

HUNTER CREEK RANCH FREQUENTLY ASKED QUESTIONS

Many new owners, as well as the rest of us who never knew, ask some of these questions.

Can I have a campfire or burn pit or outdoor fireplace in Hunter Creek Ranch?

We live in a dangerously flammable environment; fire is the biggest danger to our lives, homes, and property value here in Tonto National Forest. Wildfire consequences would be devastating. Campfires and burn pits without screens are not permitted.

Fire Rings and/or Outdoor Fireplaces are allowed when approved in writing by the Architectural Control Committee (ACC). Specific Fire Ring/Outdoor Fireplace regulations and forms are available at www.hcr-hoa.com. The use of Fire Rings, Pits, Fireplaces, or any other open flame or ignition device is prohibited at Hunter Creek Ranch whenever the "Fire Restrictions" signage at the front entrance gate to HCR is posted. Please pay attention to the signage, as this is considered notification to residents and guests. Please check any fire restrictions with the National forest service. Please ALWAYS use extreme caution

Can I boat, fish, or swim in the ponds? Can I ice skate on them? Who owns the ponds?

The ponds are owned by Hunter Creek Ranch HOA, Inc. The large pond is part of our treated water recharge system. It has been completely treated to be safe in the pond, and for fish. The small pond is spring fed. Fishing is allowed on either of the two ponds, and both ponds have been stocked. Fishing is catch & release, barbless, no bait etc. Good luck! Please though leave the turtles alone, they are just here as friends. Rules are posted near each pond. Boating, swimming, or ice skating is not allowed. Average depth of large pond is 10 feet with several spots much deeper. Always supervise kids around water. Ice on our ponds tends to be thin & unstable. Please stay off ice on and at the edge of the ponds in winter.

Is it safe to leave the water to my house turned on when I leave? What about in winter?

Please when you leave your residence, even for only a few days, always turn off your water at your main shutoff before it enters your home. It is safer for your house, and even something like a seeping toilet can do a lot of damage or can significantly increase flows at the water treatment plant.

In winter broken pipes from freezing weather are always a concern. Thousands of dollars in damage can occur very quickly if a pipe breaks & water is flowing. Please shut water off to your house when you leave.

Many homeowners in the area turn their main water valve off and also drain their pipes in winter. Draining systems and procedures vary. If like these homeowners you drain your pipes consult your plumbing contractor specific information.

My lot has a barbed wire fence behind it. What is that about?

Hunter Creek Ranch has a barbed wire fence surrounding its entire perimeter. The purpose is to keep cattle out of Hunter Creek Ranch and to approximately define Hunter Creek Ranch boundaries. The fence is not the property of or the responsibility of the Forest Service or the cattle ranchers. Arizona is an open range state. As such because we want to keep cattle off our property & out of our gardens our community keeps and maintains the fence. Please do not cut, damage, modify, or relocate the fence in any way. It is our only way to deter the cattle. You will be charged for any repair you cause and could be fined.

Natural damage, like trees falling into the fence, washed out posts can happen. Please report any damage to the board immediately. A personal walk thru passage can be installed behind your property but must be installed to HCR's specs by an installer of the AACs choice. The lot owner will be charged all associated costs. Contact the ACC for detail.

Remember a walk thru passage may invite foot traffic through your yard.

Where can I access the forest?

There are walk thru forest access points which all Hunter Creek residents can use. They are located at the main gate, at the West end of Hunter Creek Ranch just beyond the treatment plant, to the East of the large pond, and at the end of the easement between lots 92 and 93. Please, never go through the fence on another owner's property.

What are the pet rules at Hunter Creek Ranch?

Pets are great. Many of us love them & have them in our families. All animals must be controlled and not allowed to roam free or create a nuisance. You may keep a maximum of two (2) dogs at your home in HCR. Dogs may be walked off your lot but must be controlled and on a lead not exceeding 6'. The Gila County 'Leash Law' applies within Hunter Creek Ranch. Read the CC&Rs section 3.18 at www.hcr-hoa.com.

Can I ride my ATV in Hunter Creek Ranch?

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NO. The operation of ATVs (four wheelers, three wheelers, unlicensed motorcycles, etc.) is NOT permitted within Hunter Creek Ranch. Even riding directly from your property to the entrance gate is not allowed. Licensed and insured UTVs (side-by-sides) or Golf Carts may be used by licensed drivers on Hunter Creek Ranch roads for transportation purposes (no joy riding); but several conditions, including registration and inspection by the Architectural committee must be met. The full ATV/UTV rules are available on the Hunter Creek Ranch at www.hcr-hoa.com.

How do I let visitors & workers into Hunter Creek Ranch? I was told to never give out the gate code.

When you first bought at Hunter Creek Ranch you probably gave your HCR phone number or cell phone number to Joanna Armistead. She maintains our gate code system. You can use phones with that number to remotely open the community gate for a visitor.

- Visitors need to key in the # sign followed by your lot number at the gate phone pad. If they don't know your Lot number it is on the directory at the gate phone.
- You will then receive their call. Press 9, you'll hear short beeps & the gate will open for the visitor. That's all it takes.

If you need to change the phone number you use for the gate phone system contact Joanna. joanna43@wildblue.net
Please never give the gate code anyone who isn't an HCR association member. The gate code is the community's only security measure.

Can I use firearms within Hunter Creek Ranch?

NO. The discharge of any type of firearm, except for self-defense as defined by Arizona & Federal law is strictly prohibited within or near Hunter Creek Ranch. Hunter Creek Ranch purposely has maintained a rural, natural feel, but in reality both within and near Hunter Creek Ranch are residences, occupied area, camping, etc. Many, many people hike, camp, and picnic near Hunter Creek Ranch. State, County, Forest Service, and Federal laws vary but all prohibit firearms discharge in or near our community. Note that many civilian firearms shoot much further than 1 mile. Please report any incidents of shooting near Hunter Creek Ranch to the Gila County Sheriff's office, (928)425-4449, Payson Substation (928)402-8579.

Where can I find Hunter Creek information like contact names, Architectural Guidelines, Forms, Association finances, Hunter Creek CC&Rs, etc.

The HCR web site www.hcr-hoa.com is the easiest & quickest way to find all this information plus much more including the latest HCR news and information.

This Frequently Asked Question document is not intended to replace or supersede any Hunter Creek Ranch CC&Rs, Bylaws, Guidelines or rules.

*Hunter Creek Ranch
Homeowner's Association
Information Guide
Revised February 2018*

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Hunter Creek Ranch is one of the most beautiful mountain retreats in the entire Southwest. Towering Ponderosa Pine forests, oak, juniper, maple and chaparral provide a backdrop for the habitat of elk, whitetail deer, mule deer, wild turkey, black bear, mountain lion, bobcat and many more wild species.

The beauty, tranquility and serenity that is Hunter Creek Ranch, is no accident. Original settlers and ranchers found this hidden beauty an exceptional and rare treat.

Hunter Creek Ranch was formed from Camp Wipala Wiki (Boy Scout Camp) in 1989, as an upscale (gated), mountain home site. The developer also incorporated a homeowners association to provide a way for individual owners to govern themselves, and to preserve the beauty and atmosphere that has been the legend of Hunter Creek Ranch.

This Guide is intended as a summary of the most frequent issues addressed by membership and the Board. The Hunter Creek Ranch Homeowners Association is Governed by a volunteer Board of Directors, which has the responsibility to manage the affairs of the Association, including the operation of the water system (well and distribution system), the waste water system, and the nearly three miles of roads. The cost of operating the facilities are made possible through annual assessments from each homeowner (member).

The Board of Directors hold business meetings quarterly, and invite homeowner attendance and participation.

Guidelines and Rules

The following Guidelines and Rules are a summary of the most frequently addressed issues by membership and the Board. For more details, you will find a detailed reference to specific locations in the master documents, the CC&R's (*CCR*), Bylaws (*BL*), Architectural Guidelines (*AG*), ATV Policy (*ATV*). These master documents are found on the internet at <https://sites.google.com/site/huntercreekranch/documents>. You may request printed copies of master documents by addressing the Board of Directors.

Association Records - The books, records and papers of the Association shall be available for inspection by any Member during reasonable business hours. *BL 1.6*

Annual Meeting - An annual meeting of the Members shall be held at least once every twelve (12) months thereafter at such time and place as is determined by the Board. Homeowners are encouraged to attend Board meetings. *BL 2.1*

Directors - The affairs of this Association shall be managed by a board of at least three Directors. The Board may increase the number of directors on the Board but the number of directors must always be an odd number and shall not exceed nine directors. *BL 3.1*

Power of the Board to Impose Fines. The Board shall have the right to impose reasonable fines against an Owner for the violation of any provision of the Project Documents by the Owner, his family, tenants or guests. *BL 5.1*

Architectural Committee - The Architectural Committee shall consist of at least three members to consider and act upon any and all proposals or plans submitted to it. BL Article 6; *CCR 3.2*

Any Improvement to be constructed or installed on any Lot or Parcel must have the prior written approval of the Architectural Committee. *CCR 3.2*

Drainage. No change is permitted, that would obstruct, interfere with or change the direction or flow of (storm) water in accordance with the drainage plans on file with the county or municipality in which the Project is located. *CCR 3.27*

Amendments – CC&R’s may only be amended by the written approval or the affirmative vote, or any combination thereof, of Owners representing not less than sixty-seven percent (67%) of the votes of the Association. *CCR 9.3*

Dead Trees – Dead trees can be dangerous to dwellings and residents, and pose a fire hazard. Homeowners are asked to remove dead trees and dead brush (shrubs). *CCR 7.2*

ATV’S, UTV’S, GOLF CARTS, Unlicensed Motor Vehicles Use of an ATV within Hunter Creek Ranch is prohibited by the HCR CC&Rs. An ATV is defined as a three or four wheeled all terrain vehicle, intended for off road use, which is ridden straddled and is steered by a handlebar. *ATV*

A UTV (i.e.: Polaris Ranger, Yamaha Mule, Arctic Cat , or similar, etc.) is a four wheeled vehicle with steering wheel, which is licensed by the state for operation on public streets, and insured to the state required limits by the owner, is NOT considered an ATV for definition purposes, and may be operated on the streets of Hunter Creek Ranch, under the conditions stated in the document found at <https://sites.google.com/site/huntercreekranch/documents>. under ***HCR - UTV Definition, Policy and Registration form.pdf***. *ATV*

Similarly, golf carts, whether electric or internal combustion powered, which is licensed by the state for operation on public streets, and insured to the state required limits by the owner, are NOT considered ATVs and may be operated on the streets of Hunter Creek Ranch, under the conditions stated in <https://sites.google.com/site/huntercreekranch/documents>. under ***HCR - UTV Definition, Policy and Registration form.pdf***. *ATV*

Unlicensed vehicles or dirt bikes are not to be operated within Hunter Creek Ranch.

Fires – Open burning of wood, leaves, pine needles and trash is prohibited. *Board Policy*.

Fireworks – Fireworks are very dangerous in the forest. The U.S. Forest Service has banned fireworks within the National Forest boundary.

Perimeter Fences – Barbed wire fencing surrounding Hunter Creek Ranch delineates the boundary between HCR and the national forest. The fencing belongs to the Association and is necessary to keep cattle from roaming into HCR. Property owners may not cut, relocate or modify the perimeter fence in any way.

Target Practice – Discharging a weapon in or near Hunter Creek Ranch is a violation of Arizona State Law. Please do not shoot a weapon within one half mile of Hunter Creek Ranch. Homeowner safety is the primary concern.

Water Conservation – During periods of extended drought, the Board may impose water conservation measures to insure an adequate water supply during the period.

Water Supply – Household drinking water is supplied throughout Hunter Creek Ranch from a well located on Antler Circle. Backup water pumps and a backup generator are designed to provide dependable, clean water to homeowner lots. As you approach the well house, you will notice a 50,000 gallon storage tank to support surges in water demand.

Wastewater Treatment Facility – Hunter Creek Ranch operates and maintains a wastewater treatment facility. It is important to note that all items put down the drain, including items flushed down toilets, will find its way to the treatment facility. Items like grease and caustic chemicals cause very expensive harm to the natural processes used to clean the wastewater. Homeowners are responsible for keeping harmful substances out of the wastewater.

Reclaimed Water – The treated wastewater from the Water Treatment Facility, after it has been cleaned of all solids, and passes through a sand filter, is pumped to the large pond near the entrance to Hunter Creek Ranch. This water is safe for animals, but is not considered potable for humans to drink. The pond is clean and supports wildlife and plants such as cattails. The pond is not for swimming.

Shared Maintenance – Much of the maintenance of Hunter Creek Ranch is shared by the homeowners. Each Spring, members of the Association (homeowners) combine their efforts to perform a community cleanup, consisting of removing dead trees, brush and pine needles. This effort improves the appearance of the community and helps prevent brush fires from spreading.

Facilities Tour – A tour of the Hunter Creek Ranch facilities, including the Water Treatment Facility and the Water Supply (well) are encouraged. Members who wish to take the tour are encouraged to contact a member of the Board. You will be impressed with the care provided by the employees who maintain these facilities.