

# Tonto Hills Improvement Association

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President: Ralph Spurgin  
Vice President: Cheryl Kaufman  
Treasurer: Dick Mocny  
Secretary: Jacki Hoagland

## Tonto Hills Improvement Association Frequently Asked Questions

### **When was Tonto Hills Improvement Association founded?**

The Tonto Hills Improvement Association was established by vote of the property owners on September 3, 1980.

### **What is an Improvement Association vs. an HOA?**

There are two primary differences. An Improvement Association cannot own any property. The Tonto Hills entrance and landscaped areas are on Maricopa County property. The other difference is that Improvement Associations are not covered by the various laws governing HOAs. This provides more flexibility in managing Tonto Hills' affairs.

### **How restrictive are the CC&R or DOR?**

Most people think the Declarations of Restrictions (DOR) are much less restrictive than most associations' restrictions. The DOR contains language intended to preserve property values. Changes to the DOR require a majority of lot owners to vote in favor of the change. The full DOR wording and by-laws are available on the website.

### **How much are the dues and what do they cover?**

As of this writing, the dues are \$150 annually and are collected in May. The dues cover front entrance maintenance, at least part of the operating funds for the Tonto Hills Volunteer Fire Department, and all of the operating funds, including legal expenses, of THIA.

There is a property transfer fee. For full information on fees and transfer processes, please contact Lois O'Neill, Carefree Executive Services, 36800 Sidewinder Road Suite B-12, Mailing Address: P.O. Box 1190 Carefree, AZ 85337, Email: loisonell@msn.com, Phone: 480.488.4295, Cell: 480.488.1284.

On specific properties there might be an assessment owing for the water company assets purchase. Visit the THDWID website for full information.

### **How are new build and remodel requests handled?**

New build and remodel requests are reviewed by the Architecture Control Committee (ACC). On the website under Community Info/Governing Docs, please review THIA Bylaws Addendum A for a full explanation of the process. Also see the THDWID New Build Policy in the Community Info/Governing Docs section.

**Are there plans to pave the roads?**

As of this writing, there is a study underway to pave part of Deer Trail Road. There are no other plans at this time. We expect that in the long term the Environmental Protection Agency (EPA) will require the county to pave or regularly apply other dust suppressant measures.

**Who owns the roadways?**

Maricopa County owns the roadways and adjacent rights of way.

**What is the history of the katsina (kachina) and who owns it?**

The katsina is owned by the Tonto Hills Volunteer Fire Department (THVFD). Katsina dolls are Hopi symbols representing immortal beings. The Tonto Hills' katsina represents a corn maiden. The Tonto Hills katsina is the world's largest. It stands thirty-nine feet tall and weighs 14.5 tons. It was built around 1970. The designer was Phillip Sanderson; the sculptor was Carl Ludlow.

**Are there plans to develop the commercial property section?**

As of this writing, there is a wine bar/convenience store in development. The other commercial building near the entrance is for sale. There are no other plans that we know about.

**Are there any issues regarding water availability or water quality?**

There are no issues at this time. Water conservation is always a priority. For a full explanation go to the Tonto Hills website and click on the DWID tab. You will be linked to the DWID website. Click on the FAQ tab at the top of the DWID banner page for the full Tonto Hills water history and background information.

**Can I get high speed internet?**

Yes, Desert iNET provides high-speed microwave-based internet. They offer three speeds at different prices. The mid-speed service download speed is near 15 Mbps and the upload speed is around 3.5 Mbps. Website: <http://www.desertinet.com> Phone: 480.445.9151

CenturyLink might have DSL internet service available, but the speed was around .75 Mbps. Website: [www.centurylink.com](http://www.centurylink.com) Phone: 866.776.8636

**What utilities are available?**

Electrical service is available from APS. Water service is available from THDWID. Land line telephone service is available from Century Link. Television service is available through Direct TV or Dish. There is no natural gas, cable TV, or sewer service.

### **What garbage pick-up services are available?**

Waste Management offers trash and recycling pick-up. The fee covers both pick-ups on separate days and includes fees for fuel, environment and administration for USPS invoicing. There are set-up and container delivery fees. Website: [www.wm.com](http://www.wm.com) Phone: 713.512.6200

Curbside Disposal offers trash and recycling pick-up. You are not required to take the recycling service. Both pick-ups are on the same day. There is a one-time set up fee that includes container delivery. Website: [www.curbsideaz.com](http://www.curbsideaz.com) Phone: 602.225.0020

### **What is the Tonto Hills Volunteer Fire Department (THVFD)?**

The THVFD is a group of residents who have the training and equipment to deal with brush fires. They also can respond to house fires awaiting Rural Metro's or the Scottsdale Fire Department's arrival.

### **What is Rural Metro?**

Rural Metro is a subscription-based fire service. You have the option to subscribe. Visit their website for full information.

### **How timely are law enforcement and fire department responses?**

Tonto Hills receives fire and law enforcement protection from the Maricopa County Sheriff's Department and the Rural/Metro Corporation respectively. The City of Scottsdale fire department might respond, if they can respond more quickly than Rural Metro. Normal response times are approximately 15 minutes.

### **Is there a community center or neighborhood activities?**

There is no community center as of this writing. There have been discussions of including a community center with a new THVFD building, but there are no definitive plans. The THVFD holds a few events each year as fundraisers.

### **How much wildlife is there in Tonto Hills?**

We have plenty of rabbits and quail. We have some deer, coyotes, javelina and bobcats that pass through, as well as many species of birds and reptiles. We have occasional rattlesnake and rare mountain lion and bear sightings.