



ABOUT CHEVELON CANYON RANCH

Chevelon Canyon Ranch (CCR) is located in an off-grid wilderness area in Navajo County, Arizona, 14 miles off Arizona Route 377. The area is considered “high desert” (about 5800 feet in altitude on average) with most trees being Utah Junipers (6 to 20 feet in height), and there are lots of them – sorry, no tall pines. The area is inhabited by elk, pronghorn antelope, coyotes, rabbits, and occasional cattle, among others, and is considered a “getaway” alternative to the city environments, and that’s how our property owners want to keep it. The nighttime sky has more stars than most of us have ever seen.

There are no commercial electrical power or sewer services available, but the CCR Property Owner’s Association (POA) provides free water to members from two community wells. Each well site has a 10,000 gallon storage tank with a well house that contains a propane-powered, auto-start generator to run the well pump that automatically maintains water in the tank. Members need only bring their trailered tanks and a special fill hose to dispense as much water as they need, any hour of the day.

The “Ranch” comprises 32,000 acres, subdivided into approximately 840 lots, varying in size from about 5 acres to 200 acres. The average, and most prevalent sized lot is about 40 acres. All property owners are automatically members of the CCR POA, which is a registered, non-profit Arizona corporation. Since we have an Association, we naturally have recorded Declarations of Covenants, Conditions, and Restrictions (CC&Rs), along with Bylaws. Although not very restrictive, these “rules” keep us legal; establish guidelines for property use, Board elections, and assessment collections; document Board policies, procedures, and schedules; and more. These assure fair and equitable opportunities for all members to enjoy a high quality of life and maintain property values.

Our Board of Directors consists of three to five members elected from the POA membership. Each has a term of two years with at least one term staggered to prevent a 100% turnover in any one year. Thus, elections are conducted annually to fill the seats of those members whose terms are expiring.

The POA collects assessments on each lot, which, as of January 2015, are \$250 a year for lots under 50 acres, \$281 (50 to 99 acres), and \$312 (100 acres and over).

Assessment revenues are used for the following services that the POA provides:

- Maintenance of our 125 miles of dirt/gravel roads within the subdivision to assure access to every member’s property (this alone is about 50% of our budget each year)
- Operation and maintenance of two fully-automated water wells providing free water to both visiting and resident POA members
- Publishing, processing, and mailing of annual Board nomination applications, annual Board ballots, annual newsletter, and our annual budget and Year-End financial statement
- Retention of services of a Management Company for assessment management, accounting, and new-owner information kits as required by law
- Legal services on an as-needed basis for disputes, lawsuits, and collections
- POA Liability insurance
- Maintenance of our website, which is our official real-time communications instrument
- Maintenance of our community park and Ramada, and central trash dumpster service (residents don’t have the exorbitant expense of hauling their trash to town, and visiting members need not haul their trash home)
- An Annual Meeting (required by law), usually in the Phoenix area, and two BBQ/pot-lucks at our park each year