



Townhomes at El Dorado

Homeowners Association
Newsletter
April 2016

2017 Assessments

The Association will be increasing the monthly assessment effective January 1, 2017 to help cover the Master Association assessment increase and fund the reserve account for road work and common area landscape upgrades. The amount of the increase will be determined in October of 2016.

Golf Course Clubhouse & West Entrance

HSL has hired a contractor to demolish the old clubhouse/restaurant on the golf course. The building does contain asbestos, however, it is being professionally demolished and should not affect the community. The work should be completed by the end of the month.

HSL has also removed the arches and guard tower at the west entrance in preparation for a new entrance design.



Dog Feces: There has been a recent issue with dog feces in the community. It is very important that those who walk their dogs, also pick up after their dogs. Please be respectful of the other residents and pick up after your pets. Thank you!

Pool Area: The pool and spa heaters have been turned on for the spring and summer. Please enjoy the beautiful weather and should you need a copy of the pool rules, feel free to email Amanda for an electronic copy at no charge.

Common Area Landscaping

A big thank you to the owners who report irrigation leaks. Your timely reporting helps to reduce the cost of wasted water.

The Association will be starting to use sustainable landscape techniques which are better for the environment and the community. If you are interested in learning more about sustainable landscaping, please visit the American Society of Landscape Architects at <https://www.asla.org/sustainablelandscapes/index.html>.



Cox Cable: You have probably received a notice about Cox Cable going all digital and the need to order a special box to receive the signal. We are working with Cox to see how this will affect the bulk contract. We will send notice after the April Board meeting.

HSL/Master Association Updates

For HSL or Master Association information, please visit the Master Association website at www.doradohoa.org.

PARKING REMINDERS: Your garage is designed for two cars. The driveways belong to the Association and the rule is NO parking in the driveways. The streets must be kept clear for emergency vehicles like fire trucks and/or ambulances and the rule is NO parking on the streets. **Guest parking is for your guests only, which requires a guest pass that is available for overnight parking.** If you cannot utilize your garage for your cars, they must be parked at the pool area. We really appreciate your cooperation. **If you need a copy of the parking rules, please contact Amanda and she will email you a copy at no charge.**

Living with Wildlife: We live next to a wash that is a major migration route for desert wildlife such as javelina, mountain lion and coyote. Often, new or older residents are not aware of this and do not take proper precautions when strolling about or walking their dogs, particularly right after sundown which is when wildlife is most active. Sometimes a resident may spot an injured animal or a baby which appears to be sick or orphaned. Luckily there is a wonderful resource right here in Tucson for dealing with all native animals which are sick, injured or orphaned and to educate residents on how to live in harmony with wildlife. Please contact the The Tucson Wildlife Center at 520-290-9453 (WILD) for assistance.

Barking Dogs - The community has had some recent issues with some very vocal dogs. Please remember that excessive dog barking is a violation and it must be addressed immediately. This violates your neighbors right to the quiet enjoyment of the community and the right to sleep. Thank you!

Also, please remember that dogs/cats must be on a leash when in the common areas.



Roof Maintenance

Have you inspected your roof lately? Please remember that keeping your roof clean and maintained avoids costly leaks and repairs. In addition, don't forget about your scuppers which also need to be regularly inspected, cleaned and sealed as needed.

Townhomes at El Dorado

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Should you have any questions or concerns regarding the Association, please contact Copper Rose Community Management at 888-0474 or amadaw@copperroseinc.com.

Just a reminder - Trash and recycle containers must be stored out of view of the street, in your garage or back patio. They cannot be stored in your front entryway unless they are not visible from the street. Please remember that trash and recycle containers may be put out after 6PM the night before collection and must be brought in no later than 6PM the day of collection.