

# NEWSLETTER

January, 2022  
Volume 4, 1st Quarter



Happy New Year Coyote Creek!

I hope this finds you well. The HOA and DRC have been working hard keeping the neighborhood looking great and up to the expectations of all that live here. We have roughly 30 homes that are in construction from breaking ground to almost complete. A lot is going on and it will continue. We like to think we are the place to live here in Vail.

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.

## ATV/OFF ROAD VEHICLES

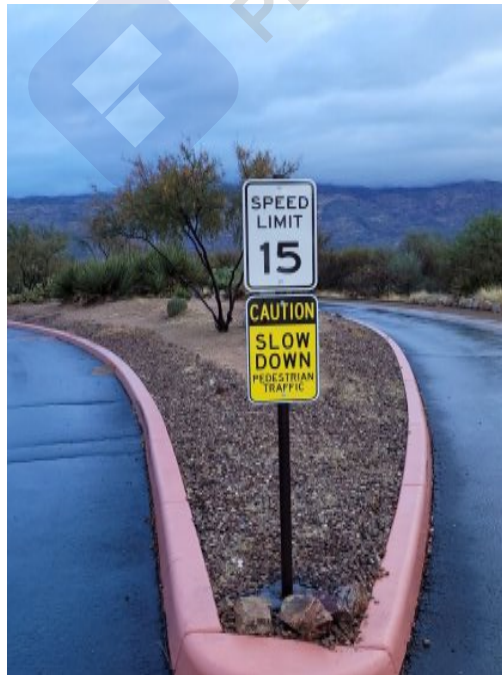
We have had several reports of ATV/Off Road Vehicles within our neighborhood and driving on others property. These are only allowed on paved roads leaving or entering the neighborhood. Please stay off private property.

## 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 has 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](mailto: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.



# UPDATES AROUND CC & PSA'S

## Food for Thought

Remember that this is your 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

## NEW SCHOOL BUS PICK UP/DROP OFF

Vail School District has a new location for the Coyote Creek Road/Old Spanish Trail bus station. Rather than picking up and dropping off on Old Spanish Trail, the bus will pick up/drop off at second entrance to the Coyote Creek front office. They will simply do a U-turn and head back out to Spanish Trail. No changes were made to the second location at Old Spanish Trail & Circle C Ranch.

**6:47 AM Pick-up and 2:47 PM Drop off**

## 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](mailto: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

Address	Lot#	Address	Lot#
8476 S Tumbling X Ranch Pl	128	14913 E Circle W Ranch Pl	312
8541 S Triangle O Ranch Pl	5	15573 E Hat Creek Ranch Pl	55
8142 S Circle S Ranch Pl	330	15510 E Tumbling Q Ranch Pl	154
8143 S Circle S Ranch Pl	329	8450 S Triangle R Ranch Pl	282

## HOA DUES

If you have not received your dues by mail or e-statement in **January** or **July** of each year you may need to contact Cadden to update your contact information. Please pay by the posted date. This is the life blood of our community and helps pay for maintenance and improvement projects. If you are one that has not paid, contact Cadden or mail in the invoice and payment.

You will soon be receiving your Coyote Creek Home Owner's semi-annual assessment statement. It is due on or before January 31, 2022. In these times of rising prices, I am proud to announce that your HOA is in an enviable financially strong position and we do not see an assessment increase in the near future. While our 2022 budget is not yet finalized, it will be in the neighborhood of \$400,000 with the reserve fund contribution accounting for about half.

## UPCOMING ANNUAL MEETING

We are planning on having our annual meeting in person sometime in March. We are still deciding on the date and location. We will have 2 Board Member openings this term. An official mailer will be headed your way from Cadden with all the information in January.

## DOGS: POOP, BARKING, AND RUNNING FREE

Please take your waste bag with you when you walk your dog and place all refuse in the trash. Do not leave it behind on your walk/run and plan to pick it up as you return. You may forget it. If you take the trouble to bag it, please grab it! Do NOT leave it on the sidewalk—it's disrespectful. Also, please bring your dog in from the outside if they are having a barking spell.

We have received reports that dogs are not on a leash around the properties and have approached homeowners while walking. Please keep your dogs leashed if they are out with you and never allow them to run free on your property.

# CONTACT INFORMATION

## HOA BOARD

Dennis Fischer, President  
Justin Shaw, Vice President  
Ed Koharik, Treasurer  
Bruce Hintzsche  
George Beaudin, Secretary  
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)

**January 19th at 4:00pm\***

**February 16th at 4:00pm\***

**March 16th at 4:00pm\***

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

**January 10th at 4:00pm\***

**February 7th at 4:00pm\***

**March 7th 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

Phone: 520-297-0797

Fax: 520-742-2618

E-mail: [ajaeger@cadden.com](mailto: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>

