

Pre-Submitted Questions & Answers

Q: It would be nice to have more dog waste stations and benches located along the throughfares and small grass areas. I realize it's more tempting for vandals, but maybe it helps with dog owners not picking up waste along Red Rock Rd and in the undeveloped areas.

A: The association is assessing common areas and the dog waste issue in these areas. We identified two areas at the park, on Garrison & Charmain and Garrison & Reunion. The association will continue to monitor all common areas and determine which areas are in need of a station. With regards to Benches, the association will start to assess parks and walking paths and determine a potential location for a bench.

Q: La Osa Project Data Center

A: The Board of Directors stated this project is under preliminary information, and the data plant has not yet reached out to them officially with actual plans. The data plant still has a lot of work to do before bringing this forward, but as soon as they have the info needed from the data plant and Pinal Co they will send info to the community. Any specific questions owners are encouraged to reach out to the project team directly and obtain the desired information.

Q: Safety Suggestion and Community Suggestions: Trim or remove bushes at the intersection of Red Rock Rd and E Sasco Rd. When turning right onto E Sasco Rd, the bushes obstruct the view of incoming traffic. Dog Park: small/large dog parks, water fountains, benches/tables, grass/gravel. No dirt lot, please. Add community outdoor exercise equipment near the park. More art was added throughout the neighborhood. Vending machines at the park. More trash cans throughout the neighborhood.

A: The community Manager meets weekly with the landscape team and will assess this area and ensure bushes and trees are trimmed to allow adequate view of traffic.

Dog Park: The Board has discussed options to add a dog park in the community. They did discuss the cost up front to add one, which would require bathrooms, grass, dog equipment, steel fencing, fob key access systems, water and electricity, park benches and tables, and the continuing maintenance of such an amenity. Upfront, the community is looking at \$500k +-, and ongoing, it would cost roughly about 2k- 2.5k a month. The association would also have to add this amenity to the reserve, which budgets for the repair and replacement of all items in the park over time, based on statistics of when items would need repair and replacement. This would definitely require an increase in assessments of the max 20% for the next 5-7 years, and at least 12% going forward to account for the repair and replacement of all items in the park. The Board at this time finds this cost prohibitive and will revisit the topic in the future. I am not sure when, but maybe as the community continues to develop and the community is at a halfway mark or more, it could be something to discuss again. There are many owners who do use the ballfields and pools, and the association would not be able to change the use of the current common areas.

Q: Connection of Road between Sasco Rd and I-10.

A: The association has limited information on this matter; the Board of Directors will provide more details at the 2026 Annual Meeting. Additionally, our guest Rep Martinez may provide more information on this matter. The association will share this information with the community once it becomes available.

Q: Pool Closures due to Vandalism or sanitary reasons.

Why weren't the police or proper authorities notified immediately, and also why aren't the parents of these kids held accountable and have them pay for the damages done by their kids?

Why are our HOA fees used to pay for a pool that we don't use?

In regard to the use of the pool, is it reasonable to have a private pool membership where a member pays a membership fee for maintenance and use of the pool?

We want to know how the RR community board plans to pay for that new pool and clubhouse if RR board proceeds with building it. Will there be a vote by all RR residents, or will the current RR board make a decision that will be a negative expense for all RR residents by an increase in the HOA fee?

A: Caring for the amenities is a joint effort between owners and the association. The association is making all efforts to limit or completely eliminate vandalism at the pool. There are stationary cameras in the pool area; however, if we are dealing with minors entering with no card or any identification and concealing their identity, it makes it extremely difficult to prosecute. While lifeguards or management teams are on site, we are enforcing the pool rules, and we have asked guests not meeting the requirements either by behavior or age to exit the facility. It has been determined that there is one main missing factor: some parents are not with their kids at the pool. There have been many times we see parents dropping the kids off, or the kids come in with the parents' keys, or sneak in with other people coming in. The community manager, on various occasions, has approached these parents on the way out and advised that their kids are not allowed in the pool facility without an adult present.

These are the options the Board is reviewing to compensate for the missing parents at the pool facility:

- Hire a security guard for 24/7 security at 125k a year, which would increase owner assessments. Or rent additional camera towers that allow 24/7 monitoring, and the security company can speak on the microphone to people at the pool and tell them to behave.
- Complete removal of the shade structure near the pool that kids or teens are using to jump the fence, and replace it with cabanas similar to the other ones and place them farther away from the fence line. This would help to eliminate the jumping.
- Go digital only for access cards so that only smartphones can have the key card. This would hopefully deter kids, as parents would need to hand over their phone to their kids to access the pool. This is more unlikely to happen.

With regards to current vandalism incidents. At this time, the association has provided all the information needed on the most recent acts of vandalism. Owners can report any additional information by following the process below.

- Contact Daniel, Community Manager

Please include names, dates, pictures, and as much info as possible.

- The manager will contact PCSO to create the initial report. This report will be shared with the community.

- Owners can then report additional information to PSCO. Owners must reference the report created by the management team.

- Non-Emergency Hotline

520-866-5111 Option 1

- Community Relations Email

cru.unit@pinal.gov

The assessment is placed for the community as a whole. When owners purchase a home in Red Rock Village, through the association's Governing Documents and assessments that are disclosed at the time of sale, the owner essentially buys into all common areas and amenities in the community. The association therefore does not exclude or reduce the financial responsibility of particular owners based on the use of the common area or amenity, as that is a personal choice.

At this time, there are no plans for a new pool facility or clubhouse. When the time comes to make such a large addition to the amenities, the Board will review and assess all financial implications. If and when a decision is made, the Board will notify the community.

Q: When Violations are observed, why don't you take a photo supporting the violation and send both items to the homeowner?

A: The association's current Fining and Enforcement Policy does not require a photo of the violation to be included in the notice. The association will evaluate this process and determine whether this request is logistically possible. Owners are also welcome to contact their community manager and he is more than welcome to send pictures on a case-by-case basis. Additionally, owners can request an appointment to review the specifics of the violation notice that was received.

Q: Why doesn't the landscape company clean up dog poop when the pet owner has been negligent and failed to clean up after themselves

A: The current landscape vendor is not contracted to pick up dog poop from common areas; they will do so upon request and time allowing. This vendor does empty doggy stations at no additional cost and fills the doggy bags. The association has inquired with a vendor to have common areas inspected and to remove dog waste from common areas, and the cost is \$625.00 per week. The Board will review the contract, and should owners continue not to pick up dog or pet waste, the Board will need to decide on hiring someone to pick this up from common areas. In the meantime, the association kindly asks all pet owners to please pick up after their pets. It will be unfortunate if the association incurs an additional expense that can be easily fixed by pet owner cooperation.

Q: When is the cattle guard being removed?

A: The association contacted Pinal County, and they stated that due to delays out of their control this was delayed. Additionally, they stated that this project is scheduled to be completed by the end of May 2026.

Q: When is E Camino Correo going to be re-paved?

A: This road is owned by Pinal County; the association is not aware of the county's re-paving schedule. Owners can report a road issue to <https://forms.pinal.gov/f/ReportRoadMaintenanceIssue>

Q: Where can I acquire information about how to run for a position on the HOA Board?

A: Per the CC&RS Section 5.7.2 (ii), Class B says: The Class B (developer) memberships shall cease and be converted to Class A (owner) on the later of: When Declarant no longer owns any property, Or The first day of January, 2037.

The association values owner input and will make a third attempt in 2026 to establish a Neighborhood Advisory Committee. Prior years were not successful for no and low participation. These committee meetings would be held on a quarterly basis, along with the management team, to help voice owners' feedback. If an owner is interested in joining the committee, please email your community manager at dperez@ccmcnet.com. Your community manager can send the application and the Neighborhood Advisory Committee Charter for the owners' review.

Q: Why do our dues keep increasing without any additional amenities, and the number of homes is increasing?

A: Owners are encouraged to make an appointment with the community manager to review any financial questions or the usage of funds and vendors, or any questions regarding the association's funds. We kindly ask owners to submit any questions in writing about specific items they would like to review, and allot 1 hour to review all financials. In this meeting, the community will review the current budget and the Reserve Study in detail and answer any questions.

Q: When will we have a representative for the community on-site full-time?

A: Our current Management and Lifestyle team is dedicated to Red Rock Only. Owners can visit them at the Ina office on Mondays from 9 am-5 pm, on site on Wednesdays from 12 PM - 3 PM, and on Fridays from 9 AM-12 PM. The owner may also request a specific appointment that better suits their schedule. Currently, there is no designated office space for management to sit for full operating hours. The Board may consider this in the coming years.