

Welcome to Saguaro Canyon Subdivision!

On behalf of your Homeowners' Association, we would like to welcome you to our community. We hope you enjoy living here as much as we do. This neighborhood offers many great features including swimming and toddler pools, common areas, bike and walking paths, parks, and fun community events. Please go to www.saguarocanyonsub.com for updates and information about our community. We would like to take this opportunity to provide you with information which is important to being a property owner in Saguaro Canyon.



CC&R's (Covenants, Conditions & Restrictions)

As part of your escrow closing, you should have received a copy of our CC&R's. If you have misplaced or need additional copies, you will find them on the website mentioned above. Making any changes or improvements to the exterior of your home including painting, landscaping, adding a shed, etc., requires approval by the Architectural Control Committee, a volunteer group appointed by your Board of Directors. Forms for detailing and submitting these changes are available on the website as well.

Homeowner Association Dues

All property owners in Saguaro Canyon are required to pay homeowner's dues. The dues are currently \$640 per year, which are billed in February and collected by our property manager, Snake River Homeowners' Association Management Company. Association dues are used to provide and maintain common areas, pool, irrigation system, landscaping, and subdivision infrastructure.

Pool

Please use common courtesy when visiting the pool. The pool hours are 8:00 am - 10:00 pm. Pool use is for homeowners and accompanied guests only. Please do not open the gate for people without a key. Please read and comply with the pool rules on the website and in the pool area. Pool card-keys are available from Snake River HOA Management.

Board Meetings

The Board of Directors consists of five property owners who are elected by the property owners for three year terms. Regularly scheduled board meetings are held on the third Tuesday of every month, usually in the Heritage Middle School Orchestra Room. Check the website for the location of the summer meetings. All Board meetings are open for owners to attend. You will find the date, time, and location of the Board meetings on the website, as well as posted on sign boards at each entrance to the subdivision.

Trash and Recycle Collection

Collection for trash is on Mondays and recycle collection is every other Monday. The CC&R's require that these receptacles be stored out of sight by the evening of pick up day.

Irrigation Water Consumption

All homeowners must follow their designated watering schedule which can be found on the website by address. It is essential to follow your watering schedule in order to avoid over-use and low pressure issues. If you have an irrigation issue, contact Settler's Irrigation District at (208) 343-2571.

Good Neighbors

Having good neighbors also means being a good neighbor. Here are just a few thoughts concerning community values. The speed limit in the community is 25 MPH. Please watch out for walkers, joggers, children, and pets. Please STOP at stop signs. Please keep any trees in your yard trimmed to prevent intrusion into your neighbor's yard or overhanging onto the sidewalks. Please keep your pets on leashes and pick up after them. New Neighbors? Welcome them to our community! If you have questions, you may contact Snake River Management at 208-855-0505.

On behalf of the Saguaro Canyon HOA,
Cora Wickersham, Treasurer
(Revised 5/19/2019)

Associated links:

<http://saguarocanyon.homestead.com/HomeOwnersONLY.html> : which is for Snake River HOA Management, our HOA Management service. The password is SAG83646.

www.facebook.com/pages/saguarocanton-subdivision/145554028797579 : a Facebook page specifically covering our subdivision, randomly contributed to by various owners inside and outside of SC subdivision, *but not by the SC HOA Board.*

<https://www.facebook.com/groups/1012620898766737/members/> : a Facebook page specifically covering our subdivision, randomly contributed to by various owners inside and outside of SC subdivision, *but not by the SC HOA Board.*

https://nextdoor.com/neighborhood_feed/ a Nextdoor page specifically covering our subdivision, randomly contributed to by various owners inside and outside of SC subdivision, *but not by the SC HOA Board.*

Check www.saguarocanyonsub.com for other websites that may be helpful to new residents.