

Welcome!

DOVE  MOUNTAIN

Your Personal Guide



David Mehl, Dove Mountain developer and President of Cottonwood Properties, Inc. envisioned and commissioned the Dove Mountain Monument that you see gracing the northwest corner of Dove Mountain Boulevard and Tangerine Road, Marana, Arizona.



On behalf of the Dove Mountain Community Association -

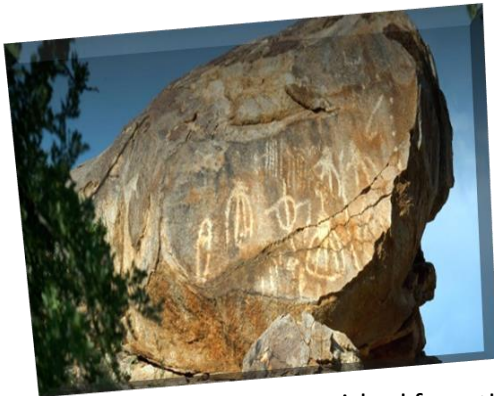
Welcome!

Dove Mountain's Story is Worth Repeating ...

DOVE MOUNTAIN is over 6,200 acres in the foothills of the Tortolita Mountains. Considered part of the Sonoran Desert, its elevations soar from 2,700 to 4,300 feet. Uniquely diverse, it is filled with desert vegetation, canyons, washes, arroyos, dramatic rock outcroppings and an abundance of wildlife. Archaeologist's findings provide proof of a rich, cherished history including the Tucson Basin's 2,000 years as one of the longest continuously inhabited regions in the United States. From ancient times through cowboy days, the inspired, highly energized dedication to preserve the uncompromising lifestyle that flourishes today ensures no less for future generations.



THE HOHOKAM INDIANS are believed to be the first known 'residents' to live in the Dove Mountain area.



Seeming to materialize from a void, this prehistoric culture occupied present-day Central and Southern Arizona from about 300 BC to 1450 AD. With evidence of their roasting pits and of a village square and 26 pit houses found in the Dove Mountain area, there are those who credit the Hohokam people for the spectacular desert bloom. The Hohokam dug wells to tap underground water sources and developed complex canals to irrigate their corn, beans, and squash fields. Their canal systems were so innovative that some engineering concepts are still in use today. Although speculation abounds as to why the Hohokam

vanished from this area, their impact was remarkable.

The Akimel O'odham and Tohono O'odham people trace their ancestry back to the Hohokam. We acknowledge and honor the history and culture of the Indigenous People who once lived here.

DOVE MOUNTAIN is an incredible success story for Southern Arizona as a result of one man's desire to preserve its beauty. In 1926, Eugene 'Cush' Cayton moved here to improve his health. On the advice of a local surveyor, he purchased a choice piece of the Ruelas Canyon in the Tortolita Mountains and established the T Bench Bar Ranch. The Cayton family ranched the land until 1984. They were recognized as gracious hosts, entertaining a spectrum of artists, scientists, prospectors, cowboys and assorted colorful characters over the years. To the right, an original home from the Cayton Ranch stands as a reminder of their legacy. They passed their stewardship onto David Mehl, a choice they made with loving and thoughtful consideration of the land. As when Cush arrived, Dove Mountain echoes the surveyor's prediction that, "One of these days this land will be one of the most beautiful spots in the Tucson area."



ABOUT THE DOVE MOUNTAIN COMMUNITY ASSOCIATION



The Association's membership is comprised of property owners living in or owning property in the Dove Mountain community. Many of us who know and appreciate the rich history of this area take great pride in residing here and have willingly taken on the volunteer's role to actively participate on the Homeowner Executive Advisory Committee (HEAC). Established in accordance with the Association's Bylaws, HEAC members volunteer their time and knowledge in critical aspects of community operations. Members assist with the annual budget based on monthly reviews of the financial reports and make recommendations for landscape projects, maintenance priorities, unplanned repairs, and planning for capital projects. The Association accomplishes this by contracting services to keep the common areas, the parks and the boulevards properly maintained. Property owners are also provided access to the financial statements, reserve balances and updated on improvement projects throughout Dove Mountain.

Associa has been selected to provide management services for the Dove Mountain Community Association, working closely with HEAC members and all residents of the community. Associa's services include oversight for maintaining the common areas, landscaping, insurance, accounting, managing daily affairs, CC&R's enforcement, and architectural control. The maintenance and repair of gates is another focus of the Association to provide safe and convenient access for members of the community.

Whether meeting monthly or quarterly, HEAC members are actively engaged with the explicit intent of maximizing property values and safeguarding the expectation of Dove Mountain continuing to be one of the most sought-after communities to live in because of its beauty and location. With these overarching goals, it is no surprise or accident that some neighborhoods in Dove Mountain are referred to as a 'Preserve'.



Those of us who chose to live in Dove Mountain made the move for differing reasons. But it is safe to say we are here because we wanted to live in this beautiful, master planned community in close proximity with nature and guided by an Association that helps preserve and protect not only the value of our homes, but all the beauty that surrounds our homes. The Association is committed to preserving and protecting all the beauty that surrounds us for generations to come.



As you review this Welcome Book, if you have a question or concern not answered in it, please contact Associa Arizona at (520) 742-5674 for more detailed information.

We hope to eventually meet, but for now, we appreciate that you've taken the time to learn more about the Dove Mountain community

TABLE OF CONTENTS

TOPIC	PAGE
Dove Mountain Community Manager, Associa Arizona . .	1, 2
Architectural & Landscape	3
House Painting Approval	4
Parcel Assessments	6
FAQs	7 – 9
Prohibited Plants & Trees	10
Pool & Spa Water Management	11
Meet Your Sonoran Desert Neighbors	12
Marana Government & Utilities Info	13
Lift Station Information	14



Ritz-Carlton Dove Mountain
Marana, Arizona

DISCLAIMER: This document provides a summary of key information pertaining to the Dove Mountain Community Association taken from the Association's Community Documents. If there appears to be a conflict, the Dove Mountain Community Association documents prevail.

COMMUNICATING WITH ASSOCIA ARIZONA

Dove Mountain's Community Management Company

**TOWNSQ IS ASSOCIA'S
MAIN PLATFORM
TO INTERACT WITH HOMEOWNERS.**



townSq Advantages To Homeowners

- Facilitate two-way communication
- Update profile and contact information
- View Payment History, Account Ledger, Work Orders Make Assessment payments (one-time or set-up recurring) Submit Architectural & Landscape Requests
- Access Community Documents (CC&Rs, Bylaws, etc.)
- Receive community information and updates.

INSTRUCTIONS TO ACTIVATE YOUR townSq

Every homeowner already has an account set up on TownSq.

To activate your account, go to <https://www.townsq.com>

Or Download the Android or iPhone app .

NOTE: You will need your unique Association account number which is located on your Association Fee Billing Statement plus your Zip Code to activate your account.

**Activating Your Account Will Give You
Immediate Access to Your Associa Account.**

Contact Associa Arizona at **(520) 742-5674** if you need assistance.

EMAILING IS ANOTHER VERY IMPORTANT WAY TO COMMUNICATE WITH HOMEOWNERS.

Please take the time to provide your current email at
<https://www.associaarizona.com>.

Go to the 'Contact Us' prompt and follow the instructions.



"We are proud to offer unmatched customer service and expert industry leadership to help our clients and improve their community and resident experience."

With more than 200 branch offices across North America, Associa delivers unsurpassed management and lifestyle services to nearly 5 million homeowners. These services include oversight for maintaining the common areas, landscaping, insurance, accounting, managing daily affairs, CC&R's enforcement, and architectural control. If you need assistance or have a question related to the Dove Mountain Community, contact Associa through the methods shown below. Also shown below is the emergency phone number to call to report any gate issue or 'common' area landscaping issue in need of immediate attention.

MAIN CONTACT

COMMUNITY MANAGER

Jennifer Hourscht

Direct (520) 877-4610

Jennifer.Hourscht@associaarizona.com

COMMUNITY ASSISTANT

Yolanda Quiroz

Direct (520) 877-4645

Yolanda.Quiroz@associaarizona.com

IN CASE OF AN EMERGENCY

RELATED TO THE GATES, DOWNED TREES, WATER LEAKS, ETC.

CALL (520) 742-5674

If no answer, Option 9

Leave a detailed message

State the problem

Give an address when possible and

Include your name and phone number.



Please call ahead to confirm that the office is open.

(520) 742-5674

6840 N Oracle Rd, Suite 130

Tucson, AZ 85704

Monday - Friday

8:30 AM TO 5:00 PM

**KNOW THE RESTRICTIONS FOR
ARCHITECTURAL & LANDSCAPE MODIFICATIONS**
PLEASE NOTE THIS SUMMARY IS PROVIDED FOR YOUR CONVENIENCE.
SEE DESIGN GUIDELINES FOR COMPLETE REQUIREMENTS.

The Dove Mountain Community’s CC&Rs authorize the Architectural & Landscape Review Committee to thoroughly, with impartiality, review and render a decision on all homeowners’ requests pertaining to the exterior portion of the homeowner’s home or lot, including painting, walls, hardscaping, pools, or landscape modifications. This review process is essential to maintain the high standards of living expected by all homeowners who purchased a home in the Dove Mountain Community. Comprised of Dove Mountain homeowners, the ALRC compares previous decisions similar in scope, the visual impact on the neighborhood and ultimately the effect on the property values in the same area. The homeowner is to wait to start any part of the requested project until receiving the ALRCs written approval.

CHANGES REQUIRING ALRC REVIEW/APPROVAL

ALL CHANGES TO THE EXTERIOR OF A HOUSE
including windows, doors, walls, and garage doors

- Exterior painting
- Initial Landscape Plan
- Fountains and Statues
- Pools and Spas
- Recreation equipment
- Structure Additions (i.e., Casita or Guest House)
- Any modifications involving Hardscaping
- The planting or removal of trees or large saguaros
- Solar Energy Systems
- BASKETBALL EQUIPMENT is only permitted in enclosed backyards, and on the street only if removed when not in use. Basketball equipment must be submitted for approval on all golf course lots and adjacent to Dove Mountain Boulevard.

CHANGES NOT REQUIRING ALRC REVIEW/APPROVAL

- Recoating your flat roof, including vents and other projections.
- Satellite Dishes/Antennas: Placed so as not to be visible from neighboring properties and street(s).
- Replacing HVAC systems: No mechanical systems of any type are permitted on roofs. All equipment must be in garages, or behind private walls, to shield it from view.
- Replacing Swimming Pool equipment: Same as for HVAC equipment.
- Replacing a dead tree with the same type of (approved) tree.
- Replacing dead plants or enhancing the yard with plants on the Approved Plant list.
- Replenishing yard gravel/crushed rock that is the same color as existing.
- Irrigation system/components replacement or modifications.
- Landscape Lighting replacement or modifications, if “Dark Sky” compliant.
- Light intensity must not exceed the equivalent of 18 watts per bulb.
- Up-lighting to accent feature plants/trees is permitted if used judiciously.
- LED light color must be no higher than 3000K (higher/bluer color ranges adversely impact animals).
- Holiday Lighting may be installed 30 days prior to the Holiday and removed within 30 days after.
- Turf, if on the approved list.
- Replacement or repair of pavers.
- Yard Art and Ornaments, if a limited number, are in harmony with the surrounding desert.
- Patio furniture in your enclosed back patio or front patio. Patio furniture in front yard requires approval.

HOUSE-PAINTING GUIDELINES FOR THE DOVE MOUNTAIN COMMUNITY

May 6, 2023

Property Owners Must Receive Written Approval From Associa Arizona Prior To A House-Painting Project To Commence.



PURPOSE: A fresh coat of paint on a house is an invaluable way to protect property values. This sheet provides the homeowner information to properly prepare and receive approval to complete this project.

OVERVIEW: Governed by The Dove Mountain Covenants, Conditions and Restrictions (CC&Rs), this document provides the regulations to explain what owners can and cannot do with their property. The minimum standards for both landscaping and architectural projects appear in the Dove Mountain Community Association Common Project Guidelines. Further stated in the Design Guide,

“By the way of a practical reminder, any and all modification, alterations, additions, or changes to the original scope, construction, or improvements of any production residence must be submitted to and approved by the A&LRC prior to the Construction or implementation of such contemplated work.”

THE HOUSE-PAINTING GUIDELINE: The general along with the detailed instructions for house-painting appear in the Guideline under Section 3-6. All of this can be found on TownSq. .

3.6 Exterior Paint and Yardscape Color Standards

In general, all exterior paint shall match, and maintain, the original color selections of the house. Any contemplated color changes must be submitted and approved by the A&LRC prior to proceeding with such changes.

3.6a **Submittal requirements** for exterior paint and yardscape color projects (needed for A&LRC review)

- Provide specific color chip sample and product manufacturer's information, including light reflectivity values, conditions, exclusions, etc. for exterior paint and yardscape color projects.

STEPS TO OBTAIN WRITTEN APPROVAL: It's easy to do.

- Complete the ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM. **(On next page.)**
- Provide the information requested including the paint colors and numbers associated with each paint color along with the area of the house for each color.

➔ *If you do not have the colors designated in the Owner's Purchase Agreement, either contact Associa Arizona for the colors or provide a paint chip from the paint company for each house color, indicating which chip is being painted on which part of the house.*

- Submit the completed form to Associa Arizona at least fourteen (14) business days prior to the start of the project. The Preserves HEAC Architectural and Landscape Committee have designated Associa Arizona to process and approve house-painting requests.

ADDRESS Associa Arizona 6840 N. Oracle Road, Suite #130 Tucson, AZ 85704

EMAIL Jennifer.Hourscht@associaarizona.com

townSq Follow The Prompts

- If you do not receive a written approval letter within fourteen (14) business days from Associa Arizona, contact their office at (520) 742-5674.

**ARCHITECTURAL & LANDSCAPE REVIEW COMMITTEE
(ALRC) SUBMISSION & REVIEW PROCESS
SEE INSTRUCTIONS BELOW FORM**

**DOVE MOUNTAIN COMMUNITY ASSOCIATION
Architectural & Landscape Review Committee Submittal Form**

1 Owner's Name: _____ Lot #: _____
 Address: _____ Phone #: _____

2 Contractor's Name: _____
 Contractor's Address: _____
 Contractor's Phone: _____ License #: _____

3 Description of work to be done: _____

Date Work To Begin: _____ Estimated Completion Date: _____

4 Type of Material(s) to be Used: _____

5 Color(s): _____

6 Other: _____

STEPS TO SUBMIT ALRC FORM

- All projects on the ALRC list (see page 3) need approval by Arizona Associa prior to beginning the project.
- Submit the completed form to Arizona Associa. (Form is on TownSq.)
- Packages will be reviewed by the ALRC at their next meeting. The Committee will endeavor to respond in writing within 14 calendar days after the review is completed, or no later than 30 days from the receipt of a complete submission package.
- An accurate drawing must be attached using your lot dimensions showing the location of the proposed structure.
- For room additions, or anything that must tie into the roof line, an elevation of the proposed structure must also be attached.

The ALRC reserves the right to inspect any Homeowner project. Those projects found to be out of compliance with the Design Guidelines or out of character of the neighborhood, will be required to be modified by the homeowner to bring them into compliance. If you have questions as to whether your planned project conforms, it is recommended that you submit your project to the ALRC for approval in advance of beginning any work.

PARCEL ASSESSMENTS

In accordance with the Dove Mountain CC&Rs, all Owners of a Lot or Parcel (excluding the Declarant) pay quarterly Assessments to the Dove Mountain Community Association. The amount of the Assessment is set annually by the Board to provide for the operation and management of the Association, pay all Common Expenses, and for the establishment of reasonable Reserves. Owners within gated communities also pay a Parcel Assessment for maintenance of gated entryways and private streets and receive separate billing statements.

Assessments are due quarterly in January, April, July and October. Owners will receive a statement from Associa advising of the amount due. Late payments are subject to fees plus interest. Owners are strongly encouraged to sign up for Electronic Statements, which significantly reduces the cost of postage & printing for the Association, and therefore all Owners.

FOUR OPTIONS FOR HOMEOWNERS TO MAKE TIMELY PAYMENTS.

OPTION 1: DIRECT DEBIT

- Submit to Associa the completed "Request for Automatic Payment of Assessments" which is found on TownSq along with a voided check for that bank account.
- Send the form to csscdirectdebit@associa.us or to the mailing address on the form.
- Your form must be received by the 20th of the prior month to be activated. You will receive a letter or email confirming when your direct debit will begin.
- Assessment withdrawals occur between the 4th and 8th in January, April, July and October.
- **PLEASE NOTE:** Homeowner will need to make a separate payment for any outstanding balance.

OPTION 2 – ONLINE VIA TOWNSQ (CONVENIENCE FEES APPLY)

- Online payment via electronic check or major credit card from the TownSq or App.
- Convenience Fee - \$2.95 plus 3% extra charge if paid with a credit card.

OPTION 3 – US MAIL

- Mail a check or money order payable to the Dove Mountain Community Association
- Write your account number on the check and include payment coupon.

Dove Mountain Association
c/o Associa Arizona
PO Box 64564
Phoenix, AZ 85082-4564

OPTION 4 – HOMEOWNER ARRANGES PAYMENTS THROUGH INDIVIDUAL'S BANK.

If you have any questions, please contact Associa Arizona at **(520) 742-5674**

FREQUENTLY ASKED QUESTIONS (FAQ'S)

Some of the most frequently asked questions about the Dove Mountain community are summarized in the next couple of pages. For the full disclosure, please refer to the Dove Mountain CC&R Policies & Regulations, available on TownSq or contact Associa with specific questions. (The CC&R reference number appears to the right of some of the topics.)

COMMON AREA LANDSCAPE MAINTENANCE

Common areas and parks are maintained by AAA Landscaping, contracted by Associa. Please report landscaping concerns to Associa, who will review the request and issue a work order, as appropriate. Non-emergency work orders are typically completed within 7-10 days.

Common Areas located adjacent to private property are generally intended to remain as undisturbed natural open space. No trimming, pruning or removal of vegetation is allowed without written approval by the Dove Mountain HOA. If a resident removes vegetation in the Common Area or otherwise damages the Common Area, the Association may levy a Parcel Assessment for damages.

Trees and vegetation within the community are an asset for all owners and damage to them is considered vandalism. Vegetation in the natural open spaces have matured over the years but will not be cut down or removed to enhance views.

HOME & LANDSCAPE MAINTENANCE (Section 5.4.4)

It is the responsibility of homeowners to maintain the landscaped areas of their lots, keeping the areas weed free, neatly trimmed, cultivated and free of trash or other unsightly materials. Any dead tree, shrub, plant or ground cover shall be removed and replaced immediately. Tree pruning is an important aspect of property maintenance. Desert trees that are not regularly pruned become top heavy creating a wind sail effect which can cause them to fall over during our monsoons. Please prune trees and vegetation so as not to encroach on your neighbor.

Yard refuse is not permitted to be dumped in common areas or washes. Each Owner shall maintain in good condition and repair all paved, concrete areas, including driveways, roadways and parking areas located on the Owner's lot. Structures are to be kept in a good state of repair.

VIEW-FENCING VEGETATION REMOVAL REQUEST PROCESS

Owners whose property is adjacent to Common Areas and have view fencing, may contact Associa to request clearing of vegetation of up to five (5) feet of the Common Area from behind their view fencing. If the request is approved, the Association has pre-approved certain landscape companies that owners will be able to contract with directly for this work request, including payment. Prior to work being performed, the exact scope of work must have been approved and insurance coverage for the Association has been obtained.

WILDLIFE IS PROTECTED

Dove Mountain is situated in a natural environment which is surrounded by an abundance of wildlife, most of them protected by local, state and federal laws which includes it being against the law to feed the wild animals (except for birds). The Association does not trap and/or remove pests including but not limited to rats, mice, and snakes within natural open space areas.

PROTECT YOUR PETS

Residents with pets should keep them properly vaccinated against rabies and other diseases. Be aware that coyotes, bobcats and mountain lions are **regularly observed jumping high fences**. Please take all necessary measures to protect your pets from uninvited wildlife.

PETS (Section 5.2.2)

- No animals, livestock, poultry or fowl of any kind, other than a reasonable number of generally recognized house pets shall be maintained and then only if they are domestic pets.
- No house pets shall be permitted to make an unreasonable amount of noise or create a nuisance.
- No structure for the care, housing or confinement of any allowable pet shall be visible from a neighboring property.
- All allowable pets shall be leashed when in public or common areas, and persons walking pets shall properly dispose of the pet's excrement.

CONTRACTOR WORK

No work is allowed on Sundays or major holidays including New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving & Christmas and should not begin on other days prior to 7:00 AM.

GATES

Gate operation, maintenance, codes, tags, and remotes are overseen by Associa. Please contact Associa to obtain information regarding gate operation, entry codes, and remote openers. Commercial delivery services like USPS, UPS, FedEx, Amazon, and DHL have their own unique gate codes. If you are hosting an event, you can obtain a temporary gate code to share with your guests by contacting Associa. You can also secure a second unique gate code separate from the personal code for your unique household service providers with limited access. Please plan ahead as there may be a brief waiting period for replacement items or gate codes.

TRASH & RECYCLING SERVICE (Section 5.2.3)

The service provider should be contacted directly to schedule service. Please remember to store your trash and recycling bins out of the view of neighbors and the street on non-pickup days.

PARKING

On-street parking is allowed only for short periods of time allowing for visitors at your residence.

Commercial vehicles are prohibited other than standard sized vehicles with signs limited to doors only, and those public service vehicles that are required to be on-call 24 hours.

Motor homes and recreational vehicles are allowed to park within the communities for up to 48 hours for loading and unloading. These vehicles should not be used as accommodation for overnight guests. If parked in the street, please notify Associa of the dates and ensure that it does not hinder other residents or cause an issue for emergency vehicles.

POLITICAL SIGNS (Section 5.2)

Political flags are not permitted. Political signs can be displayed no earlier than seventy-one (71) days before an election. They must be removed within three (3) days after an election. The maximum aggregate dimensions of political signs on a member's property shall not exceed nine (9) square feet.

Garage or Yard Sale signs are not permitted. The Association schedules either one (1) or two (2) community-wide garage sales per year and advertises the sale in local media.

HOME OCCUPANCY (Section 5.2.3)

A “Home Occupation” as presented here means work within the Dwelling Unit (such as the performance of accounting work, creation of artwork, etc.) provided that:

- (i) the existence or operation of the business activity is not apparent from the curbside of the Dwelling Unit and no sound or smell from outside the Dwelling Unit indicating the conduct of business is detectable.
- (ii) the business activity conforms to all zoning requirements for the Lot
- (iii) the business activity does not involve frequent or annoying traffic by persons who do not reside therein and
- (iv) the business activity is consistent with the residential character of the neighborhood and does not constitute a nuisance or hazard or offensive use, nor threaten the security or safety of other residents of the Covered Property as determined by the Board. If the Board determines the Home Occupation violates the provisions hereof, then the Board shall have the authority to require that the Home Occupation in question cease immediately.

FLAGS (AZ Statute 33-1808)

The following flags may be displayed in a front yard or back yard:

- The American flag or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard by an Association member on that member's property, if the American flag or military flag is displayed in a manner consistent with the federal flag code
- The POW/MIA flag
- The Arizona State flag
- An Arizona Native America nations flag
- The Gadsden flag
- No more than two flags displayed at the same time
- Flags may not exceed 30 square feet in size

CANYON PASS AND THE GALLERY RESIDENTS

PLEASE NOTE: Each neighborhood within Dove Mountain is governed by legal documents that may or may not be identical to those used when preparing this Welcome Book. Canyon Pass and the Gallery are two communities that have their own legal documents. If unclear on an interpretation or comment appearing here, contact Associa Arizona.



Dove Mountain Community PROHIBITED PLANTS & TREES

Considered highly invasive, the below plants are prohibited in the Dove Mountain Community.



DESERT BROOM is an obnoxious native weed that produces lots of white pollen, especially in late Winter, early Spring containing white flowers and large apple sized puff balls. It is difficult to control.

Existing: Remove immediately.



BUFFEL GRASS (*Pennisetum ciliare*) is a non-native species introduced over 50 years ago by forestry officials from central and southern Africa. It has created significant problems by taking over portions of the Sonoran Desert. It creates a fire hazard in southern Arizona, endangering the Saguaro Cactus, as it burns quickly, impacting native species, and then comes back with a vengeance after fires. **Existing:** Remove immediately.



FOUNTAIN GRASS AND PAMPAS GRASS (*Pennisetum setaceum*) is a non-native popular landscape plant introduced from Africa. It is a close relative of Buffel grass, with both growing in perennial clumps that tend to spread. It is well adapted to the Sonoran Desert and easily escapes from landscapes to roadsides and desert washes. In some washes, fountain grass fills the wash from bank to bank. Fountain grass presents a fire hazard and crowds out the native plants. Only Purple Fountain Grass (*Pennisetum alopecuroides setaceum* 'Cupreum') is permitted as it is a non-spreading form.

Existing: Remove voluntarily (preferred); grandfathered for current planting only

New and Relocation of Existing: Not allowed.



SALT CEDAR (*Tamarisk*) is a non-native and highly invasive plant with pink flowers. It uses massive amounts of water, crowds out good plants, and is a fire hazard. Due to their high-water use, there is a state program to remove these along certain riverbanks.

Existing: Remove immediately



AFRICAN SUMAC (*Rhus lancea*): This African tree is a good example of a landscape plant that was considered relatively harmless until the 1990s when people noticed that it had escaped into washes in the foothills and other places where it was displacing native trees, such as acacias. Landscapers have been reluctant to admit that this is an invasive plant since it is easy to grow and quite attractive, especially when it blooms in the spring. Some people are highly allergic to this tree. They grow significantly higher than approved trees.

Existing: Remove voluntarily; existing are grandfathered if over 15-20 feet

New and Relocation of existing: Not allowed.



OLIVE TREES & Non-Flowering Olive Trees: on the Association prohibited list, as well as being illegal to plant in Pima County. Non-flowering olive trees are prohibited since they still produce extensive pollen and small fruit in the first several years of their life. There are several varieties of non-flowering, such as the Majestic Beauty, Swan Hill, Skylark and the Wilsonii.

Existing: Olive Trees prohibited by law; non-flowering existing species are grandfathered; however, be aware that all species drop foliage, and the shallow roots can damage sidewalks or driveways.

New and Relocation of existing: Not allowed.

See the Design Guide for a comprehensive list of prohibited plants for Dove Mountain.

For a more extensive list of plants and trees considered harmful, we recommend visiting the University of Arizona and Arizona Horticulture Society websites.



POOL & SPA WATER MANAGEMENT CODE

Furnished by the Town of Marana, Public Works Department

Attention Pool and Spa

Owners &

Pool and Spa Service Companies

This flyer was developed to provide recommendations for the appropriate discharge of pool and spa water. There are two reasons for pool and spa discharges: filter backwashing, or pool/ spa emptying. Since these two operations release different concentrations of chemicals, they must be handled differently.

BACKWASH WATER:

Section 314 of the Pima County Code requires that backwash water be contained on site. Backwashing a pool filter is a frequent event that releases filtered materials or impure water from a pool or spa. This water frequently contains high levels of chlorine and other potential contaminants. These contaminants may not be released off-site and may be used on-site to water salt-tolerant plants. Please remember to move the discharge hose frequently to avoid mosquito infestation due to standing water.

POOL/SPA DRAINING:

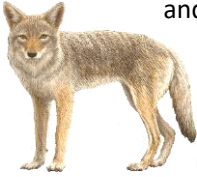
Occasionally, a pool or spa may need to be partially or fully drained in order to make repairs or correct water chemistry. Section 31 of the Pima County Code also directs owners to drain pools and spas onto their property. Due to the infrequent discharges of this type (generally pools are drained every 5 to 7 years and spas typically every 2 years), the lower chemical concentration (if no chemicals are added for at least 3 days prior), and the inability (lack of sufficient land area) to contain such a large discharge on-site then the Town of Marana permits the owner to drain pools into drainageways or onto streets under the following conditions:

1. *Water being discharged shall be chlorine free as demonstrated on a pool testing kit.*
2. *Water will be at a high pH and must fall between a range of 7 – 8 pH.*
3. *There must be no known biological hazards in the water such as Hepatitis or other communicable disease.*
4. *No erosion may occur due to the drainage. Hoses into drainage-ways must be placed at the bottom of the channel and the discharge be slowed by bale of hay or other means.*
5. *Any stain or residue resulting from water flowing into the streets or gutter shall be removed by rinsing with potable water or other approved means.*
6. *Any standing water shall be brushed away and draining will not be permitted when the possibility of freezing may occur.*
7. *The pool contractor or owner shall contact the Town of Marana Public Works Department prior to draining the pool and provide a test kit to verify the water standard.*
8. *At no time shall discharged water run on a neighbor's property or across the sidewalk.*

MEET SOME OF YOUR DOVE MOUNTAIN DESERT NEIGHBORS

Prior to residents building homes in Dove Mountain, there were wildlife dwellers here who thrive as much today as before the houses, parks and roads were put in place. Fortunately, they didn't leave, which gives all of us an opportunity to see them in the wild. Most of the ones shown below are most likely seen while taking a walk, relaxing in the backyard or while gardening. Some may even make it inside your home! If you're not familiar with these desert dwellers, this is a good introduction to some of those you might want to read more about. As with other parts of Tucson, these are survivors in spite of us moving into their territory.

COYOTES have the appearance of a lean, medium sized dog. They hunt and eat small prey, such as rodents, rabbits and squirrels, as well as insects and fruit, depending on what is available to them. Coyotes generally avoid people, but as with all wild animals, it's best to avoid encounters with them and abide by the law to not feed them. Usually most active at dawn and dusk, coyotes use sounds to communicate, including yips, barks and the most familiar howling heard almost nightly in some areas. Opportunists, dogs and cats left unattended are too often easy prey to the dismay of an absent owner.



RATTLESNAKES make their home in the Sonoran Desert, giving this area the bragging rights of having more species than anywhere in the world. Things to know about rattlesnakes: They avoid humans. They do NOT have to be coiled to strike, and they seldom rattle before striking. Be very careful when trimming hedges as they find refuge in these dark hiding places. While they are less common in winter months, they do not hibernate in our area so are often seen on golf courses during the winter months, taking advantage of the sun. Born alive, they are quite toxic. No matter the circumstance if you encounter one, move away slowly and refrain from trying to kill a rattlesnake. This is how most bites occur, especially as their venom remains as deadly after death. If you do get bitten, stay calm and head for the nearest hospital ASAP, keeping the bite area below the level of the heart.



SCORPIONS are about 2 inches long and have a cause quite a bit of pain. The smaller scorpions scorpion reported to have the most potent poison. holes around doors, windows, and screens to keep all inside, they hide in dark places - drawers, equally important, check your shoes before putting them on. If you discover one on you, brush it off with your hand. Since they readily attach themselves to dog's fur, use an ultraviolet flashlight to check for any before letting your pet back into the house. They appear bluish green to the light. There is a spray to kill scorpions but be quick, they can travel up to 12 miles per hour.



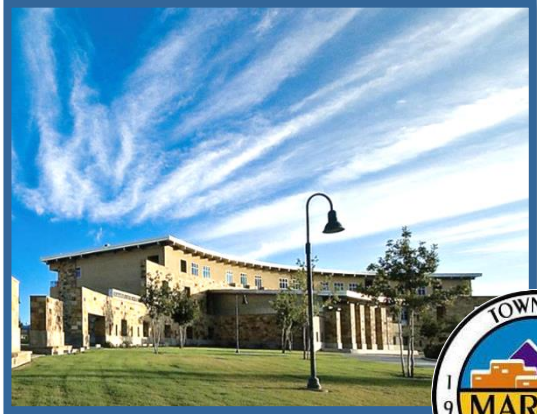
JAVELINAS usually travel in groups of 6 to 9 animals and sometimes even larger. About the size of a medium-sized pig but with longer, dark brown, straw-like hair, most consider them quite ugly, although the young are often considered cute and even adorable, while still ugly. You know one or more is close if the air becomes pungent with a horrible odor. If they smell a dog or hear one barking and feel threatened by the dog, they will attack not only the dog but the owner as well. If they have young in the group, they can be ruthless to protect them. Small pets should be picked up when in close proximity to protect them from harm. When encountering a group, it is best to go the opposite direction as quickly as possible. They are practically blind and slow to catch up. They have favorite foods that will invite them to your home which include pumpkins put out at Halloween and Thanksgiving and geraniums in full bloom.



NOTE: With few exceptions, all wild critters have the potential to cause serious harm by attacking or injecting a poisonous substance – all are ways of defending or protecting themselves and/or their little ones. Seldom, but it can happen, an encounter could be fatal so always remain vigilant.

1. Coyotes: Facts about the wily members of the Canidae family By Alina Bradford, Patrick Pester published 04/02/2021
2. 12 Things You Should Know About Rattlesnakes By Mark Mancini 07/10/2019
3. Desert Museum, Craig Ivani
4. AZAnimals, Scorpions, updated 03/01/2023
5. Are Javelinas Dangerous? Do Javelinas Attack Humans? By: Author Dejan, updated 12/04/2022

**MARANA MUNICIPALITY,
UTILITY & COMMUNITY
CONTACT INFORMATION**



TOWN OF MARANA

(520) 382-1999
<https://www.maranaaz.gov>
 Marana Municipal Complex
 11555 W. Civic Center Dr.
 Marana, AZ 85653

Animal Services
 (520) 382-8020

Police
 (520) 382-2000

Parks & Recreation
 (520) 382-1950

TUCSON WATER

Phone (520) 791-2639
<https://www.tucsonaz.gov/water>

Water Emergency
 (520) 791-4133

Water Quality/Pressure
 (520) 791-5945



NORTHWEST FIRE DISTRICT

Main Office
 Phone: (520) 887-1010
Contact@NorthwestFire.org
 5225 W Massingale Road
 Tucson, Arizona 85743

Dove Mountain Fire Station 37

Phone: (520) 572-8000
 13931 N Dove Mountain Blvd
 The firemen/women from this station
 will help change batteries on security
 and fire detectors on high ceilings.

You supply the batteries...
 they supply the muscle!

They also remove rattlesnakes when
 found in your backyard, patio, or garage.



TRICO ELECTRIC

(520) 744-2944
<https://www.trico.coop>
 8600 W. Tangerine Rd
 Marana, AZ 85658

SOUTHWEST GAS

Phone (877) 860-6020
<https://www.swgas.com>

TRASH COLLECTION

Contact Associa Arizona
 (520) 742-5674 to learn
 which trash company
 serves your community.

IMPORTANT INFORMATION PERTAINING TO NEIGHBORHOODS WITH PRIVATE SEWER LIFT STATIONS

PLEASE NOTE: Homes in Saguaro Reserve I will be added to the Blue Agave lift station once occupied. They will also share the expense of the maintenance, repair and replacement parts through their parcel assessment.

Everything flushed down every toilet and poured down every drain in the Blue Agave neighborhood travels through the private lift station and is then pumped up to Pima County's public sanitary sewer system. To maintain the system and pay for repairs, the Blue Agave homeowners' parcel assessment (paid quarterly) includes this budgeted line item.

To make sure this process is uninterrupted and unnecessary expenses outside the budget are reduced, there are a number of items that CANNOT be flushed or poured down drains.

The biggest culprit that cause the lifts station's pumps to fail is flushables.

**DO NOT FLUSH THESE ITEMS AND PRODUCTS OR POUR DOWN DRAINS
BECAUSE THEY DO NOT DETERIORATE IN THE LIFT STATION SO CLOG THE OPERATIONS
INCLUDE ALL FLUSHABLE WIPES (toilet wipes, antibacterial wipes, pads, etc.).**

Hair clippings	Wet mopping cloths	Cat Litter
Tissues & Kleenex	Food wrappings	Rags & Paper Towels
Plastic objects (toys, eating utensils, etc.)	Glass, metal, wood & soil	Cooking oil
Caulking, grout (powder & wet)	Cigarettes	All oils, edible included
Condoms, sanitary napkins, diapers, tampons, cotton balls & swabs		
Backwashing or emptying one's pool into the sewer system also has harmful impact on operations.		

Each Blue Agave household has a financial interest in keeping the lift station pumps operational.

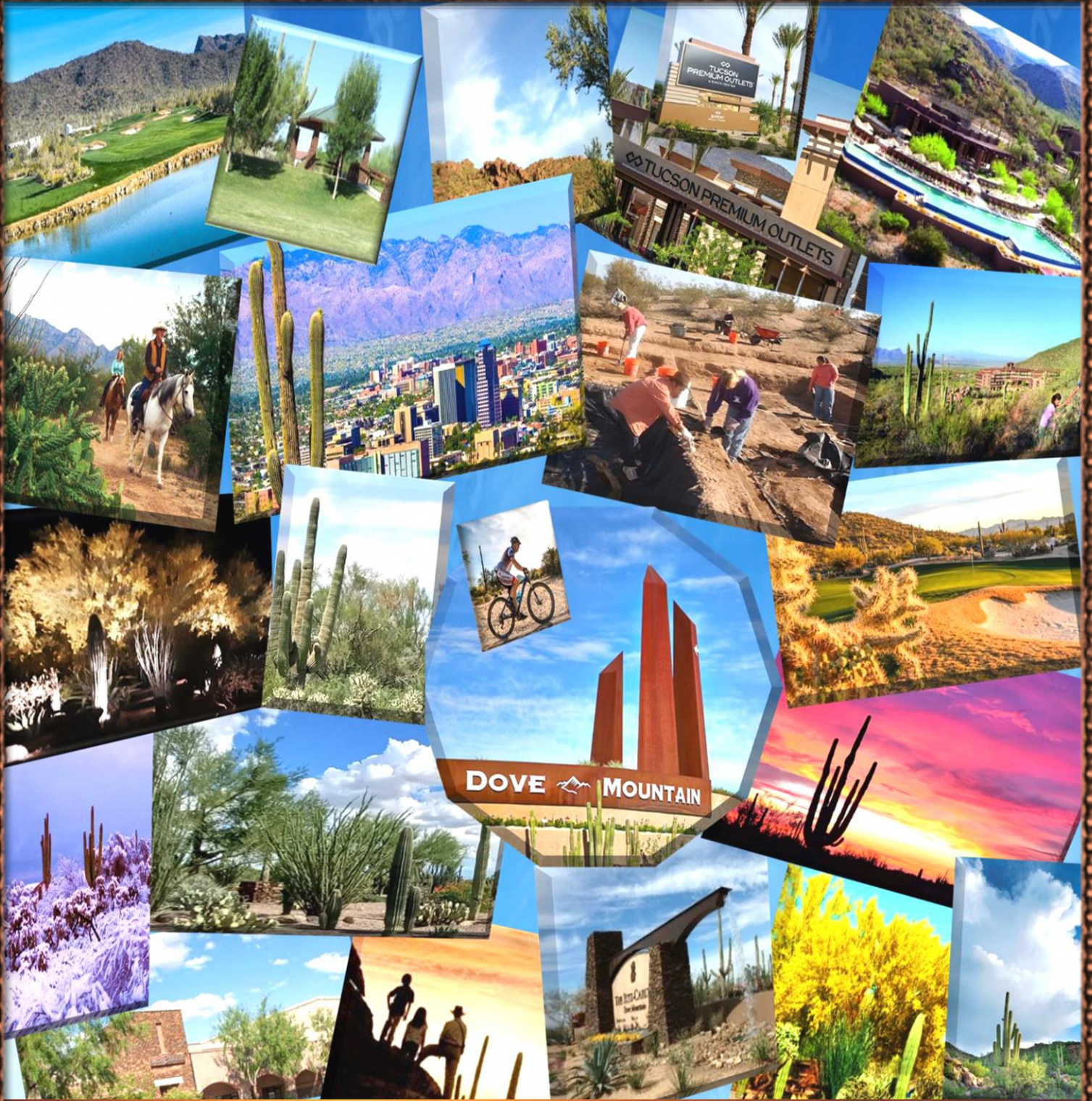
This includes everyone living in the home, visiting guests as well as contractors, housekeepers, and other maintenance individuals using products such as grout, caulking, etc. Please direct contractors to clean tools at an outside faucet that does **not** drain into the sewage lines.

These same practices apply to all homes on a private sewer system. A lift station is necessary when the land and homes are lower than the Pima County main sewer line. The lift station moves the raw sewage up to a level where it can discharge into the Pima County sewer line.

Posting the above list in the home is a good way for family members, guests, repair people, and contractors to double-check before pouring something down a drain or toilet. Everyone doing their part goes a long way to avoid unnecessary repairs or replacement of the pumps and allows the neighborhood to avoid additional expenses.

If your neighborhood feeds directly, as most homes do, into the Pima County sewer lines, you are still advised to refrain from putting the above items into your toilets or sinks. While it does not create issues with a private sewer system, it could impact your home directly by clogging or backing up your home's sewer lines.

If you have a question or concern pertaining to the lift station, please contact Associa Arizona.



COVER BY CATHEY LANGIONE

EDITION 1 VERSION VI AUGUST 17, 2023