

Fact Sheet

Sunrise Valley Townhomes HOA

The following information will assist you in moving into your new home:

Trash Collection. Trash and recycle collection occur on Friday mornings. Containers provided by Titan Recycle and Trash should be placed curbside the night before collection after 6:00 p.m. After collection, containers should be returned and stored in your garage as soon as possible but no later than 10:00 p.m. Check the HOA website under the News Tab for more information and link to their website.

Keys. The previous owner should have provided you the keys to your mailbox and the community pool area. The pool area keys are special Medco keys and cannot be duplicated. Additional pool keys and replacement keys may be purchased from the HOA – please contact the HOA Treasurer.

Lamppost Light. The HOA requires that all lamppost lights remain lighted from sunset to dawn. All lamppost lights have a photo-electric sensor mounted on the lamppost which automatically turns the light on and off. However, a switch in your front hallway which controls the lamppost light must remain in the “on” position at all times for it to work properly.

Garage Doors. Garage doors should be kept closed when you are not actively using your garage. This both enhances the appearance of our community and increases your security by deterring opportunists.

CC&R's. The Governing Documents are available for viewing and printing on the HOA's website at the bottom of the Docs & Forms Tab. If you would like a printed copy, please contact the HOA Treasurer at svthoatreasurer@gmail.com.

Landscaping. The HOA currently provides limited maintenance services for the common areas in the community, and yard debris pickup every other Wednesday. See the Calendar section for the exact pickup days. Yard cleanup and maintenance, planting, fertilizing, stone replacement, irrigation, pruning and other landscaping activities are the responsibility of the homeowner.

Paint and Architectural Changes. In order to maintain the appearance of our neighborhood, the CC&R's require that **ALL CHANGES to the exterior of your home and property, including landscaping, must receive written approval from the HOA's Architectural Committee BEFORE such changes are made.** The form to request such changes is available on the HOA's website. Minor

landscaping changes and re-painting using the HOA's approved paint colors do not require Architectural Committee approval. A list of the approved paint colors and their uses is available upon request and is also available on the HOA's website.

Board Meetings. The HOA Board of Directors meets regularly and homeowners are invited to attend. The HOA's Annual Meeting is in January and all homeowners and renters are invited to attend. The precise meeting dates, times and locations are posted at the community mailbox locations and the HOA

website. Homeowners in the neighborhood volunteer their time providing management of the HOA and serving on the Board of Directors.

Dues. HOA dues are paid semi-annually on January 1st and July 1st. You will receive a letter from the HOA reminding you of the payment in advance of the due date.

Website: www.sunrisevalleythoa.com. A variety of documents are available on the website, such as the Homeowner's Directory, the Governing Documents (including the CC&R's, By-Laws and Rules), a list of approved paint colors, financial reports, etc. If you don't remember your USER NAME and PASSWORD to log into the RESIDENTS ONLY sections, please email the HOA Treasurer at svthotreasurer@gmail.com. New buyers will be sent their USER NAME and PASSWORD after a close of escrow notice is received by the Association and we are notified of a valid email address for the owner.

Insurance. The HOA does NOT provide any insurance coverage for homeowners' properties. Homeowners are responsible for obtaining insurance for their properties.

Rural/Metro. Emergency fire, ambulance and medical services are provided by Rural/Metro which charges an annual fee for its services. Contact Rural/Metro to subscribe: 1-866-411-7633.

Homeowner's Directory. A directory of homeowners and rental tenants is available on the HOA's website, which can be printed if you prefer a paper copy. You can make changes to your directory entry at anytime by emailing the changes to the HOA Treasurer at svthotreasurer@gmail.com.

Mailing Address. Please send all correspondence to the official mailing address of the HOA:

Sunrise Valley Townhomes HOA
4505 N. Avenida Ronca
Tucson, AZ 85750-6344