of our properties and provide us with a percent funded analysis. That simply means - do we have enough money projected to come in to cover our projected expenses required to fund the association. Ultimately, the study helps us determine what our association dues must be to cover our long term anticipated expenses. The study is expected to be completed by the end of January. We will share the results and conclusions at the March annual meeting.

REDUCED SPEED LIMIT IN COYOTE CREEK

Speeding in our community continues to be a problem and solicits complaints from residents every month. In an effort to address this problem, your Board of Directors has opted to reduce the speed limit to 15 mph on all Coyote Creek streets. We cannot reduce the speed limit on Coyote Creek Ranch Road because it is a county road. We're not naive enough to think that everyone will drive 15 mph but we are hopeful that people will reduce their speed by 5 – 10 mph. Will you please do that and give pedestrians and bicyclists a wide berth.

COYOTE CREEK WEBSITE

We have our website that you can visit and find all the past Newsletters and HOA/DRC documents provided there too. Please visit the link below: <http://www.coyotecreekhomeowners.org/home.html> and you can create one there. If you have any issues, click on the conversation cloud at the bottom right and put in a request for help.

PUBLIC SERVICE ANNOUNCEMENTS & UPDATES AROUND CC CONTINUED

CIRCLE C ENTRY GATE UPDATE.

The new gate components have been installed and the gate is fully functional. Everyone living inside the Circle C or Triangle F gates should have received an email from Cadden requesting that you RSVP Ally, at Cadden, with the number of tags that you want, your name and lot number. As of Dec. 4, we have received requests for 111 tags. If you did not receive this email and you want one or more tags, please call Ally at 520-651-2221 and provide her with that information. We now have 200 tags and we have assigned tag numbers to those who have responded to our request to RSVP. As we emailed you earlier, you can pick up your tags at the Coyote Creek sales Office on January 17th between 1 and 4 right before our January monthly Board meeting. So please do not come after 4:00. In the meantime, your existing gate remote and access code will work as before. As noted at the gate, you no longer enter the # before the four-digit code. You simply enter the four-digit code and press enter. Thank you for your patience and understanding. It has been a challenge keeping up with the recurring damage to the Circle C gate.

HOA & DRC SUBDIVISION DRIVE AROUND

This was delayed and will be conducted in February. So it would be a good time for residents to take a look around ahead of the annual inspection to avoid those letters from Cadden. Below are some issues you can look at.

Does your mailbox need painting or address numbers need replacement?

Does your house need painting?

Do you have the proper outdoor wall light fixtures & wattages?

Have outdoor areas that have been disturbed, revegetated?

Are utilities boxes/meters, etc painted to match your home or hidden from view?

Outdoor basketball hoops, play sets and trampolines are not visible?

Trash receptacles stored out of sight?

Is your driveway in need of repairs?

NEW NEIGHBORS & PSA's CONT.

NEW NEIGHBORS

New Owner	Lot#
8673 S Long Bar Ranch Pl	76
8533 S Long Bar Ranch Pl	84

INSTRUCTIONS TO REQUEST GATE CODES OR REMOTES

In accordance with the 24/7 gate closure, the following procedures are in place to assist you in any codes or remotes you might need. Your codes will not change unless you request the change. For changes or new codes please allow five (5) working days to fully activate the change or the new code. If you need faster turnaround for some reason, please ensure that Cadden is made aware and they will try to accommodate your needs. *To request a new code or remote you can visit with the front office as they have some on hand or contact Ally Jaeger, Coyote Creek's manager at Cadden Community Management, at either of the following: (520) 297-0797 or ajae-g@cadden.com*

Some examples of available codes:

New homeowner code, Replacement code, Temporary code for realtor access, Service provider access, Temporary construction access, Renter's access

Please provide the following information on your e-mail or call to Cadden:

- ◇ Name (First and Last)
- ◇ Address at Coyote Creek
- ◇ Lot #
- ◇ The type of access code you are requesting
- ◇ Phone number and/or e-mail to notify you of the new code(s) assigned.

Remotes

If you are requesting remotes for gate access please contact Cadden and furnish the required information and payment. They will then provide the remotes to you.

CONTACT INFORMATION

HOA BOARD

Dennis Fischer, President
Justin Shaw, Vice President
Jeffrey Warren, Treasurer
Duane Johnson, Secretary
Bruce Hintzsche
Dale Milton,
Peter Backus

DESIGN REVIEW COMMITTEE

Betty Eckert
Lorraine Souza
Felicia Kukula
Derek Gilbert
Peter Backus
Pam Kelty
Ben Bitler

Next Meetings (third Wed of each month):

January 17th at 4:00pm*
February 21st at 4:00pm*
March 20th at 5:30pm (Annual)*

Next Meetings (first Monday of each month):

January 8th at 4:00pm*
February 5th at 4:00pm*
March 4th at 4:00pm*

DRC & HOA meetings are held at the Coyote Creek Sales Office, 14901 E. Old Spanish Trail

*All dates are subject to change

Cadden Community Management
Representative,
Alexandra "Ally" Jaeger

5225 West Massingale Road,
Tucson, AZ 857043

Phone: 520-297-0797
Fax: 520-742-2618
E-mail: ajaeger@cadden.com

UPCOMING EVENTS AT ASA

The following is a link to the Arizona Senior Academy (2 miles north on Old Spanish Trail). They routinely have lectures and concerts open to the public for a nominal fee.

All Lectures are via Zoom Webinar until further notice:

<https://asa-tucson.org/events-this-month-2/>

Coyote Creek Website: <http://www.coyotecreekhomeowners.org/home.html>

