

Ocotillo Ridge Estates Homeowners Association

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New Homeowner Orientation – January 1, 2017

We are very proud of our small community of just 37 properties, of which 33 are in Carefree and 4 are in Cave Creek. We welcome you and hope you will find the following information helpful.

1. There is no parking on community streets at any time. If you are having a party that requires overflow parking on the street, you must contact Peri Swenson our Community Manager at (480) 820-3451 ext. 202 or peri@kinneymanagement.com at least one week in advance. Peri will tell you specifically how to handle parking and gate access. Parking is never permitted on desert areas, only paved surfaces.
2. When walking your pets through the community, they must be on a leash and you must pick up after them immediately. Town ordinance and community standards both require this. Never leave pets alone outside. Coyotes, Bobcats and large birds of prey can snatch cats and dogs, even in your courtyard.
3. While we don't have a security patrol or formal Community Watch program, we all need to look out for our neighbors. If you see suspicious activity you should report it to the Maricopa County Sheriff's office at (602) 876-1742. In case of a true emergency call 911 or (602) 876-1011.
4. Fire and emergency services in Carefree and Cave Creek are contracted through Rural Metro (480) 627-6200. Dial 911 in case of emergency.
5. Electric service is provided by Arizona Public Service Co. (602) 371-7171. Gas is provided by Southwest Gas Co. (602) 861-1999. Water is provided by the Town of Cave Creek (480) 437-3582.
6. Refuse and recycling pick-up are individually contracted by the homeowner through Area Disposal Inc. (480) 515-4300. Containers may be placed at the curb the night before pick-up and must be removed after the contents are removed by the end of the day.
7. When a home is under construction, our gates are open Monday through Friday 6 am to 4 pm. Construction is only permitted 6 am to 5 pm weekdays and 7:30 am to 3:30 pm on Saturday. The gates are closed on the major holidays and no construction is permitted. If you see that the gates are not working properly, contact either Peri Swenson at (480) 820-3451 ext. 202 or peri@kinneymanagement.com or notify Safeguard Security who maintains our gates at (480) 609-6242. Gate remotes are purchased directly through Safeguard. If you require information on a gate code, contact Peri.

8. The day to day operation of our community is handled by Peri Swenson of Kinney Management Services (KMS). The community is governed by our Board of Directors and various committees. We have need of volunteers to serve various capacities. If you are interested please contact Peri Swenson at (480) 820-3451 ext. 202 or peri@kinneymanagement.com. The Board meets when required and in January for the Annual meeting. A potluck dinner is held with the Annual meeting. You will receive advance notice for any meeting.

9. You will receive a bill for dues, which are currently \$350 per calendar quarter. If you do not receive a bill or you are frequently out of town you should contact Misty Paquette at (480) 820-3451 ext. 238 or misty@kinneymanagement.com to make arrangements for payment. Automatic withdrawal or online payments are also available.

10. We are fortunate to live in one of the most beautiful portions of the lush Sonoran desert. Please protect all native animals and plants; it is illegal to do otherwise.

11. Please be very careful with fire outdoors. Burning is always strictly prohibited. We are in the middle of a multi-year drought. You are permitted to clear a 30 foot section of grasses and shrubs around the perimeter of your home for fire safety.

12. Any change, modification or exterior painting to your home or lot that is visible from the street or neighboring lots requires prior approval from the Architectural Review Committee. There are forms and fees related to submittal. Please contact Peri Swenson at (480) 820-3451 ext. 202 or peri@kinneymanagement.com for submittal packets.