



# SRHOA Special Board Meeting – 08/06/26

## Agenda

- [Paul Garner, SRHOA President] Call to order of a special board meeting to consider adoption of new **SRHOA General, Construction, and Design Rules**, last updated in 2024.
- [Bob Altizer, SRHOA Secretary]
  - Review of the existing 2024 design rules
  - Presentation of proposed 2026 document and supporting rationale.
- [All Present]
  - Sally Rider comments and responses
  - Questions and discussion of the proposal.
- [SRHOA Directors] Vote on adoption of the proposal.
- [Paul] Water leakage issues **[NEW]**
- [Paul] Adjournment



# Skyline Ridge HOA Design Guidelines 2024 (1 of 2)

Pursuant to Article VII, Section B of the Skyline Ridge HOA CC&Rs, the Board has adopted these Design Guidelines governing architecture, exterior alterations, improvements/replacements, and landscaping within Skyline Ridge. These Guidelines may be amended from time to time as issues arise or as the Board deems necessary. These Guidelines do not affect the Construction Rules & Requirements governing construction, exterior alterations or additions, or replacement of existing items; all construction, exterior alterations or additions, and replacement of existing items (including doors and windows) require prior approval of the Design Review Committee.

## Exterior Paint Colors

Exterior paint colors must adhere to the following:

- Home exterior stucco and garage doors: Dunn Edwards Navajo White
- Beams: Dunn Edwards Stonish Beige
- Gate/railings: Satin Black
- Roof: Desert Tan

## Walkways

Walkway materials are limited to red brick, earth tone pavers, or flagstone.

## Exterior Lighting

Exterior garage lights must match the existing garage lights. Please note that outdoor lighting must comply with the City of Tucson/Pima County [Outdoor Lighting Code](#)

## Sculptures, Yard Art, and Political Signs

Exterior sculpture and yard art visible from the street must be placed only upon the owner's property. Sculpture, yard art, planters, and any other items may not be placed in the common areas, including in the cutouts between townhouses.

Additionally, the size and number of sculptures and yard art visible from the street must not overwhelm the space. In general, the maximum number of sculptures/yard art is limited to three pieces per property.

Items such as plastic decorations are generally not allowed. This limitation does not apply to reasonable seasonal decorations that are promptly taken down at the end of the season.

[Consistent with Arizona Law](#), the display of political signs is allowed, unless the signs are displayed: 1. Earlier than seventy-one days before the day of a primary election; 2. Later than fifteen days after the day of the general election; 3. For a sign for a candidate in a primary election who does not advance to the general election, later than fifteen days after the primary election.



# Skyline Ridge HOA Design Guidelines 2024 (2 of 2)

## Landscaping

Landscaping changes outside a homeowner's gate must be submitted to the Design Review Committee for consideration and approval before being implemented. A list of recommended plants is available from the Chair of the Landscape Committee. The purchase and installation of plants is the financial responsibility of the homeowner. Note: plants outside the gate are on a watering system maintained by the HOA. Homeowners should not attempt to make any changes or repairs to the watering system. If repairs or changes are necessary, please contact the Chair of the Landscape Committee.

## Vacant Lots

Vacant lots must be regularly weeded and kept free of overgrowth. Railings and fencing must be maintained and painted.

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# Proposed 2026 Update - Overview

A new document “SRHOA General, Construction, and Design Rules” (“Rules”) is proposed to replace the existing 2024 Design Guidelines, including:

1. **Introduction:** Defines the purpose of the document and its mission, “to assure Skyline Ridge is developed and maintained in an architecturally pleasing and harmonious manner reflective of a premier planned community development.”
2. **Scope:** Identifies the governing documents (SCCEIA design rules and SRHOA CCRs) and the property affected, “the entirety of the development,” and the services provided and not provided by the Association.
3. **Required Review and Approval:** Defines what activities require review prior to proceeding (all construction and landscaping) and which do not (regular maintenance to maintain compliance).
4. **Compliance:** Describes the process for ensuring compliance with the Rules.
5. **Design Rules:** Gives specific design guidance on exterior paint colors, walkways, exterior lighting, yard art and planters, political signs, and landscaping.



# Rationale for the 2026 update

The 2024 Design Guidelines include an introduction describing the purpose of the document and some specific design rules, most of which appear in the update.

The 2026 update now includes a **mission statement** that describes the Association's duties to its members to maintain the Skyline Ridge community.

There is a new description of the **scope** of activities performed by the Association that essentially documents current practices, such as maintaining some individual unit landscaping, and defines services not provided, such as street maintenance and operation inside a unit's security gate.

A new description of **required reviews** retains prior approval for new construction or landscaping but exempts ongoing ordinary or restorative maintenance.

A new process is introduced for documenting and managing **instances of non-compliance**, seeking cooperative resolution and avoidance of punitive action.

The language concerning specific **design rules** is clarified and updated to better reflect the intent of the rules and reduce ambiguity around compliance.



## Sally Rider comments (1 of 2)

**Paragraph 2A: can we be more specific about which portions of the wash are SRHOA responsibility? This seems to come up a lot, so if we had a drawing or description of which areas are SRHOA vs. SCCEIA vs. the Club, it might save a lot of time in the long run.**

[RJA] The deeded common areas A, B, and C are on the Pima County Assessor's maps website (<https://www.asr.pima.gov/>), which shows the dimensions and who owns which plots.

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**Paragraph 5A, last bullet: The roof color is an SCCEIA requirement so I would delete that - let SCCEIA enforce its rules.**

[RJA] SCCEIA 2025 Design Rules section 3.5 states: "Roofs shall not be white. All white roofs must be repainted by April 1, 2020. Desert Tan is the preferred color for painted roofs."

**Paragraph 3, first bullet: I'm not aware of anything in the SRHOA governing docs that addresses doors, windows, the rear patios, or roof. Specifically, if you look at doors, there is a huge variation. I don't think we can reasonably impose any requirement on doors/windows unless we specify what they are in the design guidelines, otherwise it risks being arbitrary. Same for back patios, unless the change impinges on a neighbor's patio. I don't think any restrictions would hold up if there is already a great variation among homeowners.**

[RJA] SCCEIA Rules section 3.1 requires prior approval before "**ANY** construction, remodeling, improvement or **any other exterior modification** is initiated," but doesn't mention contiguous townhouses. What is SRHOA's interest in regulating appearance to the extent of creating detailed specifications? We already regulate wall and beam color, so why not doors and windows?



# Sally Rider comments (2 of 2)

**Paragraph 3, final paragraph, first sentence: I would delete “a nominal state in”**

[RJA] OK, that would make it just “... restore a unit to compliance with these rules ...”

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**Paragraph 5C: I would delete that paragraph because if you look at the code section it would be impossible for us to give advice on compliance. I would instead substitute something about the requirement for standard garage lights that match the other garage lights in the community.**

[RJA] Including the dark sky code as a courtesy reference makes owners aware of potential uplight issues in both front and back landscape lighting. Need to clarify that SRHOA installs and maintains the garage fixtures, as well as the bulbs?

**Appendix A: We need to ask:**

- **Does the project require a county permit?**
- **If needed, has SCCEIA approval been sought/obtained?**
- **Who is the contractor and have they been provided SCCEIA and SRHOA construction rules?**

[RJA] All OK to add. The order (submit to SRHOA first then to SCCEIA?) needs to be clarified.

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**ARC charter: the duties outlined seem a bit intrusive, as if the ARC would patrol the neighborhood looking for violations. (It is also more than I signed up for.)**

[RJA] Nobody wants an HOA board or ARC that micromanages; the intent is working collegially in the common interest. Update the draft as needed to reflect that.