

Welcome

ROCK ING

Designed by Nature

Agenda

1. Introductions
2. Basic Information About Planned Communities in Arizona
3. Rocking K South Governance Structure and Role of Declarant
4. Community Improvements in 2026 and Update on Planned Improvements
5. Overview of Community Programs, Activities and Events
6. Homeowner Concerns and Questions
7. Annual Meeting Announcement / Adjournment

Rocking K South Onsite Management Staff

Ed Baruch, Executive Director

Lisa Contreras, Community Manager

Brad Roland, Facility Manager

Maricela Robles, Lifestyle Director

Courtney Tennyson & Christeen Greenwell, Administrative Assistants

HOA Office – 12620 E Old Spanish Trail, Tucson, AZ

AAM Tucson Office – 215 W. Giaconda Way, Tucson, AZ

AAM Corporate Office – 1600 W. Broadway Rd. Ste. 200, Tempe AZ

Rocking K South Board of Directors

President – Robert Tucker, VP, DVI

Vice-President – Mark Weinberg, SVP, DVI

Secretary/Treasurer – Priscilla Storm, VP, DVI

Basic Information About Planned Communities in Arizona

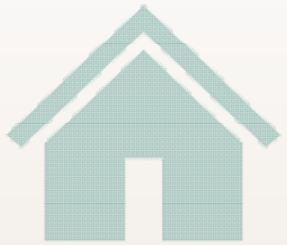


How AZ law establishes HOA organization and governance



Roles within A Planned Community

How Are HOA's Organized and Governed



A planned community is a real estate development that includes real estate owned and operated by a nonprofit corporation and is created pursuant to a recorded declaration for the purposes of managing, maintaining or improving the property. An HOA is a common interest organization which all owners of lots in a planned community are mandatory members of, and those members are required to pay assessments (A.R.S. 33-1802)

HOAs get their authority from AZ law and conforming governing documents: Articles of Incorporation, CC&Rs, Bylaws, and other documents/resolutions.

HOAs are subject to laws such as AZ Planned Communities Act, AZ Nonprofit Corporation Act, Fair Housing Act, Fair Debt Collection Practices Act, and other statutes and case law.

There are some differences in the statutes between communities under declarant control and those that have turned over to a homeowner control.

Roles within a Planned Community

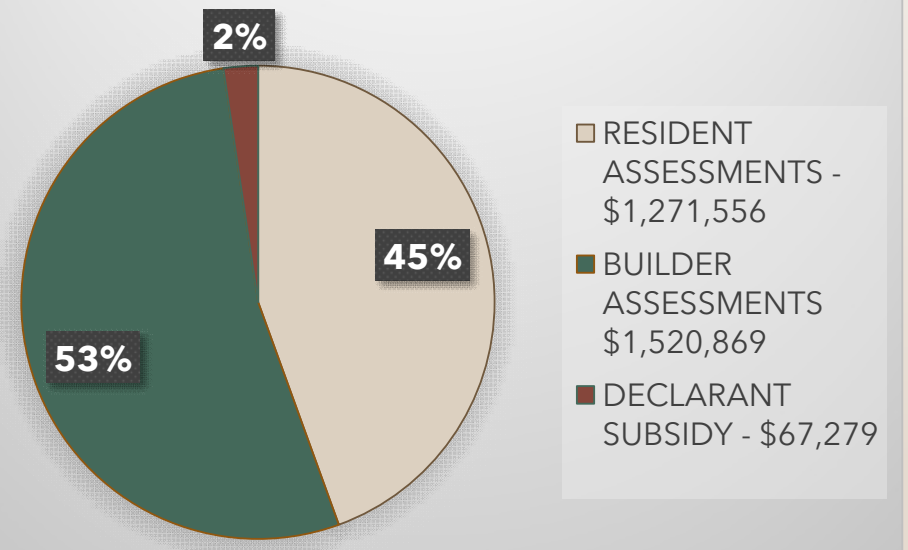
The HOA ***Rocking K South Master Assoc.***	**Declarant** ***Rocking K Development***	**Management Company** ***AAM, LLC***
• An Arizona Nonprofit Corporation • Through its Board of Directors, serves as the governing body for all Lot Owners • Exists for the protection, improvement, maintenance, replacement, administration and operation of the property • Collects assessments for the payment of expenses and losses and provides for other matters outlined in the Governing Documents • Transacts any lawful business for which the Association may be entitled per AZ statutes	• Identified in the HOA Governing Documents as the Declarant • The Declarant has the authority to appoint all Board members and make decisions pertaining the administration and operation of the Association during the period of Declarant control • Turnover to homeowners is set forth in CCRs and in AZ Statue • Homebuilders are not the Declarant	• Nationally recognized HOA management company • Independent contractor- hired by Board of Directors to oversee and manage the day-to-day operations of the Association • Serves at the pleasure and direction of the Board • Contract renews annually but may be cancelled in writing with 30-day written notice • Retention after turnover to homeowner control is at the discretion of the incoming Board

Opportunities for Homeowner Input

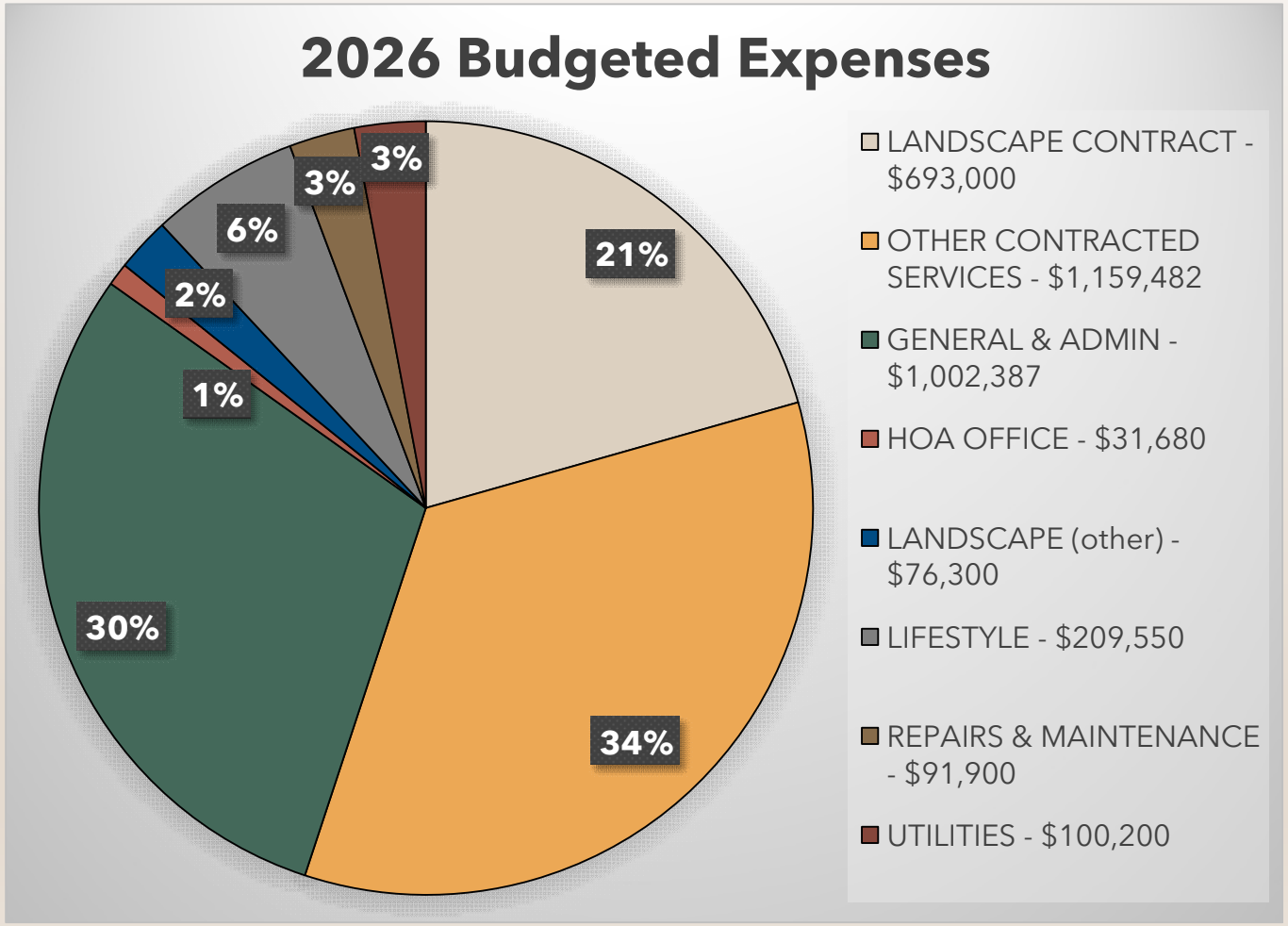
1. Email *(admin@rockingksouthhoa.com)*
2. Call
3. Suggestion Box on Live Rocking K app
4. Office Visit
5. Contact Us on Rocking K HOA website *(www.rockingkhoa.com)*
6. Quarterly Coffee With Managers
7. Townhall
8. Annual Meeting
9. Surveys
10. Reply to Eblasts

Annual Budget and Assessments

2026 Budgeted Association Revenue



2026 Budgeted Expenses



Reserve Account

Purpose: A dedicated account used to fund major repairs and replacement of HOA-owned assets. It acts as a safety net and is intended to prevent the need for a special assessment. The HOA Reserve account is funded mainly from assessments, also from funds collected at closing and interest on money market and CD accounts. Silver Ridge also has its own separate reserve account for maintaining assets like the private streets and gates. It is funded from the additional assessment on Silver Ridge owners.

2026 Budgeted contribution to HOA Reserve Account: $307,949

2026 Budgeted contribution to Silver Ridge Reserve Account: $26,657

HOA Reserve Account Balance as of 9/30/26: $856,036

Silver Ridge Reserve Account Balance as of 9/30/26: $127,029

2027 Budgeted contribution to HOA Reserve Account: $324,844

2027 Budgeted contribution to Silver Ridge Reserve Account: $26,657

Overview of Monthly Financials and Where to Find Them

Balance sheet – A financial statement that shows the HOA's assets, liabilities and equity at a specific point in time.

Budget comparison statement – a financial document which compares actual expenses incurred by the HOA against budgeted items for the same period.

These are found on the HOA's website https://rockingkhoa.com in the tab **Resources >> Governing Docs and Financial Info>> Financial Disclosures>>2026**

The Declarant is responsible for budget balance and cash flow throughout the year, and for providing year-end reconciliation if there is a budget shortfall

Overview of Community Programs, Activities and Events

As the community grows, the HOA hosts events to convene residents and foster community. The calendar is designed to appeal to a diversity of demographics, including adults and families. Examples include:

Small Events (20-50)	Medium Events (75-125)	Large 300 +
• Wednesday Workshops - A • Spanish Classes - F • Trivia Nights - A • VUSD School Breaks - Y	• Live Music - F • Movies in the Park - F • Stargazing - F • Summertime Water Activities - F • Kids Sport Week - Y • Equestrian Events - Y	• Spring Thing - F • Independence Day Celebration - F • Boo Bash - F • Winterfest - F • Community Garage Sales - F

- A – Adult Geared Activities
- F - Family Geared Activities
- Y – Youth Geared Activities

2026 RK Programs Resident Survey

- 371 survey respondents
- Timing is the #1 barrier for people not attending events
- Community is heavily family-oriented with significant elementary school-age representation
- 42% of respondents moved into the community within the last two years
- 20% do not currently attend community events
- 70 residents expressed interest in serving on an advisory committee
- 60% accept a small fee to offset costs and 45% a fee to confirm RSVPs, & 26% refuse any fee
- Residents strongly support continued investment in community events, amenities, and communication improvements
- Residents were divided on a pool due to the associated assessment increase

*Liability considerations for dog parks and pools are a key factor based on guidance from HOA insurance providers and legal counsel.

2026 RK Programs Resident Survey

Top Resident Priorities	
Facility & Amenity	Programming
• Trails • Shade and water stations • Expanded splash pad • Permanent clubhouse and indoor fitness/gym* • Dog park*	• Increased diversity in age demographics • Fitness and wellness classes • Emphasis on daytime and weekend events

*Not included in RK Master Plan due to increased liability = increased assessments

2026 RK Programs Resident Survey

Favorite Community Events

- Winter Fest
- Fall Fest
- Boo Bash
- Independence Day Celebration
- Live Music Events
- Movies In the Park
- Stargazing Events
- Community Garage Sales

Community Improvements Completed or Begun in 2026

1. Traffic lights installed on OST and Camino Loma Alta
2. Drainage improvements on Camino Loma Alta
3. Construction started on final section of Rocking K Ranch Loop
4. Neighborhood Common Area/Pocket Parks Turned Over to HOA: Loma Verde, Alamar, Rincon Grove
5. HOA acceptance of Monument View Way landscaping (in process)
6. New neighborhoods: Covena Pointe, The Preserve, & Rincon Grove
7. Groundbreaking on Richmond American's August Ridge neighborhood (Parcel U across from Del Webb)

Community Improvements Planned for 2027

1. Completion of final section of Rocking K Ranch Loop
2. Common area/pocket park turn over to HOA: Saguaro Crest, Rincon Crest, The Summit, The Preserve, and Covena Pointe
3. Improvements at Diamond Community Park (currently in master planning stage)


ROCKING K
LiveRockingK.com
ROCKING K BUILDER NEIGHBORHOODS
ACTIVELY MARKETING / SELLING
Parcel | Neighborhood Name | Builders
F | Moderne
G1/G2 | The Summit | LENNAR
H | The Preserve | RICHMOND
I | Covena Pointe
J1 | Rincon Crest
J2 | Saguaro Crest | LENNAR
L | Alamar
M | Mountain View | LENNAR
N | Diamond Community Park | R.K.S. HOA
P/Q/R | Saguaro Creek K-8 School | VUSD
U | August Ridge | RICHMOND
AA | Del Webb at Rocking K Active Adult Community | Del Webb
BB | Loma Verde | LENNAR
CC | Vista Rica | Terra West
DD | The Oasis
EE | Rincon Grove | CENTURY
FF | Piedemonte Park | R.K.S. HOA
SOLD OUT NEIGHBORHOODS
Parcel | Neighborhood Name | Builders
A1/A2 | Wildflower Estates | LENNAR | SOLD OUT
B1/B2 | Sky Village | RICHMOND | SOLD OUT
C | Silver Ridge | kb home | SOLD OUT
D | Silver Ridge | LENNAR | SOLD OUT
E1/E2 | Vail Parke | SOLD OUT
FUTURE NEIGHBORHOODS
Parcel | Neighborhood Name | Builders
K | TBD | TBD
O | TBD | TBD
S | TBD | TBD
T | TBD | TBD (Expected 2024)
V | TBD | TBD
W | TBD | TBD
X | TBD | TBD
Y | TBD | TBD
Z | TBD | TBD
AA* | Del Webb (Future Phases) Active Adult Community | Del Webb
GG | TBD | TBD
HH | Park | R.K.S. HOA
II | TBD | TBD
JJ | TBD | TBD
KK | TBD | TBD
LL | TBD | TBD
MM | Park | R.K.S. HOA

Architectural Review Process

Improvements to the Architectural Review Process

- Revised RKS Design Guidelines
  - Automatic Approval – No Submittal Required for certain improvements
  - Clear review timelines
  - Administrative variances allow for flexibility
  - Organized by back yard, front yard, or home improvements
  - Detailed setback tables for easier reference
  - New recognition of modern amenities such as permanent lighting and outdoor kitchens
  - Submittals reviewed by Reviewing Authority as received
- Online submittal platform (ARC Central/AAM All Access App/Website)

Architectural Review Process

- Where to find these new documents:
  - The Rocking K HOA website: www.rockingkhoa.com
    - Resources>>Architectural Review>>Design Guidelines
  - The Live Rocking K App
    - Drop Down Menu>>Association Information>>Architectural and Landscape Review Information
- Where to find the new online submittal platform:
  - AAM All Access App
  - https://allaccess.associatedasset.com/

*Please note that each of these require an approved account to access

Specific Architectural Topics

Shade Structures

- See A.R.S. 33-1816.01 – HOA cannot prohibit altogether but may adopt reasonable rules
- Refer to height, square foot and setback requirements in Design Guidelines

Permanent Exterior Lighting

- String lights must be shielded, not attached to walls/fences, off at 10pm (not left on all night)
- “Govee” lights must be installed under eaves (less visible), off by 10pm (not left on all night)
- Flood lights must be shielded, aimed downward, and not be left on all night, motion sensor allowed

Setbacks from building, walls/fences and property lines

- Detailed setback tables for backyard and front yard improvements

*Always refer to Design Guidelines for complete details

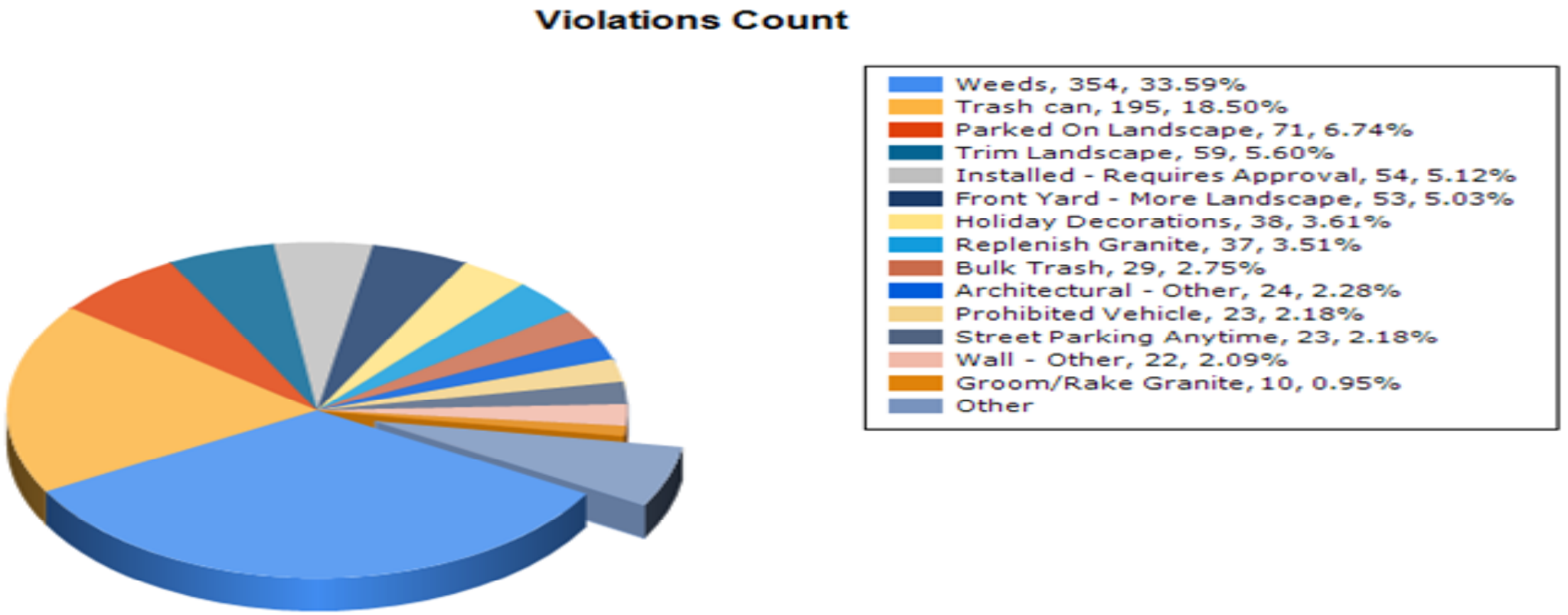
Homeowner Questions and Concerns

1. Enforcement
2. Budget, Assessments, and Activity Fees
3. Representation
4. Del Webb specific
5. Other

Homeowner Questions and Concerns

Enforcement
1. On street parking 2. Landscape maintenance: Homeowner Lot and Common Areas 3. Exterior lighting 4. HOA reliance on neighbor complaints 5. Request for “no soliciting” rule 6. Landscape maintenance of common areas

YTD Enforcement Chart



Total Letters:	**1,054**
Total Violation Types:	**33**

Homeowner Questions and Concerns

Budget, Assessments, and Activity Fees
1. Changes made in response to survey? 2. Inflation rate vs. actual anticipated expenses 3. Fairness of charging for events 4. Holiday decorations 5. Live Rocking K app expense vs. website 6. Park monitor 7. Landscape maintenance costs

Homeowner Questions and Concerns

Representation
1. Homeowner participation on Board of Directors 2. Homeowner participation on a committee

Homeowner Questions and Concerns

Del Webb specific
1. Question about e-trac system 2. Landscaping of Phase 1 compared to Phase 2 3. Question about painting view fence a different color

Homeowner Questions and Concerns

Other
1. Request for solar lights at mailbox cluster on S. Clara Roberts Way 2. Status of graded parcel on north side of OST, across from Monument View Way 3. How to find HOA-related documents



Other Questions

Adjournment

Thank you for joining us and sharing your valuable comments and questions!

2027 Annual Meeting will be held Thursday, March 4th at 6:00pm

HOA website link: https://rockingkhoa.com

Live Rocking K App – available for iPhone and Android phones

HOA Onsite Management Office
520-603-1889
admin@rockingksouthhoa.com
12620 E Old Spanish Trail (adobe house between Corner Market & Farmer's Market Barn)

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Designed by Nature

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