



Skyline Ridge HOA Homeowners Information Booklet



Skyline Ridge Homeowners Association Information Booklet

Updated August 2026

Welcome to Skyline Ridge!

This booklet is intended to help you learn about your new community and the policies and guidelines of the Skyline Ridge Homeowners Association (SRHOA), and to offer helpful suggestions regarding your investment and neighborhood.



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Homeowners Associations

With your property purchase you become a member of two homeowners associations within Skyline Country Club Estates, the residential development surrounding the Skyline Country Club. The club is a separate private entity that is not a part of any homeowners association.

1. The Skyline Country Club Estates Improvement Association (SCCEIA)

- SCCEIA is the “master association” for Skyline Country Club Estates, including over 490 single family homes, townhouses, and lots, with 7.6 miles of privately owned streets. It is governed by a board of directors elected by all property owners. Neighborhoods within Skyline Country Club Estates have their own “sub-associations.”
- The SCCEIA’s governing documents include their By-Laws and General, Construction, and Design Rules (2025). There is not a single “master codes, covenants, and restrictions (CCRs)” document covering the entire development, though some sub-associations have their own.
- SCCEIA Annual Assessments are paid by all homeowners to cover SCCEIA’s costs for and required reserves for 24x7 security, road maintenance, garbage pick-up, and maintenance and improvement of SCCEIA owned common areas including roadways and wash areas. The amount of the annual assessment is determined by the SCCEIA board of directors.
- SCCEIA is managed by Tucson-based HBS Strafford Community Management company, with community manager Kailand Carpenter (kailand@hbscommunity.com, 520-299-1184, opt 2).

2. The Skyline Ridge Homeowners Association (SRHOA)

- SRHOA serves owners on East Calle Brillante in the development formally recorded with the Pima County Assessor as “El Diamante II,” comprising 38 townhomes, two vacant lots, and three common areas. (“El Diamante” is the development and HOA sometimes called “Lower Calle Brillante.”) It is one of seven “sub-HOAs” within Skyline Country Club Estates and is governed by a board of directors elected by SRHOA members. SRHOA is self-managed by the board and members and does not use an outside management company.
- The SRHOA board’s mission is to assure Skyline Ridge is developed and maintained in an architecturally pleasing and harmonious manner reflective of a premier planned community development. The elected board is assisted by volunteer Landscape and Architectural Review committees, open to all members.
- Governing documents specific to SRHOA include our By-Laws (2011); Codes, Covenants, and Restrictions (“CCRs” – 1995); and General, Construction, and Design Rules (“Design Rules” - 2026). SRHOA is governed by civil law and the SCCEIA By-Laws and Design Rules, as well as our own documents. (All documents are available online, see “Communications” below.)
- SRHOA-specific Annual Assessments are paid by SRHOA homeowners to cover our costs and required reserves for maintenance and improvement of the common areas, including along East Calle Brillante and portions of the washes behind our homes. The amount of the annual assessment is determined by the SRHOA board of directors.
- SRHOA board meetings are open to all members. For the benefit of seasonal and part-time residents, board meetings are held online. An announcement of meeting date and time, online access information, and the meeting agenda is distributed by email to all members and posted on the SRHOA website several days in advance.



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- An Annual Members Meeting is held in February of each year where members meet in person to get reports from the board and committee chairs, discuss matters of concern to SRHOA, and vote on board membership or other proposals requiring member approval.

Security and Safety

- The main SCCEIA security gate on Swan Road issues all personal vehicle decals and fobs for accessing the member entrance gate. To report security issues or concerns, contact the main gate at 520-299-6979.
- SCCEIA uses the Frontsteps Dwelling (<https://community.dwellinglive.com>) access management system and the Dwelling Live mobile app to manage access at the front gate for guests, visitors, contractors, and deliveries. Please contact SCCEIA to register for access credentials; download Dwelling Live from your favorite app store.
- Rural Metro Fire Department (<https://www.pimacountyfire.org/>, 520-296-3600) covers SRHOA properties. An annual contract for your individual unit, paid monthly, covers firefighting and emergency medical response services. Services will be provided without a contract, but you will be billed per service and per hour.
- Each home has been pre-wired for alarm systems. Activation with any Tucson alarm service is optional. Commercial DIY security systems may be installed by the homeowner.
- Your courtyard's outer security gate may be locked to prevent unauthorized entry (the gate should be left open for the landscaping crew on Mondays per the current schedule if you wish debris to be blown out). Some homes have doorbell intercoms outside their security gates and "buzz-in" buttons to unlatch closed and locked gates. Owners are responsible for the maintenance of all gates and security systems on their property.

Websites and Communications

- SRHOA has recently taken steps to improve transparency and communication between all its members and the board of directors by creating our own member-maintained website at <https://skylin ridgehoa.org>, an email newsletter delivery system, and email addresses for the board and landscape and architectural review committees. Check the website for current versions of all current SRHOA governing documents and forms, and to send questions to the board, landscape committee, and architectural review committee. You can contact the board by email at any time at contact@skylin ridgehoa.org, the landscape committee at landscape@skylin ridgehoa.org, or the architectural review committee at arc@skylin ridgehoa.org.
- The SRHOA Secretary maintains a list of members, including names, mailing addresses (including out of town addresses), email addresses, and mobile phone numbers. As a member of SRHOA you have given consent to be contacted by email and text about HOA business. Contact information is not shared with outside parties.
- The SCCEIA website is at <https://skylinecountryclubestates.net> where you can find information about the master HOA and sub-HOAs. Be sure to register to obtain login credentials to access member resources on the site.



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Legal Status; HOA CCRs and Design Rules

- Arizona homeowners' associations, including SCCEIA and SRHOA are organized as “planned communities” and are governed primarily by the Arizona Planned Communities Act, A.R.S. Title 33, Chapter 16, §§ 33-1801 through 33-1818. Updates to this Act are common in each year’s legislative session, so homeowners and boards need to keep abreast of current law and update their rules, policies, and practices accordingly.
- SCCEIA properties are in the unincorporated Catalina Foothills region of Pima County and are not part of the City of Tucson. State and county ordinances apply as appropriate.
- Governing documents, including SCCEIA’s published Design Rules and SRHOA’s published CCRs and Design Rules, contain numerous specific descriptions and detailed rules for use of common and individual properties. Design Rules may be updated by the boards of SCCEIA and SRHOA as needed for community concerns and to comply with changes in federal, state, and county laws. Please consult the governing documents posted on the SCCEIA and SRHOA websites for specifics in the current version.
- If a property violates CCRs or Design Rules, the SCCEIA or SRHOA may issue a notice of non-compliance. SRHOA’s policy emphasizes collegial resolution, but continued violation may result in fines or other penalties permitted by law.

Improvements and Landscaping

- All exterior construction and landscaping within SCCEIA properties require submission of plans for review and approval to both SCCEIA and SRHOA Architectural Review Committees, in accordance with published CCRs and Design Rules, and approval from the Committees before proceeding. Landscape and architectural request forms are available on the SRHOA website.
- SRHOA provides irrigation for landscaping within the Association’s common areas and for individual units outside each unit’s security gate. For questions or to report problems, contact the landscaping committee promptly at landscape@skylineridgehoa.org. Owners may not alter association-installed systems by diverting water to areas inside their security gates.
- Maintenance of the front of all homes and the three islands is included in your Annual Assessment. A contracted landscaping company provides weekly maintenance, including blowing out of debris inside security gates that are left open.
- Homeowners may change the planting and hardscape in front of their units with prior approval by the SRHOA Landscape Committee and the SCCEIA Design Review Committee; Xeriscaping and native vegetation are recommended. If work involves the SRHOA-maintained irrigation system, any damage caused by a homeowner’s contractor will be assessed to that homeowner.
- Landscaping inside a unit’s security gate at the choice of the homeowner, who is responsible for all maintenance and irrigation.
- Tucson and Pima County are Dark Sky communities so all landscape lighting must comply with the relevant ordinances.



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Utilities

- Electricity is provided by Tucson Electric Power (<https://tep.com/>, 520-623-7711). Each home has its own circuit breaker box inside a small door on the front of their unit.
- Water is provided by the City of Tucson (<https://www.tucsonaz.gov/water>, 520-791-3242). Water meters and shutoff valves are located at the curb on East Calle Brillante. Our neighborhood has hard water; use of water softener, reverse osmosis, or other treatment systems is permitted and must comply with the Design Rules and local ordinances regarding discharge and drainage.
- Natural gas is provided by Southwest Gas (<https://www.swgas.com/>, 520-889-1888). Gas meters and shutoffs are in the front area of your property and may be inside security gates.
- Both water and gas meters are read automatically for monthly billing.
- U. S. mail is delivered in community boxes which contain one small box for each individual address and a few larger shared boxes for mailed parcels.
- Wired and fixed wireless television, telephone, and Internet services, and satellite television and internet services are available from several providers in the Catalina Foothills area. Check local listings for the service that best meets your needs and Design Rules.
- Each homeowner is responsible for providing their unit's internet services, including hardware and software to configure and manage their own local Wi-Fi networks. SRHOA does not provide community internet access.
- Rooftop solar installations are permitted under federal and state laws though the installation process must comply with published CCRs and Design Rules governing construction.

Parking

- All homes have a two-car garage where owners' vehicles should be parked overnight.
- There are nine guest parking spaces available, a very limited resource intended for temporary use by owners' guests. Overnight parking of personal vehicles in guest spaces is permitted occasionally but should not be a regular occurrence.
- Contractors' vehicles may be temporarily parked at a unit's front curb while work is being performed on the unit, subject to work time hours permitted in the Design Rules.
- Parking of trailers, commercial vehicles, recreational vehicles, moving/storage pods, or boats is strictly forbidden anywhere on East Calle Brillante, including guest parking spaces.

Trash Pickup

- Household trash is picked up twice weekly throughout SCCEIA property, on Tuesday (regular trash) and Friday (recycling and regular trash, in separate containers). Community bulk trash disposal days are arranged occasionally by the SCCEIA, otherwise it is the homeowner's responsibility.
- Trash containers must be placed in the unit's driveway so as not to obstruct street traffic.
- Skyline Ridge wildlife loves our trash! To prevent disturbance by wildlife, trash containers should be secured and rolled out only on the morning of collection. Owners are responsible for promptly cleaning up any spills from their containers caused by wildlife.
- For a missed trash pick-up, call 520-745-8820.



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Pets

- Many species of wildlife call the Catalina Foothills home, including javelinas, bobcats, foxes, mountain lions, and bears. Feeding or any other intentional interaction with wildlife is strictly forbidden.
- A maximum of two domesticated pets are permitted per household. Keeping livestock in any form, such as chickens, pigeons, goats, or pigs anywhere on the property is forbidden.
- All dogs must be kept on a leash in SRHOA common areas. Pets may not be left unattended in courtyards or allowed to roam free, to avoid risk of disease or becoming wildlife fodder.
- Pet waste must be cleaned up, both in common areas and on individual lots per Pima County Ordinance §6.04.030. Waste bags are required; violations are subject to penalties.

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