



Chevelon Canyon Ranch • Navajo County, Arizona

Chevelon Canyon Ranch (CCR) occupies 32,000 acres of open ranch land in a “high desert” wilderness area of Navajo County, AZ. It’s subdivided into approximately 850 lots, each varying in size from about 5 acres to 200 acres; the vast majority of which are about 40 acres. Our main entrance is 14 miles west on Hutch Road off Arizona State Route 377 (Hutch is between Heber & Holbrook on Arizona SR377 just north of Mile Marker 15). CCR’s average altitude is about 5800 feet with most trees being Utah Junipers 4 to 20 feet in height, and there are lots of them. The area is inhabited by wild game, especially elk, coyotes, and rabbits, and occasionally by grazing cattle. CCR is a “wide-open spaces” getaway from high-density cities and commercial developments, and it offers low-cost hobby-ranching opportunities; and that’s how our property owners want to keep it. The nighttime sky has more stars than most of us have ever seen. Unimproved lots can be purchased from private owners or Realtors from under \$1000 an acre.

The high temperatures on a clear day in the summer typically run 12 -15 degrees below those in Phoenix, but it can get chilly at night (20 -30 deg less than the lows in Phoenix as CCR doesn’t have all the concrete streets/buildings that store the heat). Winter lows are usually below freezing, but not often lower than 10 deg, and there are occasional snowfalls.

CCR is a registered, non-profit Arizona corporation with a Property Owner’s Association (POA) as we must maintain our own 125 miles of private roads, along with community wells and other things noted at the bottom of the page. All property owners are automatically members of the POA as a condition of ownership. We employ Declarations of Covenants, Conditions, and Restrictions (CC&Rs), along with Bylaws, which, although not very restrictive, keep us legal, establish moderate guidelines for property use, including the prohibition of any commercial development, as well as providing for structure, management processes, and more. These assure fair and equitable opportunities for all owners to use their land in different, but personal ways without detriment to other property values.

There are no commercial electrical power, water, or sewer services available, but the POA maintains two private, fully-automated, solar & propane-powered community wells where property owners can dispense free water at any hour of the day needing nothing more than portable containers or a fill-hose and trailered tank to haul it to their lots.

Only a few families reside at CCR full-time, while most other active property owners only visit for weekend or vacation getaways, with many leaving accommodations on their lots for when they visit, such as a trailer, manufactured home, storage container/building, generator/solar, water storage tank, etc.

TV reception is good using an elevated outdoor antenna. Hand-held cell phone service is poor, although it’s relatively easy to find a “hot spot” in an emergency. An elevated outdoor antenna with an indoor booster usually solves the problem.

The POA collects assessments on each lot annually, which, as of 2018, are \$250 a year for lots under 50 acres, \$281 (50 to 99 acres), and \$312 (100 acres and over). That’s only 52-cents per acre per month for a 40 acre lot!

Assessment revenues are used for, but are not limited to the following services that the POA provides:

- Maintenance of our 125 miles of dirt/gravel roads within the subdivision to assure access to every owner’s property (this is the single largest expenditure of our budget each year)
- Operation and maintenance of two fully-automated water wells providing free water to both visiting and resident property owners 24/7
- Publishing and office expenses, including printing and mailing of annual Board nomination applications, annual Board ballots, special elections, annual newsletter, our annual Budget and Year-End financial statements (required by law), and other written communications and documentation as needed
- Retention of services of an independent Management Company for accounting; collection of assessments; facilitating Board approvals for expense/invoice claims, paying the claims, and keeping records; and processing changes in ownership, including new-owner information kits (required by law)
- Legal services on an as-needed basis for disputes, lawsuits, and collection of delinquent accounts
- POA Liability insurance
- Maintenance of our website (cheveloncanyonranch.com): Our official real-time communications instrument and repository of most-needed information, including announcements, schedules, minutes, newsletters, rules/regulations and other official documents, and more. It also provides a community Message Forum and a Free Classified service.
- Maintenance of our fenced Community Park, including its 2400 square-foot Ramada and portable toilets, and central trash dumpster services at each well.
- An Annual Meeting (required by law), and occasional special events/meetings