

July, 2023  
Volume 5, 3rd Quarter



# QUARTERLY NEWSLETTER



Hello Coyote Creek!

Enjoy the monsoon's as they should be here any day!  
When your outside, please drink lots of water and be aware of the reptiles that are out and about.

Also, school start next week 7/17 so be cautious on the roads for all of our neighborhood kiddos going from home to the bus stop in the morning and afternoons.

From your HOA,  
Justin Shaw, HOA VP

## Inside this issue

Newsletter Intro.....	1
Updates around CC.....	2
Food For Thought .....	2
Updates around CC.....	3
New Neighbors.....	4
HOA & DRC Meetings.....	5
Contact Information .....	5

## CANCELED GATE CODE

If anyone has been using the gate code #4032 it has been canceled due to a realtor's misuse. Please contact the front office for a replacement # at 520-647-0030 or come by the office.

# UPDATES AROUND CC

## PICKLEBALL/TENNIS SCHEDULE OPTIONS

To schedule pickleball/Tennis, go to: [www.CoyotecreekHOA.skedda.com](http://www.CoyotecreekHOA.skedda.com). You will need to provide your name and address and send it to [cchoareservations@gmail.com](mailto:cchoareservations@gmail.com). You must still request reservations for the Recreation Center through Cadden as in the past. You can go to our website and find the form and then send it to Cadden (Ally Jaeger—her contact info is on the last page of this letter).

## REC CENTER USE

We have some issues with people using the rec center late into the night and being too loud, which out here, can travel a great distance. If you or someone you know plans on going to the Rec Center, let's be respectful of our neighbors and the center itself. If you see trash, please pick it up and throw it away. If a light or toilet is not working, please let Cadden know. The Rec Center Hours are from 7AM-9PM.

## MONSOON SEASON

As we enter the rainy season (hopefully), we can expect erosion issues to occur. As they do, please monitor your property and maintain any areas that need it. This also includes properties that have no home on them as well. If you have questions or would like some suggestions on contractors or ways to help eliminate the runoff, feel free to contact Cadden.

## LIGHTS AT NIGHT

Lets make sure all elevated lights are turning off no later than 10:00 PM ever night. Landscape or pathway lights can stay on. More information in the design guidelines 2.13.1 Fixtures.

## 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!

# PUBLIC SERVICE ANNOUNCEMENTS & UPDATES AROUND CC CONTINUED

## HOA DUES

You should have received your annual dues invoice. Please get it paid by the posted date. This is the life blood of our community and helps pay for maintenance and improvement projects. If you are having issues paying it or need help, please contact the front office or Cadden. With the current times, we understand if you cannot pay. We're here to help if we can.

## SUNDAY WORK CLARIFICATION

With an increased number of complaints about contractors working on Sunday, your HOA Board feels that this policy needs some clarification. The issue is now and always has been the noise factor. Construction work is allowed on Sunday if it is not noisy. That means no power tools, generators, nail guns, chainsaws, blowers, or music but if you need to have a plumber, painter, electrician, or other trade work in or around your house on Sunday, it needs to be done quietly. Thanks for your cooperation.

## 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.

Going forward, the newsletter will be posted on the website and no longer be attached to the email. You will only receive a notification by email that the newsletter is ready to view on the website.

## MAIL BOX PAINT AND NUMBER PLATE REPLACEMENT?

If you want to paint it yourself get Rustollium Satin Espresso UPC#249081 and the signs are made at [signuptucson.com](http://signuptucson.com) or you can always hire someone to get it all done for you as long as they use the required items.

# NEW NEIGHBORS & PSA's CONT.

## NEW NEIGHBORS

<u>Address</u>	<u>Lot#</u>	<u>Address</u>	<u>Lot#</u>
14561 E Rider Ridge Pl	399	14669 E Circle Q Ranch Pl	324
7875 S Trail Rider Pl	409	8125 S Circle Ranch Rd	295
8425 S Ranch Circle Rd	353	14517 E Circle Q Ranch Pl	334
14595 E Ridge Pl	402	7905 S Trail Ridge Pl	408
14655 E Rider Ridge Pl	405	7855 S Trail Rider Pl	410
14738 E Diamond B Ranch Pl	300	14825 E Circle B Diamond Pl	305
14567 E Rider Ridge Pl	400	14581 E Circle L Ranch Pl	358
8655 S Sun Bar Ranch Pl	69	14550 E Rider Ridge Pl	397
8690 S Triangle F Ranch Rd	1	8412 S Circle C Ranch Rd	371
8321 S Triangle R Ranch Pl	274		

## 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. 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  
Jim Leiman  
Ben Bitler

Next Meetings (third Wed of each month):

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

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

**September 20th at 4:00pm\***

Next Meetings (first Monday of each month):

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

**September 4th at 4:00pm\***

**October 2nd 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](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/>

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

