

Security and Safety

- The main SCCEIA security gate on Swan Road issues vehicle decals and fobs. Report security issues to the main gate: 520-299-6979.
- SCCEIA uses Frontsteps Dwelling (community.dwellinglive.com) and the Dwelling Live app to manage gate access for guests, visitors, contractors, and deliveries. Contact SCCEIA to register.
- Rural Metro Fire Department (pimacountyfire.org, 520-296-3600) covers SRHOA. An annual per-unit contract (billed monthly) covers fire and EMS response; without a contract you're billed per service.
- Homes are pre-wired for alarm systems; activation with any Tucson alarm service, or a DIY system, is optional.
- Courtyard security gates may be locked (leave open Mondays for the landscaping crew if you want debris blown out). Some homes have intercoms/buzz-in buttons. Owners maintain their own gates and security systems.

Websites and Communications

- SRHOA's member-maintained site, skylineridgehoa.org, hosts current governing documents and forms. Reach the board by email at contact@skylineridgehoa.org, landscaping at landscape@skylineridgehoa.org, or architectural review at arc@skylineridgehoa.org.
- The SRHOA Secretary keeps a member directory (names, addresses, emails, mobile numbers) for HOA business email/text; it is not shared outside the association.
- SCCEIA's site is skylinecountryclubestates.net. Register there for login credentials to master-HOA resources.

Trash Pickup

- Pickup is twice weekly: Tuesday (regular trash) and Friday (recycling + regular trash, separate containers). Bulk trash days are arranged occasionally by SCCEIA; otherwise, it's on the homeowner.
- Place containers in your driveway, clear of street traffic.
- Wildlife loves our trash! Secure containers and roll out only the morning of pickup; clean up any wildlife spills promptly.
- Missed a pickup? Call 520-745-8820.

Pets

- Local wildlife (javelinas, bobcats, foxes, mountain lions, bears, etc.) must never be fed or intentionally engaged.
- Maximum two domesticated pets per household; no livestock (chickens, pigeons, goats, pigs, etc.).
- Dogs must be leashed in common areas; pets may not roam free or be left unattended in courtyards.
- Clean up pet waste in common areas and on your lot per SCCEIA and SRHOA governing documents and Pima County Ordinance §6.04.030; waste bags required, violations penalized.

Skyline Ridge HOA • skylineridgehoa.org



SKYLINE RIDGE HOMEOWNERS ASSOCIATION

Information Booklet

Updated August 2026

skylineridgehoa.org

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 neighborhood.

Your 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 (a separate private entity).

1. Skyline Country Club Estates Improvement Association

- **SCCEIA** is the “master association” for Skyline Country Club Estates, governed by a board elected by all owners. Neighborhoods have their own sub-associations.
- Governing documents: By-Laws and General, Construction, and Design Rules. No single master CCRs document covers the whole development.
- Annual Assessments cover 24x7 security, common area and road maintenance, and garbage pick-up.
- Managed by HBS Strafford Community Management. Reach them at 520-299-1184 opt. 2.

2. Skyline Ridge Homeowners Association (SRHOA)

- Serves owners on East Calle Brillante: 38 townhomes, two vacant lots, three common areas. One of seven sub-HOAs; self-managed by our own elected board, no outside management company.
- Mission: Keep Skyline Ridge architecturally pleasing and harmonious. Volunteer Landscape and Architectural Review committees assist the board and are open to all members.
- Governing documents are SRHOA By-Laws, CCRs, and Design Rules, SCCEIA documents, and state law.
- SRHOA Annual Assessments cover maintenance and reserves for common areas along East Calle Brillante and the washes behind our homes, set by the SRHOA board.
- Board meetings are open to all and held online for the benefit of seasonal residents; notice, access info, and agenda are emailed and posted in advance.
- An Annual Members Meeting each February brings members together in person for board/committee reports, discussion, and votes.

Legal Status; CCRs & Design Rules

- SCCEIA and SRHOA are Arizona “planned communities” governed primarily by the Arizona Planned Communities Act (A.R.S. Title 33, Ch. 16, §§33-1801–1818), which is updated most legislative sessions.
- Properties sit in unincorporated Catalina Foothills, Pima County. not the City of Tucson; state and county ordinances apply.
- Published Design Rules and CCRs contain detailed rules for common and individual properties and may be updated by the boards as needed. Always consult the current version posted online.
- Violations may draw a notice of non-compliance. SRHOA favors collegial resolution, but failure to remedy violations can lead to fines or other lawful penalties.

Improvements and Landscaping

- All exterior construction and landscaping needs plans submitted to, and approved by, both SCCEIA and SRHOA Architectural Review Committees before work begins. Forms are on the SRHOA website.
- SRHOA irrigates common areas and each unit's exterior (outside the security gate). Report problems to landscape@skylin ridgehoa.org; owners may not divert association-installed irrigation inside their gates.
- Front-of-home and the three traffic islands are maintained weekly under your Annual Assessment, including blowing out debris inside individual unit gates if left open.
- Homeowners may change front plantings/hardscape with SRHOA Landscape Committee and SCCEIA Design Review approval (xeriscaping/native plants recommended); irrigation damage by a homeowner's contractor is billed to that homeowner.
- Landscaping inside a unit's security gate is the homeowner's choice and responsibility to maintain and irrigate.
- Tucson/Pima County are Dark Sky communities — all landscape and decorative lighting must comply.

Utilities

- **Electricity:** Tucson Electric Power, tep.com, 520-623-7711. Each home has its own breaker box at the front.
- **Water:** City of Tucson, tucsonaz.gov/water, 520-791-3242. Meters/shutoffs are curbside. Water is hard; softeners/RO systems are permitted per Design Rules and drainage ordinances.
- **Natural Gas:** Southwest Gas, swgas.com, 520-889-1888. Meters/shutoffs are in front, sometimes inside security gates.
- **U.S. Mail:** community boxes with one small box per address plus shared parcel lockers.
- **TV/Phone/Internet :** Wired, fixed-wireless, and satellite service is available from several Catalina Foothills providers; check Design Rules for equipment requirements.
- Water and gas meters are read automatically.
- Each homeowner provides and manages their own unit's internet and Wi-Fi. SRHOA does not supply community internet.
- Rooftop solar is permitted under federal/state law but must comply with CCRs and Design Rules for installation.

Parking

- Park in your two-car garage overnight.
- Nine guest spaces exist for temporary guest use; occasional overnight owner use is fine, but not routinely.
- Contractors may park briefly at your curb, only during permitted work hours.
- Trailers, commercial vehicles, RVs, storage pods, and boats are forbidden anywhere on East Calle Brillante, including guest spaces.