

NEWSLETTER

April, 2022
Volume 4, 2nd Quarter



Happy Spring Coyote Creek!

We have new HOA board members, and we have a new date for the Cars, Donuts & Coffee. Its spring and the Snakes are probably already out so I have included my past write up.

Friendly reminder, as a curtesy to your neighbors, if your dog is barking bring it inside until it settles down.

Regards,

Justin

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COYOTE CREEK WALK PATH UPDATE

As some of you know the walk path from the main entrance to the Circle C entrance along Spanish Trail has been completed and makes for a nice trip though CC. If you walk your dog through this area please pick up any poop as even though its on a dirt path people still walk it and don't want to step or see it as they would along the street.

CARS, DONUTS, AND COFFEE

By popular demand we will meet again on **Saturday, May 7th from 7am to 9am**. Bring your fun vehicle! I plan to bring the coffee and donuts again unless someone else wants to help, just contact me. Hope to see everyone there!

GOOD V. BAD SNAKES

I'm not going to tell you what you should do if you encounter a snake, but this might educate you on what type it is.

Of course there are many types, and if it rattles, then you should probably have it professionally removed. Not all snakes are bad to have around the house, though.

NON-VENOMOUS SNAKES

- ◆ The common, Californian, and Sonoran kingsnakes, coachwhip (racer) or bull (gopher) snake are all non-venomous and will eat not only vermin, but will hunt and eat rattlesnakes!
- ◆ Some non-venomous snakes are mimics, copying the coloring or behaviors of venomous snakes. A good example of coloring mimicry is the Sonoran coral snake, above right. The gopher snake, above left, mimics behaviors of a rattlesnake, including violently shaking their tail.

VENOMOUS SNAKES

- ◆ The Sonoran coral snake (above left) and any type of snake that rattles should be given respect...obviously!
- ◆ There are other mildly venomous snakes around, but they are rear-fanged and would have to "chew" on you to inject venom.

Here is a site with visual references and a lot of tips: <http://www.whatsnakeisthat.com/category/region/southwest/arizona/>

Also, if you do see a snake and want to call to have it removed try: <http://www.aanimalcontrol.com/Professional-Trapper/county/AZ-Pima-County-Animal-Services.htm>

UPDATES AROUND CC & PSA'S

Food for Thought

Remember that this is our community. It is your job as a homeowner or resident to keep our community looking its best. Please be mindful of Buffelgrass, broken tree debris, and general landscape maintenance that becomes necessary over time.

Please be advised if you are planning to make any changes to the exterior of your property, you will need to contact Ally Jaeger with Cadden.

Approval is required for projects such as painting, building a fence, replacing windows or doors, installing a door, repaving a driveway, etc.,.

The board needs your input! The HOA would appreciate having you attend at our next board meeting to voice your opinions and concerns. If you are interested in serving our Coyote Creek community, please email Ally Jaeger!

UPDATES AROUND CC & PSA'S CONTINUED

SPEED LIMIT

Please be aware that the speed limit in the entire community is 25 mph. Neighbors are watching and a lot of people walk the streets including children. We have reduce the speed limit in some areas to 15 mph that has had the most issues. Even though you are going 25 mph if you are coming up on a walker you could still slow down and then increase speed back to 25 mph after you have passed. Please be respectful as you pass your fellow neighbors. It's all about common sense and safety.

If you want to report speeding to the Sheriff's department, you can do so here: questions@sheriff.pima.gov

If you have any other suggestions that might alleviate the speeding issue, please feel free to reach out to the HOA.

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-ger@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 of \$43. They will then provide the remotes to you.

NEW NEIGHBORS & HOA MEMBERS

NEW NEIGHBORS

<u>Address</u>	<u>Lot#</u>	<u>Address</u>	<u>Lot#</u>
15491 E Tumbling Q Ranch Pl	170	8460 S Triangle R Ranch Pl	281
14549 E Circle L Ranch Pl	360	7975 S Circle C Ranch Rd	257

NEW HOA MEMBERS

The Annual meeting was held on 3/23. The Board of Directors would like to notify you of the ballots received and introduce you to the newly elected Board Members.

ESTABLISHMENT OF A QUORUM

According to the Association Bylaws Section 3.4 Quorum “The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of each class of membership shall constitute a quorum...” Which means 10% of eligible Lots require representation in person or by mail-in ballot. Quorum was achieved with the 185 ballots (out of 397) were represented by mail-in/in-person ballots and 3 lots were represented in person.

ANNOUNCEMENT OF 2021 ANNUAL MEETING MINUTES RESULTS

The minutes from the 2021 Annual Meeting had been reviewed via the mailing of the Annual Meeting material and there were no required/requested changes. The Minutes of the 2021 Coyote Creek Annual Meeting were approved as presented.

ELECTION RESULTS

A call for nominations for election to the Board of Directors was made. Owners submitted ballots via in person and mail. All ballots received were counted and votes were tallied for each candidate. The three candidates with the majority number of votes are elected to the open positions on the Board.

Please welcome your newly elected Coyote Board members:

Duane Johnson and Jeffrey Warren

Re-elected member: **Dale Milton**

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
Jim Leiman
BJ Nikkel

Next Meeting's (third Wed of each month)

April 20th at 4:00pm*

May 18th at 4:00pm*

June 15th at 4:00pm*

Next Meeting's (first Monday of each month):

April 4th at 4:00pm*

May 2nd at 4:00pm*

June 6th at 4:00pm*

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

*Dates are subject to change

Cadden Community Management
Representative,
Alexandra "Ally" Jaeger

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47, Tucson, AZ 85705

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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/>

HOA Website:

<http://www.coyotecreekhomeowners.org/home.html>

