

# FREQUENTLY ASKED QUESTIONS

Common questions about Red Hawk at J-6 Ranch.

## **What size are the Red Hawk lots?**

The lots are 2.5 to 5 acres – choose your lot and choose your home. The custom builder will build a semi-custom or custom home on the selected lot.

## **How much does it cost to build a new custom home?**

That varies. It depends on the size and quality of the home and how much you want to put into it. A good rule of thumb is approximately \$205 per square foot which includes the lot. Some have added upgrades of BIG Doors, Bathroom Fixtures, Gourmet Kitchens, Solar Array and many energy saving upgrades and the cost will go up accordingly.

## **Is internet service available? Conveniently Remote Yet Remarkably Connected**

Feel far from the noise and bustle of city life yet close to what you want and need. Hospital care, gas and groceries are just 15 minutes east of the town of Benson. The arts, entertainment, fine dining and international airport of metropolitan Tucson lie just 30 minutes west.

Enjoy conveniently remote Red Hawk, while staying connected with your world via dependable, Starlink, the Elon Musk high speed internet system. *Starlink for homes is a reliable high-speed internet and is available in Red Hawk.*

Engage in activities that have historically not been possible with satellite internet. Made possible via the world's largest constellation of highly advanced satellites operating in a low orbit around the Earth offering home internet speeds of greater than 100Mbps.

Order your Starlink at <https://www.starlink.com/>.

## **What sort of standards are the custom builders providing?**

An approved Red Hawk builder constructs a home to meet a **NetZero** minimum standard. These homes may combine advanced design and superior building systems with energy efficiency and an on-site solar array to produce a better home. Red Hawk **NetZero** homes are ultra-comfortable, healthy, quiet, sustainable homes that are affordable to live in.

All exterior framing of a contemporary Red Hawk home is of 2×6 construction and is wrapped with Tyvek, an airtight barrier, to virtually eliminate outside air from entering the home through the walls and the insulation is BASF Open Cell Polyurethane Spray Foam. Or insulated foam block and Tyvek.

Red Hawk energy conservation features: **Included** and **Upgrades**:

- **Included** – Tyvek exterior wrap and BASF Open Cell Polyurethane Spray Foam insulation in all exterior walls including garage and under the roof, Insulated Windows and Doors, Energy Efficient Appliances, LED Lighting, and all homes are Solar Array Ready
- **Upgrades** – Mitsubishi Mini-Split HVAC, Rheem Hybrid Water Heater, Deako Smart Lighting energy management and a Solar Array to provide a NetZero electric bill.

Many conservation features are **Included** to the Red Hawk homes. You can choose to add the **NetZero upgrade** to any Red Hawk home.

**Are there restrictions on the size of the home?**

You must have a minimum of 1375 square feet for your home at Red Hawk. And the design must be submitted to the Design Review Committee for approval.

**Can I have a two-story home?**

Roof ridges shall not exceed 25' in height. No parapet wall shall exceed 23' in height. Height shall be measured from the finished floor. The finished floor elevation shall be the average elevation of the natural grade of the area on which the residence or improvement is located. [See design guidelines.](#)

**Are there CC&Rs?**

Yes. And they may be downloaded from the Red Hawk web site. [CCRs](#)

**Is there a Red Hawk Public Report?**

Yes, there is and it may be downloaded from the Red Hawk web site. [See public report.](#)

**Can I put a mobile home or manufactured Home on the lot?**

This development is for site-built homes only, mobile or manufactured homes are not allowed. Casitas of 600 square feet or more and/or an RV Garage may be added to your site if you currently have a home of 1375 square feet or more

**May I fence my entire property?**

We have a “don’t fence me in” policy. We believe in the wide-open spaces. You may have a wall immediately adjacent to your, home, patio and improvements. The area within the wall may be as large as two times the square feet of your home. [See design guidelines.](#)

**Can I have my horses with me on my acreage?**

Yes, if you have a lot that is designated for horses. Most of the perimeter lots allow for horses.

**Are there Horse or Hiking trails near Red Hawk?**

There are many horse and hiking trails in the Whetstone Mountains adjacent to Red Hawk. We do have easements in areas of Red Hawk for Horse trails. Many of the current residents of Red Hawk ride their horses into the mountains.

**Can I have livestock, chickens, or other farm animals at Red Hawk at J-6 Ranch?**

No.

**How do I contact the Red Hawk Property Owners Association management company?**

The sales office in Red Hawk is not the Association management company office. For any questions or issues please contact the management office at 520-886-1226.

**What utilities are in at Red Hawk?**

Sulphur Springs Valley Electric Co-op is the electricity provider. Century Link is available for telephone, along with other satellite cable and internet providers. Propane is available through several suppliers and it can be buried in the ground and is metered.

**What water company services Red Hawk?**

The Empirita Water Company holds a 100-year water supply designation from the Arizona Department of Water Resources (ADWR). Two wells feed the water supply and the system has a 150,000-gallon holding tank. Water quality is monitored, and the system is managed by Southwestern

Utility Management. Base water fees are approximately \$30 per month.

### **Is there local trash pick-up?**

There are several trash collections companies to choose from.

### **Who maintains the paved roads?**

Roads in Red Hawk are maintained by Cochise County. They keep the roads up to county standards and keep the grass cut back about six feet from the pavement.

### **How far from Red Hawk is the airport?**

Tucson International Airport is about 30 minutes from Red Hawk. Sky Harbor Airport in Phoenix is about a 2-hour drive. Both are accessed by Interstate 10.

### **Are there golf courses in the Tucson area and at Red Hawk?**

Yes, there are many celebrated courses in Tucson and surrounding areas.

### **What is the distance to the closest shopping?**

Benson, six miles from Red Hawk, has the closest shopping including Wal-Mart, Safeway Grocery, Ace Hardware, Tractor Supply and others. Tucson is just 30 minutes West of Red Hawk on Interstate 10 and has numerous shopping areas and restaurants to choose from. Sierra Vista is 40 minutes Southeast of Red Hawk and offers many shopping opportunities.

### **Are there hospitals in the area?**

Benson General Hospital is located at 450 South Ocotillo Avenue, Benson, AZ 85602 Tel. (520) 586-2261 and just a short 10 minutes away.

### **Which Police Department Services Red Hawk?**

Red Hawk is serviced by the Cochise County Sheriff's Office.

### **Do you have Fire Department services in Red Hawk?**

Red Hawk belongs to the Mescal Volunteer Fire District. Their station is nearby on J-Six Ranch Rd.

### **What schools are in the area for our children to attend?**

Red Hawk is in the Benson School District. Open enrollment is also available in the top-rated Vail School District in Pima County.

**What is the tax ratio in Cochise County?**

The tax ratio for unimproved land is 16% and for improved residential 10%. Learn more at the Cochise County website.

**How does Cochise County stack up against Pima County with regard to building permits cost?**

Building permits generally cost less than in Pima County, home to Tucson.

**Is high speed internet available?**

Starlink Satellite Internet technology from SpaceX is available. You can become a Starlink customer by going to <https://www.starlink.com/>.

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# HAVE ANOTHER QUESTION?

First *(required)*

Last *(required)*

Email *(required)*

Phone

**AREA OF INTEREST**

- ☒ Red Hawk Updates
- ☐ Custom Homesites
- ☐ Homes for Sale
- ☐ Schedule a Tour



- ☐ NetZero
- ☐ Quick Move In
- ☐ RV Garage

## HOW DID YOU FIND US?

Select one...

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## COMMENTS

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Lot # Preference

## TERMS AND CONDITIONS \*

☐ I agree to receive educational and promotional messages sent to me via email and autodialer texts regarding Red Hawk J6. I understand that subject to my cell phone carrier plan, Msg and Data rates may apply. This agreement is not a condition of any purchase. We may send you a message each week. No mobile information will be shared with third parties/affiliates. Text STOP to opt out anytime. Text Help for assistance.

SUBMIT

CALL 520-546-4295

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