

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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Big Rains Bring Major Basin Troubles: downed fence, broken irrigation pipe, & more erosion

Well, the monsoon rains are here with a vengeance! One homeowner's rain gauge, at a home on Adamsgate Place, registered a total of **7.25** inches during the first three weeks of July.

A drive through the community following the significant 2.75 inches of rain, on July 19th, revealed areas where water had flowed between houses and across the streets, leaving the gravel and mud residue (Arizona dirt color), and even some debris on streets and on several driveways, and a few areas of standing water were still visible in the community the following afternoon.

Most significant, however, was the damage to the drainage basin fence along the Ironstone side. The downed fencing is the area that goes across the drainage ditch, separating the county ditch from our basin. It connects to the fence going around the basin, which is community owned. The posts holding the fence came loose and the fence fell over; debris washed in during the storm—plant material, and trash, etc., is piled up against the fence, and may have contributed to the fence falling over.

The area that fell— the two level part of the fence, unfortunately also damaged the irrigation pipe which was spurting water and required attention to be turned off.



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Many thanks to homeowner Marc Borom and Jimmie Williamson, HOA President, for taking note of the problem and handling the crisis.

The damage resulting from the July 19th storm will require board attention at the August meeting. Homeowners are encouraged to attend and participate in the discussion. An update will also be given by the Basin Committee which is continuing to pursue information concerning the future of the basin. **More Rain... page 2**



Rains Impact Star Valley cont'd from page 1

Our community isn't the only area of Star Valley effected by the rains. New homeowners to the community may have been astonished to see the Community Park under 3 feet or more of water! A park employee shared the fact that at one point the trash cans were completely under water! Accompanying photos show the new "lake" the afternoon following a big rain. Fortunately, the area was specifically designed as a basin and the water, miraculously, drains out with in hours of a downpour.

Despite the improvements done earlier in the year, the intersection of Valencia Rd and Wade Rd continues to be plagued with runoff and standing water problems. Drivers are reminded to be cautious when approaching the intersection as the mud and gravel are slippery. But things could be worse—just watch the cars approaching the intersection from the West! Hopefully planned road improvements between the casino and Ajo Hwy are coming soon to a neighborhood near you...

Weed Warnings / Violations Get Reprieve until August 23rd

As the rains continue, weeds are much in evidence in our community, making work for homeowners and detracting from our property values. But homeowners are being given a reprieve and time to respond to the monsoon's gift of greenery! Regular inspections, performed by Cadden will continue on our behalf, but home-owners will not receive warning notices or violation notices for weeds until after August 23rd. Routine inspections are generally done every two weeks.

If you are the unhappy recipient of a violation you 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. Generally the elapsed time before a third notice is received is six or seven weeks from the time of the original warning.

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 Cindy, at Cadden, and make her aware of your specific situation.



West end of the park is under water following July rains



Be a good Neighbor:

**Refrain from speeding, trespassing
and other petty annoyances**

Homeowners are expected to respect your neighbors and our community. Unfortunately, speeding on residential streets is creating hazards for Star Valley Estates homeowners, especially those with children, who are more in evidence during the summer months. Despite reminders and ongoing discussion of the problem at board meetings, and the installation of No Outlet signs, the speeding problem continues... The Board is seeking possible solutions to the problem including relocation of speed limit signs and approval for additional stop signs. Meanwhile, homeowners are urged to accept responsibility for their own actions and those of their visitors. Check your speed and keep our kids and our neighborhood safe!

Additionally, please remember and educate your children that the open areas between houses and yard walls are not public areas. These areas are private property and are not to be used for playing, walking, riding ATVs, bikes, etc. unless on your own property. Trespassing is a crime!

Please Help Us Help You: Special Consideration May Be Given For Homeowners Facing Hardships

In this down-turned economy, the Board recognizes that some homeowners may be faced with extenuating circumstances which can result in them falling behind in HOA assessments due, etc. Although it is a Board function to collect monies owed to the Association, it is not an expressed goal to make money for the HOA. The Board wishes, therefore, to communicate its intent to prevent any further hardship, through imposition of additional costs, on struggling homeowners who may be dealing with already difficult situations...

Our documented HOA collection practices require sending homeowner accounts to a Collection Agency, once they become 3 months past due. Sending the account to Collections presently adds \$60 to the outstanding balance due the Association. In cases where a lien is eventually applied, additional fees are imposed against the delinquent homeowner, thus increasing the total amount due.

Although the Board desires to be fair and just in responding to individual hardship situations, it cannot be of help during difficult circumstances unless made aware of them! Please understand that the Board is willing to work with homeowners, in private, to work out an equitable repayment plan and avoid additional costs for the HOA. Your help is required to prevent such additional fees being added to an account: Delinquent homeowners are urged to please approach the Board, (via Cindy Borquez at Cadden) to work out a reasonable payment plan BEFORE an account is sent to Collections and additional charges incurred.

Once additional fees are added to an account, however, those are monies owed to outside agencies—meaning they have become costs to the HOA. And it is the Board’s fiduciary responsibility to recoup any costs. Any decision to waive such fees (a request often made by delinquent homeowners) means that the remainder of the Association membership is paying these costs for an individual, which clearly is not fair or reasonable.

For those homeowners already facing incurred fees: The Board would like to hear from you as well—as the intent is to avoid any further fees while working toward a solution to the problem, and possibly waive any interest due.

Please help us help you! Again, all such financial matters are handled in private: arrangements made will be between the homeowner and the Board, through our management agent Cindy Borquez or through the collection agency.

Violations Summary June/July 2008

Parking Cars (10) RVs (2)
Trash (7)
Weeds (33)
Other Exterior Issues (13)
(paint, fencing, debris, lights, etc.)

Delinquency Notices (25)
Referral to Collections...(5)

TOTAL Actions Taken: (95)

Update: Various Topics

Financials to be Posted on Website — The Board accepted Ms. Chamberlain’s recommendation to facilitate improved communications with homeowners by posting the financial information. HOA income statements will be posted monthly on the website, starting in the near future.

Gazebos/Ramadas/Pavilions Approval — 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. This request ensures that formal records maintained by the management company are current, thereby preventing future confusion regarding structures approval.

Special Trash Pickup — Funding for a special trash pickup was approved; a date has not yet been set. The recent survey showed overwhelming support for participation in future pickups.

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Star Valley Estates Coming Attractions

Yard Sale - November 1

To be scheduled:

Basin Clean-up Day

Weed Spraying

Special/Large Item Trash Collection

Star Valley Estates HOA**Board of Director's Meeting Schedule****August 21**

- Insurance
- Speeding Solutions
- Special Trash Collection
- Encouraging Community Involvement
- Reviving Covenants Committee
- Basin Repairs / Flood Zone Map Revision
- Violations

Sept 17**October 15**

Time: 6:30 pm on 3rd Thursday

Location:

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

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](#)

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
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See our updated web site!

www.starvalleyestates.org

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

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