



## Welcome to Bison Ridge

Loved by residents, guests, and renters alike, Bison Ridge is a very special place. Nestled in the tall pines of the Apache-Sitgreaves National Forest, there is a wealth of recreational activities for you to enjoy, including boating, fishing, kayaking, hiking, biking, camping, ATV/UTV rides, horseback riding, Arizona's longest zip-line tour, snowshoeing, downhill and cross-country skiing, hunting, Native American cultural events, historical sites, casino gaming and entertainment, art shows, fairs, and classic car shows.

Association Management Company is Frank M Smith, 4756 Buck Springs Rd , Pinetop AZ 85935. Our representative is Trish Svejksky, 928 242 4743. She may also be reached at [Trish@resortaz.com](mailto:Trish@resortaz.com)

To contact the board you may send email to: [bisonridge@bisonridgeaz.com](mailto:bisonridge@bisonridgeaz.com)  
The Bison Ridge web site is: [www.bisonridgeaz.com](http://www.bisonridgeaz.com)  
For ARC inquiries there is direct access on the web site called ASK THE ARC. This link goes directly to the chairperson on the ARC.

All documents are now located on the Com Portal for Franki M Smith <https://comwebportal.com/> You must be registered with Frank M Smith in order to access this portal. Please email [Trish@resortaz.com](mailto:Trish@resortaz.com) to be registered or with any access issues.

### **GATE CODES**

The gate codes for the gate on Mustang Run are available via Frank M Smith. The codes are changed once per year in January; all residents will be notified by mail as to these changes.

The remote-control key fobs supplied by Frank M Smith and automobiles with remote-control programming capabilities *are not* affected by these changes.

### **BISON RIDGE COMMUNITY WEBSITE**

Our community website is **bisonridgeaz.com**. This allows registration of all renters, Contact email for the board and Ask the ARC link for any ARC changes or questions.



## HELPFUL NUMBERS

**For EMERGENCIES:** Dial 911

**For Non-Emergencies:**

Show Low Police Department :	928-537-4365
Timber Mesa Fire Department :	928-537-5100
Summit Healthcare Regional Hospital:	928-537-4375

**City of Show Low:** 928-532-4000

City services include water, sewage and **trash pick-up**.

For single-family residences the city provides both a recycle (blue lid) and a trashcan (green lid). The city also provides a guide as to what materials are acceptable for city recycling. The pickup day for both is every **Monday**. During a week when the service day falls on holiday or the day after, collection may be delayed by one day. The normal schedule will resume the following week.

For The Heights, The Overlook, The Tatanka Casitas, dumpsters are located near each of buildings and are for the use of those neighborhoods only

Additionally, there is a dumpster down by the Tatanka Park that is for use by all homeowners. Please note, this — and all other dumpsters — are for household trash only. Household trash *does not include* yard debris, mattresses, television sets, etc.

The city also provides **large-item/excess-trash pickup** on the first full week on Monday of every other month starting in January. An exact schedule with guidelines as to acceptable items is available on the City of Show Low website, [showlowaz.gov](http://showlowaz.gov), and on our Bison Ridge Community website, [bisonridgeaz.com](http://bisonridgeaz.com)

**Seasonal** roll-off extra-large garbage dumpsters are provided for residents to dispose of their **yard debris** — pine needles, leaves and weeds. These dumpsters are for “green” items only. Homeowners will be notified when these dumpsters are available; the dumpsters are typically located in the general vicinity of the Tatanka park.

**Navopache Electric Cooperative (NEC):** 928-368-5118

As NEC is a member-owned utility cooperative, a minimal initial cooperative membership fee is required.



**AmeriGas Propane:** 928-337-4760

Most residences (both single- and multi-family) are supplied propane via buried shared-community tanks that are located throughout the community. Currently, AmeriGas Propane is the community's supplier. The rates for propane are negotiated each year by the Bison Ridge Board. A few single-family residences have buried private propane tanks. While these owners may use the current AmeriGas community rates, they are also free to negotiate their own agreements with other providers. AmeriGas monitors the overall use of propane for all of the community tanks and keeps them adequately stocked. Personal tank owners should discuss guidelines and options on how to best monitor propane levels with their chosen providers.

**Cable, Satellite and Internet**

There are several local service providers available for satellite, cable and Internet services.

**PROPERTY AND STRUCTURE CHANGES**

Prior to starting any improvement, addition or alteration (i.e. adding or changing groundcover, landscaping, exterior lighting, windows, fencing, a driveway, etc.), homeowners must follow a few simple steps. Among these steps is the requirement to complete an application to the Architectural Review Committee (ARC).

The Architectural Review Committee consists of Bison Ridge homeowners, appointed by the board of directors, to review changes and additions to properties and structures. The Committee has 30 days in which to respond to each request but typically can respond in a shorter period of time.

The ARC application, along with a checklist of necessary items and actions, can be found on our community website, at the end of the Architectural Guidelines document, and obtained via Frank M Smith.

A copy of both the application, the checklist and other noted requirements must be provided to Frank M Smith; Frank M Smith will then forward that information to the Committee for review.

The goal of this process and each review is to maintain the beauty, integrity, continuity, ambiance, and value of Bison Ridge and the properties within, by complying with the CC&R's, as well as Navajo County and City of Show Low codes.

**PARKING**



On-street parking is not permitted.

Vehicles must be parked on a driveway or an approved paved, rocked, or gravel surface. Vehicles may not be parked on any non-approved, non-improved surface such as lawn, dirt, wood chips, or forest floor.

Overflow parking is available near the Tatanka community park. Please do not park in residents' private, designated spaces. Parking is allowed for 72 hours, and notification of vehicle type must be provided per the signage along Tatanka Loop. Failure to comply may result in having unauthorized vehicles towed at owner's expense.

### **ACCESS TO THE NATIONAL FOREST**

When using any of the neighborhood access gates to the national forest please be sure to close the gate behind you. The neighborhood access gates are intended for foot, bicycle, and, where appropriate, ATV/UTV use *only*. *Please note:* Cruising is not permitted in the neighborhood ATVs/UTVs, dirt bikes, electric bikes and golf carts, etc., should be driven from point-to-point (e.g., driving with a specific destination in mind) and not just "driving around" Bison Ridge. Children's battery operated/electric toy cars are not allowed on Bison Ridge streets at any time. Operators of E-bikes must be licensed and minimum age of 16

Within Bison Ridge, parking is not permitted along any of the access gate roads or trails. These are for fire department use only.

Non-Bison Ridge access (as well as all car and truck access) is via Joe Tank Road, located one block to the left as you leave Bison Ridge going onto US-260.

On occasion the US Forest Service may limit access into and within the forest. During these periods the gates will be locked and appropriate signs posted.

### **PARK RESTROOM KEY CODES**

The key codes for the Tatanka community park restrooms are available via Frank M Smith. Once these facilities are winterized, they are unavailable for use until they are de-winterized in the spring.

We hope you find this information helpful, and again, welcome to Bison Ridge.