

# CREEKSIDE HOA NEWSLETTER - Spring 2026

## Information for you and your Neighbors



### CREEKSIDE HOA BOARD MEMBERS AND COMMUNITY MANAGER

HOA President: Jeannie Tucker  
HOA Vice-President: Chris Renner  
HOA Secretary: Norma Patteson  
HOA Treasurer: Carol Sack  
HOA Director: Abigail Byrd

HOA Community Manager: Katie France, CMCA  
GNC Community Management Company  
4011 East Broadway Blvd., Suite 300, Tucson, AZ 85711  
(520) 493-2275 Email: [katie@gncmanagement.net](mailto:katie@gncmanagement.net)

#### Highlights

- New Community Management
- Friendly Reminders
- \$80 Monthly Dues begin March 1st
- Ben's Bells and Creekside
- Creekside Little Library Launch
- Monthly Meetings are now Hybrid
- Four ways to pay your dues
- How to obtain HOA Certificate of Insurance

## *New Community Management - GNC*

The Board of Directors is thrilled to report the switch from Copper Rose Community Management to GNC Community has been successfully completed. We look forward to working with our new property manager, Katie France. GNC offers Creekside Homeowners a convenient and secure portal to make payments, obtain governing documents, submit requests for architectural reviews and read Creekside news. The old website will remain available indefinitely.

The Application for the GNC Creekside Portal is **Enumerate Engage**. If you have any trouble setting up your account with Enumerate Engage, contact their support team at:

[engagesupport@goenumberate.com](mailto:engagesupport@goenumberate.com)

An email was sent on March 2, 2026 to every Owner who provided GNC with an email address. The email includes a link to create a password. If you do not wish to

receive any further emails from Enumerate Engage, you must click on the unsubscribe link included in the March 2nd email.

It's not always easy making changes. While GNC has been actively working with the board for as smooth a transition as possible, things unfortunately may have been less than smooth for some. Please reach out to Katie with any problems.

## *Friendly Reminders from your board*

- ◆ Effective March 1, 2026, monthly assessments are now \$80 as approved by the Board at the February 2026 meeting. Not only has our community insurance cost significantly increased, utility costs, pool supplies, postage, and labor costs have increased. Please see the 2026 Annual Budget for details.
- ◆ **Quarterly Hybrid** Meetings will be held at the YMCA (Lighthouse), 2900 N Columbus. All other meetings will be held on Zoom, only.

- ◆ **Please do not park on the curbs or common areas with rocks!** Delicate irrigation lines are located underneath.
- ◆ We love our pets! But, please keep your pets off the rocks! Scattered rocks on the streets have sharp edges. When cars and trucks drive over them, the edges press into the pavement. Over time, these rocks cut into the pavement where water and debris will erode the surface.
- ◆ Thank you for picking up after your pets!

## Landscaping Report

Jean Tucker, President of the Creekside HOA, manages the common area landscaping contracts and services. All of the new plants were installed by Santa Rita Landscaping as of May 2025. Replacement plants, as needed, will be installed during the spring. We appreciate any reports of irrigation leaks. Please send an email to Katie at [katie@gncmanagement.net](mailto:katie@gncmanagement.net) with the leak location, date and time when you noticed it. Photos are appreciated.



## Community Monthly Meetings with Patrol and Community Police Officers

Each month the City of Tucson Police Department provides a crime report for the Ft. Lowell Corridor that is the area between Tucson, Columbus, Prince and Glenn. Police also take questions from residents and often provide a guest speaker to address specific issues. If you would like to be included in the email distribution list for these meetings, please contact Amy Douglas at: [montezumaneighborhood@gmail.com](mailto:montezumaneighborhood@gmail.com)

**TPD FLC CRIME & SAFETY MEETINGS**  
 3rd Tuesday of every Month 5:30 - 6:30 p.m.

**AGM 3544 E. Ft. Lowell** Open to all residents and businesses in the Ft. Lowell Corridor.  
**Copper building between Palo Verde and Richey** Approximate boundaries:  
 Tucson --> Columbus --> Prince --> Glenn

For more info, go to: [HTTPS://NORTHDODGENA.WEEBLY.COM/TPD-FLC-MEETING.HTML](https://northdodgena.weebly.com/tpd-flc-meeting.html)

At the February Meeting, guest speakers from the City of Tucson Code Enforcement Office spoke about efforts to eliminate issues in alleys, apartment complexes and other areas of concern to residents. There are several nuisance homeowners and problem landlords.

Community Liaison, Bennett Bernal from the Ward 3 Office works with Code Enforcement and all other city agencies to address and resolve resident concerns. Please don't hesitate to contact Bennett by phone (520) 791-4711; cell (520) 808-8773; or email: [Bennett.Bernal@tucsonaz.gov](mailto:Bennett.Bernal@tucsonaz.gov)

The website for our Ward 3 Office is [tucsonaz.gov/ward3](http://tucsonaz.gov/ward3). Our Council Member is Kevin Dahl.

**Meet** Ward 3 Council Member Kevin Dahl, Tucson Police who patrol our area, Community Service Officers and our Constable at the upcoming COFFEE WITH A COP!

**Coffee with a Cop**  
**March 24, 2026 - 9 a.m.**  
**The Egg Connection**  
**3114 E. Ft. Lowell**

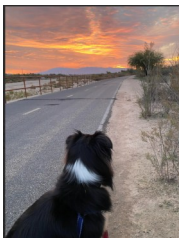
**Meet with our Ward 3 Council Member, Kevin Dahl, as well as officers who patrol our area, Community Service Officers, our Constable and more!**

# The Loop

We love The Loop! But there are occasional problems and concerns. The City of Tucson 311 Mobile App is available for any resources you may want to offer someone in need. The website is [TucsonAZ.gov/311](https://www.tucsonaz.gov/Residents/311-Service-Request-Portal) where you may find links to download the app.

<https://www.tucsonaz.gov/Residents/311-Service-Request-Portal>

Wondering whether to call 311 or 911? Here are a list of tips from the City.



### Call 311 Non Emergency concerns such as:

City Services - Non-emergency reporting; traffic hazards; request for service.

Social Services - Housing, non-emergency medical assistance, behavioral health needs, and community resources.

General Information - Events, road closures, directories, and updates.

### Call 911 Emergencies such as:

Law Enforcement - A person's life is in immediate danger and there is a risk of severe injury or death. Examples include conflicts involving Weapons, Crimes in Progress, Active Threats to Life and Property.

Fires (Smoke) - If you see or smell smoke, flames, downed wires, hazardous chemical spills or danger. This includes fires in buildings, washes, open spaces and vehicles.

Emergency Medical Services - Situations that require immediate assistance from medical personnel or the fire department.

Crisis - Citizens may report active mental crisis such as suicide or intent to harm self or others.

## Creekside Little Library Launch March 21st, 8 am - 10 am

We are pleased to announce that we will soon have our own Little Free Library located next the bulletin board outside of the swimming pool area. This idea came about through the work of a neighborhood committee, who raised half of the funds needed to pay for the library, through contributions within the Creekside community. The library will be stocked with books, which community members are free to take. When done with them, you can return them to the library or pass them on to someone else to read. You can also

leave books you would like to donate and share with others. We have a Library Committee who will make sure that the library is well stocked, and that there aren't any inappropriate materials or items placed in it. The Free Little Library concept has become very popular, with several springing up in neighboring Tucson communities. If you wish to know more about this concept, visit the website: [littlefreelibrary.org](http://littlefreelibrary.org). There will be a launch celebration for the Library on Saturday, March 21, from 8:00 a.m. to 10 a.m. at the swimming pool ramada.

Please come and get your first book. You will also have an opportunity to meet your neighbors, including some of the folks who worked to make this project happen. Bonus: Refreshments and vegetables from Borderlands Vegetable Rescue!



### *Ben's Bell's and Creekside Honor Local Kindness*

Story by: Jeannie Tucker

Last year, we only got enough rain to make a mess of the Rillito and wash down all kind of trash and debris into our area bordering the Tucson Loop Trail. Much of it was deposited in the Rillito River/in different areas including under the Swan bridge.

Seeing all the trash, broken furniture and other large junk items as you were biking and walking your dog was very depressing. It weighed heavy on many people's minds and not all of our neighbors are of an age where they could attempt to get out and clean it up. Some people did do some clean up but one person really stood out and continues to be a shining example of kindness and care for the surrounding community.

I started seeing a young man out there all the time filling garbage bags and one day we talked. His name was Kai and he was sick of seeing the mess and needed to get some vitamin D (doctor's orders) from sunshine so he went to work cleaning up. In a short period of time, he had filled over 40+ large garbage bags and removed junk furniture out of the wash area.

He said if we left trash bags tied to the railing, he would continue to do the clean-up. I contacted Parks and Rec to tell them about his work and asked if they could pick up what he collected. They were happy to hear of his work and hauled it all away. Kai's kindness, hard work and friendly attitude made such a difference. His efforts brightened the mood of those who use the Loop path daily, myself included. Around the Holidays, I decided to take up a collection from people to give to him. With donations from wonderful neighbors in Creekside and our surrounding communities, we were able to get him several gift cards and greeting cards to say "Thank-you".

At the same time, I nominated him for a Ben's Bell as the organization [www.bensbells.org](http://www.bensbells.org) does a weekly "Belling" where they come to surprise a chosen person with a reading of the nomination, gift package and a beautiful hand-made Ben's Bell to thank them for their acts of kindness. I got the call that he was chosen and I asked him to bring his wife and two daughters to our pool on a Saturday for a surprise.

It was a great time and his family got to see the positive difference their father made to our surrounding communities. If you see Kai out there in his black cowboy hat, say "Hello" and thank him for all he has done...we need to appreciate kindness always.



## *Peak Rattlesnake (and Scorpion) Season begins in March!*



"Welcome to snake season, Arizona's unofficial warm-weather tradition. Snake season typically ramps up in spring and runs through early fall, when rising temperatures bring snakes out to hunt and mate. Arizona is home to more than 50 snake species, including several rattlesnakes, such as the Western Diamond-back, [Mojave](#), Sidewinder and Black-tailed rattlesnake. You'll also find [non-venomous species](#) such as gopher snakes, kingsnakes and coachwhips. Most snakes want absolutely nothing to do with hikers. They strike only when threatened, stepped on or surprised. That famous rattle? It's basically nature's polite warning system: "Please step back."  
<https://www.azcentral.com/story/entertainment/life/2026/03/10/when-is-rattlesnake-season-in-arizona/88985131007/>

## *Creekside Website - Homeowner Resources*

<https://creeksidehomeownersassoc.com/>

### Creekside Homeowners Association

All the information our Homeowners need...

[CONTACT US](#)

[GOVERNING DOCUMENTS >](#)

[RESERVE STUDY & BUDGET](#)

[CREEKSIDE BOARD MEETING MINUTES](#)

[BOARD MEMBERS](#)

[NEWSLETTERS](#)

[FORMS FOR HOMEOWNERS](#)

[CREEKSIDE PAINT INFO](#)

[COMMUNITY MAPS](#)

#### Governing Documents



- [Creekside HOA Articles of Incorporation](#)
- [Creekside HOA CC&R](#)
- [Creekside By Laws](#)
- [Creekside HOA Code of Conduct](#)
- [Creekside HOA Rules & Regulations \(NEW UPDATE\)](#)
- [Pool Key Agreement](#)
- [Creekside HOA Compliance Policy](#)
- [CC&R Violation / Enforcement Policy – Rules / Regulations \(NEW\)](#)
- [Creekside HOA Rental Amendment 2007](#)

## *Creekside HOA Monthly Board Meetings: Hybrid - In Person & Zoom*

**5:00 PM on the Second Thursday of Every Month**

*ALL homeowners are encouraged to Attend!*

**Quarterly Hybrid** (Zoom and In person) meetings will take place at the Lighthouse YMCA, 2900 North Columbus Blvd. Upcoming Quarterly Hybrid Meetings will be June 11, September 10 and December 10, 2026. All other monthly meetings will be held on Zoom. Meeting notices will be sent by email from our community manager, Katie France. In the event of meeting cancellations or date changes, Katie will notify homeowners. Any questions, or concerns, please contact GNC.

### **GNC Community Management**

4011 E. Broadway Blvd, Suite 300

Tucson, AZ 85711

Telephone 520.493-2275

Email: [katie@gncmanagement.net](mailto:katie@gncmanagement.net)

Website: [www.gncmanagement.net](http://www.gncmanagement.net)

## ***GNC Community Management Options to Pay your Monthly Assessments***

As of March 1, 2026 your new monthly assessment is \$80.00 as a result of the Board's thoughtful consideration of projected income and expenses for the year. To accommodate this unusual start date, GNC will not apply late fees until March 31, 2026. There are four ways to pay your monthly assessments: By mail, ACH automatic debit, bill pay with your financial institution, and Online Payment with GNC's bank (First Citizens Bank). Please see the following instructions for each option. This information was also provided in a December 15, 2025 letter from GNC Management.

Mail. Payments may be mailed to CREEKSIDE HOA, P.O. BOX 52307, Phoenix, AZ 85072-2307. Checks must be payable to CREEKSIDE HOA. Please note your Lot Number in the memo section of each check.

Bill Pay. You may set up bill pay with your financial institution. Payments must be payable to CREEKSIDE HOA. The address for this payee is the same as by mail: Creekside HOA, P.O. Box 52307, Phoenix, AZ 85072-2307. Please note your Lot Number in memo section of your payment.

ACH Automatic Debit. To enroll in the ACH Debit Program, contact GNC manager, Katie France who will provide you with an ACH Form. Once you receive this form, provide all the information requested, attach a VOIDED check and mail both to GNC Community Management, 4011 E Broadway Blvd., Suite 300, Tucson, AZ 85711. In order to enroll in this program your starting balance must be \$0.00. A \$2.00 convenience fee will be assessed for EACH transaction. This form may be returned to GNC by mail, in person or by email to [yamim@gncmanagement.net](mailto:yamim@gncmanagement.net) Payments will automatically be deducted from your account around the 13th of each month.

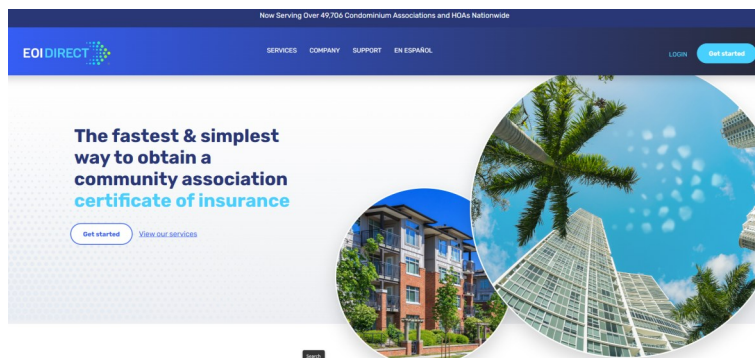
Online Payment with GNC. You may log into First Citizens Bank at <https://propertypay.firstcitizen.com> Here you may register for future payments or choose the "one-time payment" option. If you use a checking account, a \$2.25 fee per transaction will apply. If you are using a credit card, a 4% fee will apply. You will need the following information to make an online payment: Management ID 1167, Association ID CRS, Property ID (Your Lot Number in a 3-digit format, ext. Lot 1 should be 001).

If you have any questions concerning these payment options, please do not hesitate to contact GNC Community Management (ph: 520-493-2275).

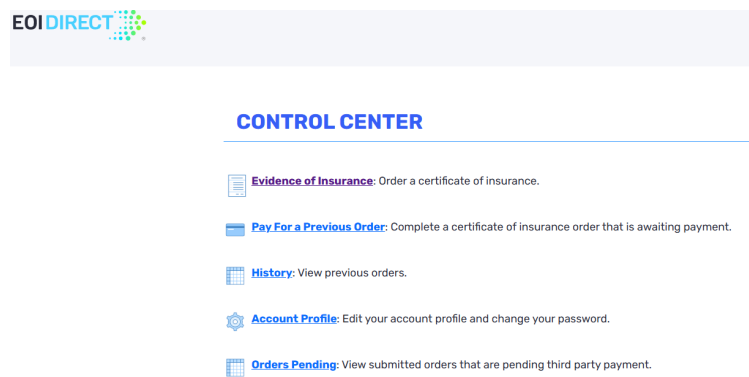
The Creekside HOA Board of Directors say ***THANK YOU*** to all homeowners for continuing to pay your monthly association dues. Your timely payments cover the costs to maintain our community - community management, streets, the pool, lights, landscaping, insurance, perimeter walls, utilities (water and electricity) and more.

# Certificate of Insurance for Creekside Homeowners Association

Creekside Homeowners who want a copy of the HOA Certificate of Insurance for their personal records or for their mortgage company may submit a request online with EOIDirect, a website used by the HOA's insurance agency. The EOIDirect website address is: <https://www.eoidirect.com/>



1. Select **Get Started**
2. Scroll down the page to **Homeowners & Property Managers** and click on **Register Now**.
3. To Register you must provide your First Name, Last Name and select from I am a...homeowner or property manager. Then you will enter your email address, password and confirm password. An activation email will be sent to the email address that you provided. Click on the link in that email to continue.
4. After you have set up your login in credentials, you are ready to login and request a certificate.



5. At the Control Center Select Evidence of Insurance, then EOIDirect will show the name of our HOA and your property address. If for any reason this is wrong, they provide a phone number for you to call customer support.
6. Click continue.
7. Select the appropriate option from the choices provided.
8. Continue to provided the requested information. The first email or fax copy is provided free of charge.
9. Be prepared to enter the name of your mortgage lender, their required endorsements (i.e. It's successors and assigns...check with your lender), address, email and or fax number.
10. EOIDirect customer service is very helpful. Call them if you have any trouble verifying your mortgage lender information or any other data.
11. They will send a follow up email to you acknowledging receipt of your request or they may immediately email the attached certificate.