



EL MIRADOR

NEIGHBORHOOD ASSOCIATION

REALTOR® INFORMATIONAL PACKET

September 15, 2021

Information subject to change and should be independently confirmed.

EL MIRADOR NEIGHBORHOOD ASSOCIATION

HOA Information

www.elmiradorhoa.com

SUBDIVISION: El Mirador Townhouses (1-41)

AMENITIES:

- Pool/Spa/Ramada - Pool/Spa hours are 7am to 10 pm – with quiet zone 7 am - 9am.
 - All children under the age of 14 must be supervised by an adult.
 - Residents must accompany their guests at all times.
 - The pool is unheated.
- The Overlook is a multi-use area, east of the pool, overlooking the City. It is used for group gatherings or quiet contemplation.
- The Horseshoe Pit is located on the southwest corner of the community. This is another multi-use area for group entertainment or private contemplation. Seating provides beautiful Arizona sunset watching.

SCHOOLS - Catalina Foothills Schools, District 16:

- Elementary Manzanita - K - 5th Grades
- Middle School Orange Grove - 6th - 8th Grades
- High School Catalina Foothills High School - Grades 9th - 12th

UTILITIES

- Water Tucson Water (included in dues)
- Electric Tucson Electric Power
- Gas SW Gas
- Fire Service NW Fire (included in taxes)
- Trash Titan Trash (included in dues)

DUES AND OTHER ASSESSMENTS:

Dues through December, 2022 - \$177.50 per month
Water Assessment - \$66.67 per month (Effective January 1 through December 31, 2022)
Succeeding year's assessment subject to actual water costs)

DUES INCLUDE:

Private Roads & Driveway Maintenance; Exterior Paint as implemented per Master Maintenance Schedule; Common Area Landscaping & Lighting (including front yards); All Water and Sewer costs (including individual homes); Upkeep of Pool, Spa, Ramada, Overlook, and Horseshoe Pit; Trash Pick-up, Annual bulk pick-up.

PARKING

No Street parking (Please insure your vehicles fit into the garage and that there is sufficient parking for the number of your vehicles - including suitable driveway parking).
Guest Parking is provided throughout the community for guests, who may park free for up to 7 days when Resident-Host makes arrangements with HOA.
Longer term "assigned" guest parking is available through the HOA at \$50 per month for either Resident or Guest use. A reserved space will be assigned. Illegally parked vehicles are subject to fines and towing.
Garage doors are to be kept closed unless resident present & working inside. Our roads cannot accommodate large trucks. Large moving vans must either "off-load" to a small truck, or "hand-dolly" items up into the community.

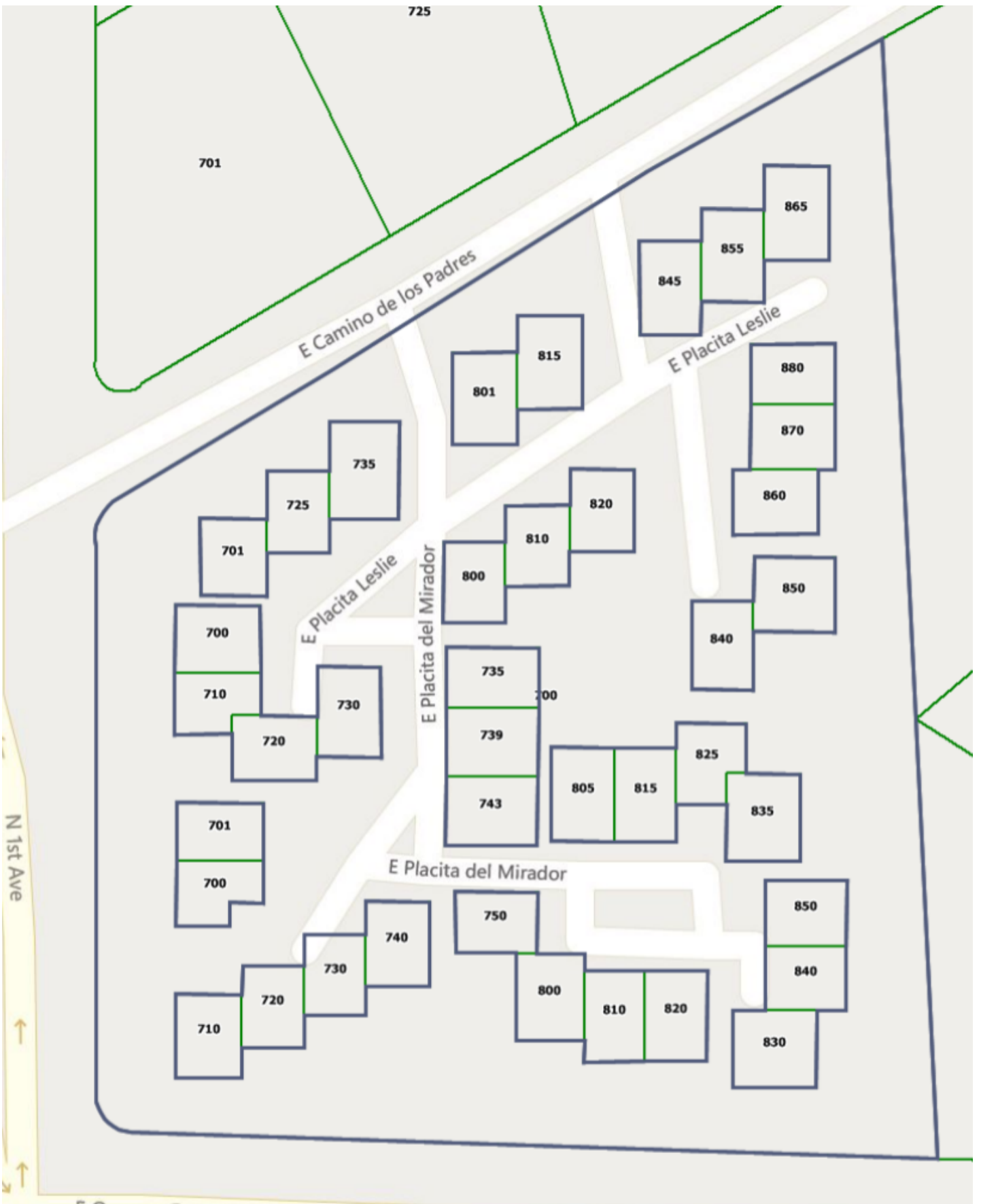
COMMUNITY MANAGEMENT

HOA Management Solutions, Bailee Gehring, Community Manager
AssistMgr@HoaManagementSolutions.com 520-760-7793

TRANSFER FEES:

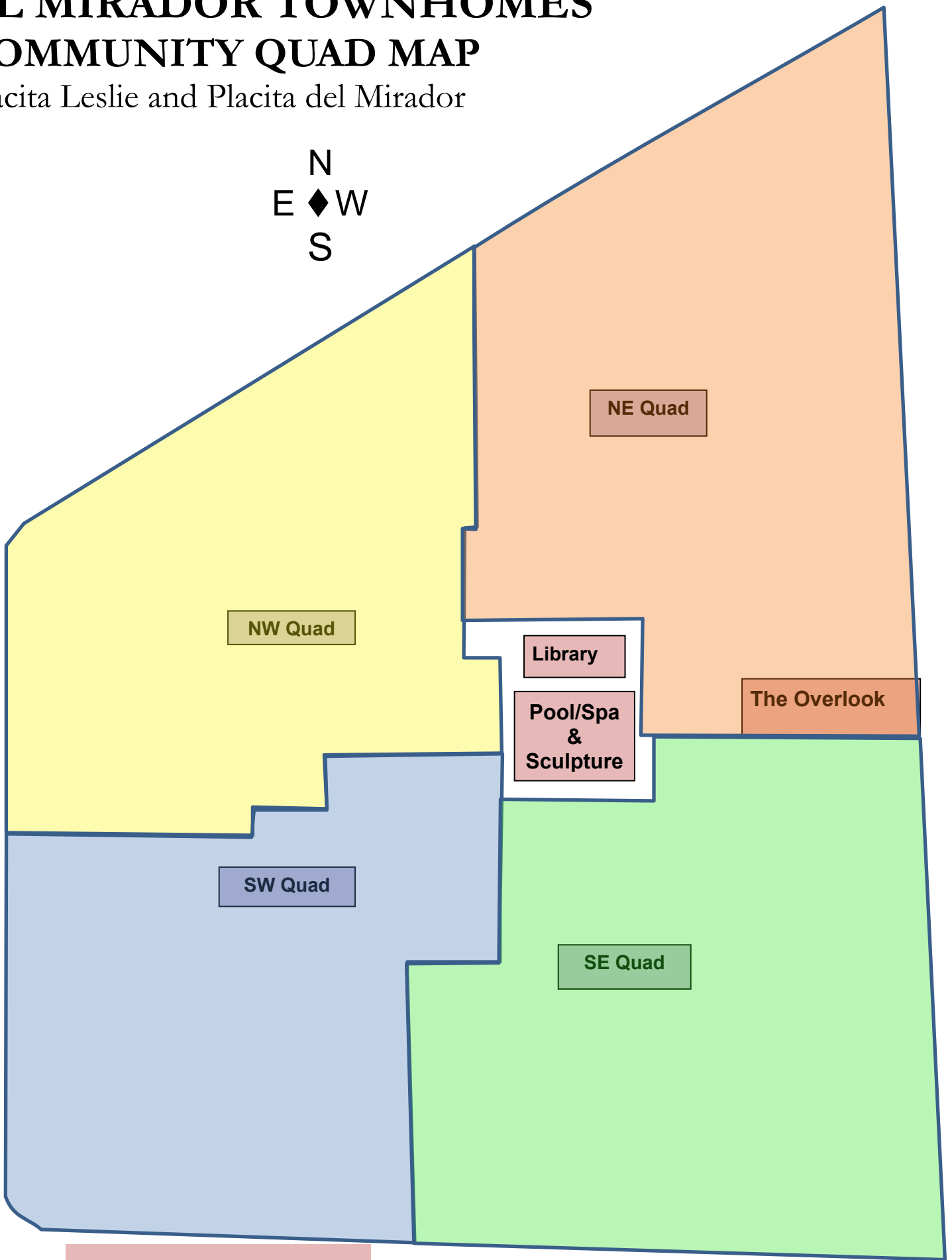
Yes - Payable through escrow to Community Manager.

Revised Sept 24, 2021



EL MIRADOR TOWNHOMES COMMUNITY QUAD MAP

Placita Leslie and Placita del Mirador



NW Quad

NE Quad

SW Quad

Library

Pool/Spa
&
Sculpture

The Overlook

SE Quad

X Horseshoe Pit