



# **NEW NEIGHBOR WELCOME PACKET**



Carefree Sentinel Rock Estates Homeowners Association  
P.O. Box 3791, Carefree, AZ 85377



**Welcome** to the Carefree Sentinel Rock Estates community! The following is our HOA packet, which includes various information to make your move to our community easier!

Enclosed is a Disclosure statement, as required by law, please sign it and return it to us to show that you received your packet and have reviewed the HOA's Declaration of Covenants, Conditions, and Restrictions (CC&Rs) on the HOA's website:

**[www.sentinelrockhoa.com](http://www.sentinelrockhoa.com)**

Please mail the signed Disclosure form to our U.S. Post Office box address listed below.

We keep our residents apprised of community matters via email. At your earliest convenience, please provide us with your Carefree Sentinel Rock Estates **mailing address, phone number** and **email address**. Please provide your mailing address and phone number if it is different from the street address of your new home in Carefree Sentinel Rock Estates. If you would like more than one person in your household to receive emails, please provide their email addresses as well.

If you would like your name(s) and information included in our **Voluntary Membership Directory**, please email us to let us know your phone number(s) and email(s) that you would like listed.

**Mailbox units** are available within Sentinel Rock. Contact the Cave Creek Post Office on School House Road to obtain your mailbox keys and postal box location, if you did not get the key and number from the previous homeowner. While your house is physically in Carefree, the Cave Creek Post Office services our area for home delivery, so you need to use Cave Creek, 85331 if you wish to receive home mail delivery.

**Trash removal** is provided by private companies, including Area Disposal, Waste Management, and Republic.

If you have any questions, feel free to contact us using the HOA's website and the community liaison will help answer your questions.

We're so thrilled to have you as a neighbor!





## Carefree Sentinel Rock Homeowners' Association Disclosure Packet Statement

*Enacted by the Legislature of the State of Arizona, August 25, 2004*

HOA's Declaration of Covenants, Conditions, and Restrictions (CC&Rs),  
all Addendums, and Bylaws are located on the  
HOA's website: [www.sentinelrockhoa.com](http://www.sentinelrockhoa.com)

"I HEREBY ACKNOWLEDGE THAT THE DECLARATION, BYLAWS AND RULES OF THE CAREFREE SENTINEL ROCK HOMEOWNERS' ASSOCIATION CONSTITUTE A CONTRACT BETWEEN THE ASSOCIATION AND ME (THE PURCHASER). BY SIGNING THIS STATEMENT, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ASSOCIATION'S CONTRACT WITH ME (THE PURCHASER). I ALSO UNDERSTAND THAT BY ACCEPTING THIS CONTRACT, I MAY BE GIVING UP MY RIGHTS TO THE HOMESTEAD EXEMPTION PROTECTION REGARDING A LIEN OF THE ASSOCIATION."

Purcher Signature(s):

Date:

_____	_____
_____	_____
_____	_____

### IMPORTANT:

By Arizona Law, you must return this signed statement  
within fourteen (14) calendar days after receipt of this packet to:

**Carefree Sentinel Rock Estates  
Homeowners Association  
P.O. Box 3791  
Carefree, AZ 85377**

# Town of Carefree - Utilities and Services for Carefree Sentinel Rock Homeowners

## Electric Service

Arizona Public Service Co. (APS)  
602-371-7171 emergency & after hours  
New Service: [www.aps.com](http://www.aps.com)

## Gas Service

Southwest Gas Corporation  
602-861-1999 New Service: [www.swgas.com](http://www.swgas.com)

## Water Service

**Carefree Water Company**  
(480) 488-9100 / Emergency (480) 252-7661  
[www.carefreewaterco.com](http://www.carefreewaterco.com)  
New customer: [www.carefree.epayub.com/Customer/Signup](http://www.carefree.epayub.com/Customer/Signup)

## Telephone /Cable TV/Internet Services

Cox Communications  
623-594-1100 / 1-800-229-6542

## Century Link (phone)

800-244-1111

## Sewer Company

Liberty Utilities  
Monday – Friday 7:30 am – 4:30 pm  
480-488-4152 New Service: [www.libertyutilities.com](http://www.libertyutilities.com)

## Trash Removal

(Trash pick up is provided by  
privately owned companies)

- Area Disposal (602) 854-8590
- \* Curbside, 602-225-0020 or 602-246-7248
- \* Waste Management, 602-268-2222

## Construction Blue Stake

Call (2) days prior to any digging near roadways to locate  
all underground utilities 602-263-1100

## Fire Protection

Carefree Fire Dept., 480-945-6311  
37401 N. Tom Darlington Drive  
P.O. Box 733, Carefree, AZ 85377  
CPR & Public Education: 480-699-8213  
EMERGENCY, call 911

## Maricopa Co. Sheriff Office

602-876-1011

## MCSO (free) Vacation Watch service

602-876-1742



# Carefree Sentinel Rock Homeowners' Association

## PROPERTY MAP WITH LOT NUMBERS

