

# Desert Ridge News and Updates

**October 2025**

Greetings Neighbors and Happy Fall to everyone! We have been back about three weeks now and several folks have thanked us for bringing the cool weather from Minnesota with us. Not sure we did that, but it has been so enjoyable being back in Green Valley with the cool mornings and warm days. It's also been fun connecting with our Desert Ridge neighbor's again as the neighborhoods are filling up.

The Desert Ridge Board met for the first time since the summer recess on Monday, October 20<sup>th</sup>. We enjoyed a good attendance which was great to see. We encourage people to attend board meetings to see what their HOA is doing. Here are some highlights:

## **From the Board:**

**Maintenance** – The summer months, as many of you know were drier than most. We missed the rain needed, but it slowed weed growth and saved time and money for planned spraying. The lack of rain also devastated some trees and plants, including a few of our newly planted Rosemary's. We decided to hold off on re-planting until there is more abundant rain. Thank you to Board member Mike Cochran for scheduling and coordinating Machomo, our maintenance company, this summer. Despite the lack of rain, our neighborhood looks good!

**Roads** – The Board unanimously voted to accept the bid from **Sunland Asphalt** for crack filling, sealing and striping in early 2026. Our roads were completely re-paved in 2007 (mill and fill). Regular maintenance through the years has kept our roads in very good condition. This upcoming crack filling and sealing will take us out another 6 or 7 years before more maintenance is required. It's expensive to do (\$70,000) but is a fraction of another mill and fill and estimates say our roads can very likely go another 20 years with continued proper care. This will be paid for from "Reserve" monies and won't cost homeowners any extra in special assessments.

**SW Gas Project** – In last months newsletter, I talked a little bit about the SW Gas re-piping of some homes. All of the Desert Ridge infrastructure is 40 years old and in need of replacement. There are about 3 or 4 homes that have been completed currently. I have spoken with the contractor doing the work and I am waiting for more info from the contracting division of SW Gas to find out the number of homes to be re-piped and the timeline for completion. More to come on this.....

**Rental Homes in Desert Ridge** – Rental homes have been discussed at the last two meetings, reviewing our Desert Ridge policies and making sure we know which homes are being used as rental properties and who is residing there. Tenants for rental homes need to follow our age restricted guidelines with at least one person being 55 years or older and no one under the age of 18. The home also must be leased for no less than 28 days. **Arizona statutes (331806.01) allow for HOA's to require renter information before the renter takes occupancy.**

If you own a home in Desert Ridge and you are currently using it as a rental property, I ask that you please email me confirming this status at [hubbmhoa@gmail.com](mailto:hubbmhoa@gmail.com). This will allow us to know where and how many homes are being rented. I will follow up individually with each owner to review the rental information form required. **A new information sheet must be submitted every time a new tenant moves into your property.**

**Social** – A big “Thanks” to all the social committee volunteers who organized our recent **Oktoberfest block party**. Fifty-five people attended, listening to some German polka music and dining on bratwurst and sauerkraut. I’ve heard from several neighbors saying they thoroughly enjoyed it!

Our **Christmas Party** is to be held **December 8<sup>th</sup>** at the **Desert Hills auditorium**. **Madera Sunrise** will be catering again. Put this date on your calendar and more information will come as plans are solidified.

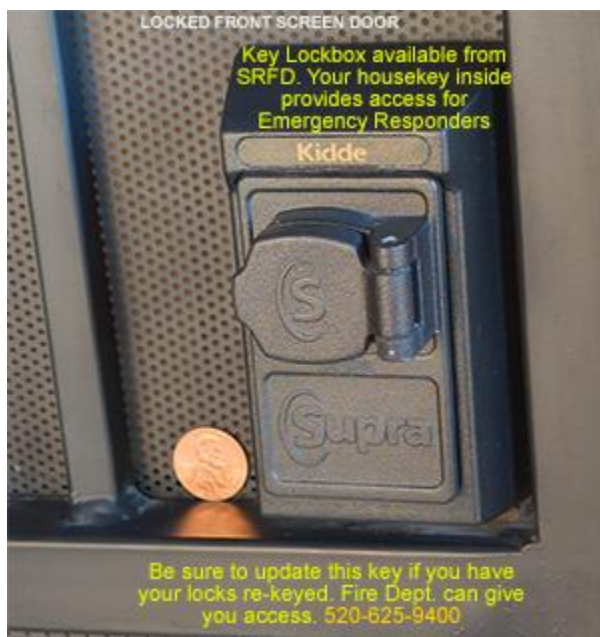
**Thirsty Thursday** will be held on **November 20<sup>th</sup> at Mike and Cindy Hubbard's at 912 W Desert Hills Drive**. We hope to see you there. It's a great way to meet and connect with neighbors.

**Miscellaneous but Important – please read these final thoughts!**

**Emergency contact information** – Periodically, we have asked everyone for emergency contact information. Some residents hesitate to give out this information; some have but it's outdated. Cindy and I have recently encountered situations where having this information would be extremely helpful. One idea being discussed is for **Block Captains** to retain this contact information and get more involved in their individual area, very possibly preventing a serious situation being delayed or going unnoticed. If you haven't given the HOA your contact information, please consider doing that or if you think your information might be outdated, please contact **Cindy Hubbard** at [cgrayhubbard@gmail.com](mailto:cgrayhubbard@gmail.com) and she will send out a form for you to complete.

**Security** – Do you have a “hidden key” in your yard that may not be as hidden as you think? Have you told several workers or service people where it is located so they can get in? I recently heard from a neighbor who allegedly suspects some items were taken from their home. It was also discovered that the “hidden key” in their yard was missing. They proceeded with re-keying their home for safety reasons. We live in an extremely safe neighborhood, but we all need to be smart. Leaving garage doors open while we’re gone or doors unlocked isn’t wise. Just be aware.

Do you have one of these located by your front door and do you know what it is? It’s a key lock box that the Fire Department can access in case they need to gain entry to your home in case of fire or a medical emergency.



- If you have one, is your current key in the box? If you’ve re-keyed your doors and forgot about putting a new key in the box, you can call **520-625-9400** to have it opened and put your current key in there.
- If you don’t have one of these boxes, you can call the same number to have one installed for a nominal fee. This program offered by the **Santa Rita Fire Corp** is invaluable.

**Outdoor Lighting** – I was recently contacted by a neighbor who made me aware of several garage lights that aren’t working. These lights come on at dusk via an electric eye. This person walked later at night during the hot summer months when it’s cooler and said it becomes very dark and dangerous when these lights are out. When replacing, **make sure the color and brightness are consistent with the others.**

And speaking of outdoor lighting....do you have decorative lighting around your home or patio? How bright is it? I have heard from people who say some neighbor's decorative lights are too bright and shine in their yards. I would ask that you review **Exterior Lighting, page 6 in the Rules and Regulations.** Ask your neighbor if your lights are offensive. Please take this seriously and be proactive! The Architectural Committee will address individually if needed.