

STAR VALLEY ESTATES THE ILLUMINATOR

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A publication of the Star Valley Estates Home Owners Association

www.starvalleyestates.org

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Be Neighborly, but Stay Alert and Stay Safe!

By Jim Williamson, SVE Director, Board Member

Lately there has been **another rash of incidents in the Star Valley Estates neighborhood involving car break-ins and vandalism**. Some events happened at night, but at least one was reported as occurring in the middle of the day.

As a community we must work together, whether formally or informally, to prevent theft and acts of vandalism.

How can we accomplish this? As there was little interest expressed in forming a Neighborhood Watch for our community, we must then take the initiative as good neighbors. One way is simply to **talk with our neighbors, maybe exchange phone numbers, and keep a watchful eye for unusual or suspicious activity**. We all see homes for sale in the neighborhood so there are always going to be strangers, even contractors, in and around our neighborhood. But **when something seems odd or out of place, call your neighbor or the local authorities and advise them of the activity**. You may not know the good visitor from the bad, unless you have been informed ahead of time that someone is expected. But you can be alert. When you see someone— including a fellow neighbor, driving through the community, wave and take note, make eye contact. **Those individuals with bad intentions do *not* want their face to be remembered, so acknowledging them is actually a deterrent to crime!**

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One last tidbit concerning safety: The last Saturday of September is the community yard sale, which will bring plenty of visitors looking for a great deal, so please keep safety in mind. **Have your items to be sold arranged safely so people can walk through and, if you do allow someone into your home whom you may not see again—be cautious!**

Permitting strangers into your home is not recommended as it provides an invitation for scouting and future crime. People will take note of things that they see in and around your home. It's hard for someone to take something that can't be seen; please keep this in mind when allowing strangers into your home. Something other than what you intended for sale may be at risk, even at a later date. So please be neighborly, be safe, know where your children are, and stay alert for the good of our community.

Fall Clean-Up Event Scheduled

Plan to Participate in a
Community Garage Sale
on
Saturday, September 29th

Details Inside...

Clean House and Clean Up!

All-Community Garage Sale Set for Saturday, September 29th 7am to 3pm

At the request of several homeowners, **Star Valley Estates is planning a Community-wide Garage Sale for Saturday, September 29th from 7am to 3pm. All homeowners are invited to participate.** The HOA is providing advertising in local newspapers so we can expect a good turnout of people looking for great deals!

Patti Hildman has volunteered to help coordinate this effort and is contacting the KB Homeowners Association to seek their involvement in making this a joint community effort and sharing in advertising expenses. She has also offered to put together a coordinated list of items and provide a spreadsheet-style handout to shoppers with a list of addresses for participating homes. She will include general information for specific sale item categories—such as baby items, large furniture, electronics, housewares, etc. Individual items will not be listed.

So start now to plan your fall clean-up, get organized, and save the date for our community garage sale!

Please contact Patti at 883-1625 by September 26 with your address and item categories if you wish to be included on the Garage Sale Participant list.

September 13, 2007

A Message from Cadden Community Management Company

Attention Star Valley Estates Homeowners: The weeds have got to go!

We are trying to keep your neighborhood attractive by enforcing the rules and regulations specific to your community. With the ravages of the Monsoon season upon us, the weeds are growing rampant and require immediate attention. The Board of Directors is asking that you please clean the weeds from your property within 14 days from the date of this notice*. There will be no violations for weeds sent during that time period. As a reminder, you are required to maintain weed-free front and side yards (the area in front of the wing walls). If there is any problem preventing immediate compliance, please notify Cindy Borquez at Cadden at the number shown below.

If you have removed your weeds prior to receiving this notice thank you for your prompt attention to the matter and please disregard this notice. Thank you for helping to keep your unique community beautiful.

** Weeds must be gone by Sept. 27th to avoid a violation notice*

Phone: 520/297-0797

Fax: 520-742-2618

Free Special Trash Collection: Post-Sale Trash Pick Is Arranged for Monday, October 1st

Clean out your garage so you can park inside...

A one-time trash pick-up is being arranged and paid for by the HOA as a follow-up to the community garage sale. This is a unique chance to get rid of those bulky and cumbersome items that have been accumulating in your garage... Arrangements have been made with Pima Waste to pick up special-trash items left outside at your home in the normal trash collection location.

- **A maximum of 10 cubic yards of non-compacted bulky household items and green waste per household** (roughly 5' wide by 10' long by 5' high, or approximately one 3/4 ton pick-up truck full) may be collected.
- **Bulky items like dishwashers, tv's, microwaves, and furniture will be collected.** For safety reasons, please remove doors, latches, and locks from discarded cabinets or chests that may pose a hazard to children.
- **Green waste—tree trimmings, twigs, etc.** Cuttings must be bagged or tied with twine and must weigh under 50-lbs per bundle. Bundled tree limbs and cuttings cannot exceed 5-ft in length. Cactus and prickly trimmings must be in boxes for easy handling.

Special trash will be collected throughout the day on Monday, Oct. 1st. Please put items for collection out *no earlier* than the night before.



Some items won't be collected so don't put them out!

- **Major household appliances will NOT be removed** – washers, dryers, stoves refrigerators, air conditioners and water heaters are too heavy for pick-up
- **Construction Materials** – drywall, roofing materials, concrete, rocks
- **Auto Parts** – tires, rims, engines, large auto parts
- **Hazardous Waste** – oil, paints, solvents, etc.
- **Ammunition or Exploding Materials**

Star Valley HOA
Board of Director's Meeting
Schedule

September 20
*Association Dues Increase
Design Guidelines Reformat
Approval -ongoing*

October 18
Basin Landscape Update

November 15

Time: 6:30 pm on 3rd Thursday

Location:

Santa Cruz Lutheran Church
6809 S. Cardinal Ave.

Refreshments are Served

We're on the Web!

Visit us at:

www.starvalleyestates.org

Important Contacts:

Cadden Community Management: Cindy Borquez

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

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

Pima County Sheriff: www.pimasheriff.org

Sheriff's Newsletter link: [/CommunityConnections](http://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



WANTED: Homeowners to attend participate in Community Garage Sale.

This is your community... Share your ideas and concerns with the Board.

Let us know your comments on the newsletter: Do you want a newsletter? Do you like the new format and content? Would you like to receive the newsletter via e-mail?

Individual contacts are on the web site, or e-mail Board members at: board@starvalleyestates.org.