

THE ILLUMINATOR



A publication of the Star Valley Estates Home Owners Association

www.starvalleyestates.org

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Basin Committee Final Report is now available on-line at SVEHOA web site

Many thanks to the Basin Committee, co-chaired by Dr. Marc Borom and Polly Bradway, for their hard work and dedication to seeing a tough job through! The final report was presented to the Board in August and the complete report was posted to the community web-site in mid-September. The web-site is located at:

<http://www.starvalleyestates.org>. The damages resulting to the fencing from the July 19th storm have required board attention at both the August and September board meetings. Unfortunately, although there is an insurance policy on the basin, damages due to flooding are not covered by it. (Go figure!) As the future of the basin remains in question, the Board voted not to proceed with any repairs at this time, pending input from the community at a Town Hall Meeting set for October. (See story at right) However, the decision was made to purchase new signage—for three sides of the basin, with a phone number to call in case of emergency. Thanks to Mr. Brees and Mr. Jennings, who volunteered to hang the signs once they are received from Cadden Management.

Special Trash Pickup Cancelled

A special trash pick-up scheduled for Nov 34rd, of large and over-sized items, previously approved by the Board back in June, has been cancelled for the remainder of this year. Due to concerns voiced, by homeowners attending the September board meeting, and suggestions that the money could be better spent, the Board rescinded the prior funds authorization for the special trash pick up.

Community Yard Sale Set – SAT NOV 1

All homeowners are invited to participate in the annual community-wide yard/garage sale. Items for sale can be put out early Saturday and must be removed by 7pm. Patti Hildman, the newly appointed chairperson for the committee will be updating the signs for display in the immediate area and placing ads in local newspapers. Last year's turnout was large and is again anticipated. To assist Patti with preparations please call 883-1625.

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TOWN HALL MEETING SET Discuss Future of our Basin

All homeowners are strongly urged to attend a town hall meeting on Thursday, October 30th. This Town Hall Meeting is for you— a chance to hear and discuss the findings and recommendations of the Basin Committee and to make your opinions known as to how we ought to proceed from here. Your money and interests are at stake here, so take this final opportunity to make your wishes known. Learn the details by reviewing the Basin Committee's Final report on-line at our HOA web site <http://www.starvalleyestates.org> and come prepared to provide input as to the future of the basin. The evening will be chaired by the Basin Committee and all homeowners wishing to speak will be given the opportunity to do so. This is your chance to weigh in and let the Board and neighbors know your concerns and desires about all topics pertaining to the basin. The Town Hall Meeting will begin at 6:30pm on Oct 30th at the normal meeting place: Santa Cruz Lutheran Church - Nursery; located at 6809 S. Cardinal Ave. Signs will be posted in the parking lot.

The Basin Committee members and Board look forward to seeing you there!

Community Action Counts!

Outcome of the September 24th Public Hearing on Changes to PIMA County's Comprehensive Plan

Response received from the Star Valley Community was a significant factor influencing the outcome of the county commissioners' decision regarding the three development proposals presented to them during the public hearing on September 24th. Prior to the actual hearing, county staffers had prepared a Staff Report which recommended rejecting the proposal for the south-east corner and favoring the proposal for the southwest corner of Valencia & Wade—a report which did not take into consideration any comments from stakeholders. However, due to the presence of several community members who testified at the hearing, and the written comments provided to the commission by community members, the commissioners determined that the community sentiment against the proposed development was considerable and presented important, significant concerns. Ultimately, the county commission decided to reject all three development proposals for the intersection of Valencia & Wade for the time being—a period of one year. It is unclear at this time if the next round of hearings set for November will be held. An update will be made at the next board meeting on October 16th.

Development Proposals Shed Light on Illumination Issues for Star Valley

As a result of representation from Kitt Peak, at recent development meetings, the importance of our cooperation in upholding the dark skies regulations is once again front and center.

Star Valley Estates *CC&Rs* specify lighting restrictions (Section 10.4) and our updated *Design Guidelines* (Section III-E) clearly spell out the lighting regulations homeowners are expected to adhere to. Additionally, we are subject to the county's dark skies regulations and can be cited for failure to adhere to same. See <http://www.dsd.pima.gov/Building/PDFs/2007/2006%20Outdoor%20Lighting%20Code.pdf>

However, over the past many months, as other issues have taken precedence, lighting violations have not been in focus. With the holidays not far away, it is important that homeowners recognize the need for keeping outside lighting to a minimum, year round—not only for our immediate neighbors but also for the benefit of our more removed but very important neighbor--Kitt Peak which is so important to our local economy.

As Cadden Management inspections are necessarily done during daylight hours, it is doubtful that lighting violations will be initiated in that manner. Therefore, it is important that homeowners make every effort to follow the lighting regulations as the only means of documenting violations is via the complaints of other community members. Reports of lighting violations will be followed up on and violations mailed to the offending homeowners as these infractions impact far more than just the immediate neighboring properties.

Unfortunately, the builder failed to follow the rules when providing lighting fixtures on the front of our homes, yet many homeowners make no effort to mitigate that fact and others have added additional lighting which contributes to a growing glowing problem. Homeowners are reminded that spotlights are to be kept to a minimum, utilized only when yard activities are in progress, and leaving garage lights burning all night is strongly discouraged.

Although homeowners cannot be forced to change the lighting fixtures provided, you are encouraged to limit the overall effect by taking advantage of some of the following inexpensive but effective tips:

- **Utilize bulbs that minimize glare.** This can easily be done by replacing bulbs with "bug" lights of yellow or amber, and/or limiting wattage to 60watts or less.
- **Utilize solar LED lighting for yard illumination** as these provide adequate light without glare.
- **Install motion sensors** that illuminate drives and walkways when nearby motion is detected rather than leaving lighting fixtures on all night.
- **Install timers for lights** required during evening hours.
- **Get a dog or an alarm system** to provide additional security measures and peace of mind.
- **Organize an informal Neighborhood Watch** so neighbors keep an eye out for one another's property

Update: Various Topics

There is no right of way along Ironstone.— Questions have been raised concerning property lines for those lots bordering on Ironstone. Cadden Management has now clarified, via the original plot map, that those property lines actually extend all the way to the intersection with the street. As with all lots, that area must be kept free of weeds. So homeowners are responsible for removing those weeds. For questions concerning this news, please contact Cindy at Cadden Management.

Financials to be Posted on Web site — HOA income statements are being posted monthly on the website. Homeowners are encouraged to visit the web and see how your money is being spent.

Gazebos/Ramadas/Pavilions and other Structures
Homeowners with previously unapproved structures are asked to immediately submit a letter or Architectural Request Form (ARF) stating said structure was erected prior to adoption of updated *Design Guidelines*, effective March 31, 2008. Prior structures will be approved under a grandfather clause.

Violations Summary August/September 2008

Parking Cars (6) RVs (5)

Trash (1)

Weeds (44) Sept. only

Other Exterior Issues (5)
(paint, fencing, debris, lights, etc.)

Delinquency Notices (16)

Referral to Collections...(0)

TOTAL Actions Taken: (77)

4th Quarter HOA Dues Due October 1st

Please pay your 4th quarter dues,utilizing your coupon book quarterly coupon. Payment must be received by Oct. 15th to avoid penalties.

For 2009, the HOA Association and Cadden Management have agreed to send monthly statements instead of relying on the annual coupon books to facilitate membership dues payments.

Cooperation in paying your dues on time is appreciated and reduces expenses to the HOA!

Weed Warnings / Violations are now back in effect

As the rains are winding down and we put yet another monsoon season behind us, weeds are once again subject to violation notices. Routine inspections for weeds and other violations of the CC&Rs are generally done every two weeks by Cadden Management.

If you are the unhappy recipient of a warning or violation notice, you do have time to correct the problem prior to the next inspection. **If the same violation is again observed, the warning becomes a violation. After the violation is noted consecutively, for a third time, fines may be imposed.** Additional actions to ensure resolution are under consideration by the Board.

Homeowners are expected to take the steps necessary to correct violations in a timely manner. However, if there are extenuating circumstances, please do not hesitate to contact our representative, Cindy, at Cadden Management and make her aware of your specific situation.

**Star Valley Estates HOA
Board of Director's Meeting Schedule**

October 16

- 2009 Budget Planning
- Speeding Solutions / 4-way Stop
- Basin Report / Flood Zone Map Revision
- Rules & Regs
- Potential for Special Assessment
- Serious Weed Violations / Resolution
- Waiver - Fountain
- Town Hall Meeting Agenda & Set Up

November 20

- Nominating Committee
- Rules and Regulations Update
- 2009 Budget Finalization

Time: 6:30 pm on 3rd Thursday

Location:

Santa Cruz Lutheran Church -- Nursery
6809 S. Cardinal Ave.

Important Contacts:

SVE HOA Board of Directors: board@starvalleyestates.org

Cadden Community Management: Cindy Borquez

Phone: 520/297-0797 **Fax:** 520/742-2618

Email: "Cindy Borquez" <cborquez@cadden1.com>

Pima County Sheriff: www.pimasheriff.org

Sheriff's Newsletter link: [/CommunityConnections](#)

Latest news: <http://econnection.sheriff.pima.gov>

Emergency: Dial 9-1-1

Off-Road Vehicle Hotline: 520/877-6061

Zoning Violations: 520/740-6740

PIMA County Government: www.pima.gov

Licenses and permits: <http://tiny.azstarnet.com/1098>

Government Services: <http://tiny.azstarnet.com/1096>

PIMA Animal Care Center: 520/243-5900

Map Tucson Traffic:

www.traffic.com/Tucson-Traffic/Tucson-Traffic-Map.html

Cadden Community Management
1870 W. Prince Road, Suite 47
Tucson, AZ 85704



See our updated web site!

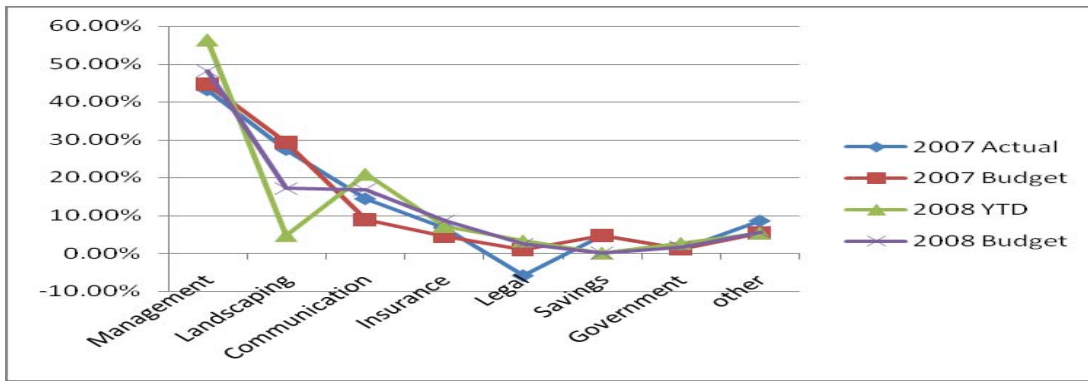
www.starvalleyestates.org

*Be sure to refresh your browser
view if you
haven't visited in awhile*

Help Reduce HOA Expenses: Receive this Newsletter by E-mail

If you are interested in receiving this newsletter via e-mail, rather than by U.S. Mail, please provide your name and e-mail address to board@starvalleyestates.org

E-mail notices will be sent each time an issue of the newsletter is available for viewing.



Where Does the Money Go?

By Jill Chamberlain, Treasurer

This is an attempt to demonstrate to the community where we spend the money that the association brings in through dues. I welcome any suggestions on making this more understandable, restating categories, etc.

The categories that I have used for the summary are:

- **Management**— Fees paid to Cadden for the management services they provide: accounting, billing, payment processing, site tours and violations, phone calls and answering questions, among other things
- **Landscaping** — Basin expenses including planting, irrigation, weed control, and water
- **Government requirements** — property tax, income tax, filing fees, license and permits, etc.
- **Communication** —expenses such as copies (for Board packets, etc.), postage, newsletter printing, fax services, coupon books and statements
- **Collections** — includes bad debt (write-offs), which are a new expense category for 2008, having reached a significant enough amount to be categorized separately, and legal expenses for collections
- **Insurance** — includes liability insurance for the property, and also Directors and Officers insurance, mandated by the CC&R's, which protects the association assets and personnel against lawsuits
- **Savings** — transfer of operating funds into the reserve-- in essence our savings account
- **Other** — other operating expenses including supplies, meeting location expenses, etc.
- **Unallocated balance** - For 2008, this is the expected excess operating funds, money that is sitting in the operating account (checking)

I have included 2007 and 2008 summaries, so that you have a basis for comparison. 2008 Actual year to date (YTD) is expenses through July. Management expenses are not higher than normal, we are spending less on other items, and management expenses are staying the same, so they become a higher percentage of expenses. If we stay on track as we are, we should be able to transfer about 8% of our income to savings, depending on repair expenses.

	2007 Actual	2007 Budget	2008 YTD	2008 Budget
Management	43.16%	44.67%	56.31%	4
Landscaping	27.40%	29.35%	4.67%	1
Communication	14.40%	8.97%	20.82%	1
Insurance	6.72%	4.48%	7.05%	
Legal	-5.91%	1.02%	3.22%	
Savings	4.59%	4.74%	0.00%	
Government	1.10%	1.26%	2.57%	
other	8.54%	5.50%	5.36%	