

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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New House Exterior Paint Color Choices Now on the SVEHOA Web Site

The new paint color schemes featuring the use of second and third colors for pop-outs, fascia trims, and front doors, recently approved by the Board, are now available on the association web site at

<http://www.starvalleyestates.org>. Information re. paint colors will be included as a revision to the *Design Guidelines*. There is also a new section on the web site featuring the paint color information and a table with the original color name and numbers, and the correlating new color names and numbers. Homeowners wanting more information concerning paint color selection can refer to the April 2007 newsletter or contact Cadden Management. Previous newsletter issues can also be found on the web site.

Homeowners wishing to paint house exteriors must submit an ARC form for approval prior to beginning the painting project. It is recommended that forms be submitted for approval prior to purchasing paint. Homeowners can download the form and its accompanying instructions from the web site.

The paint color binders previously mentioned are available at Cadden Management and from the Board, who can be contacted via e-mail at board@starvalleyestates.org.

Dunn Edwards is offering a discount on paint to our homeowners. The Dunn Edwards main store is at 4320 E. Speedway; Others are 4039 N. Oracle, 6741 N. Thornydale, and 7525 E. Broadway. Color samples should be available at the stores if asked for by number. **Our discount code is: 234284-000.**

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No Interest Shown in a proposed Neighborhood Watch Program

Due to lack on interest on the part of our community homeowners, the Neighborrhodd Watch Program organizing meeting scheduled for August 6 at the home of Beverly Anderson was cancelled.

In order to proceed with organizing this program, volunteers are needed to represent each street in the community. The July newsletter sought individuals interested in volunteering but no one stepped forward to assist with this important goal. So the attempt to form a community-led effort to safeguard our homes, community and children is on hold for now. Neighborhood Watch Volunteers would need to attend an organizing meeting prior to start of the program.

If you are interested in participating in our community as an active member of Neighborhood Watch, please contact Beverly Anderson at 578-3281 and advise her of your interest. When enough interest is expressed, we will attempt to revive the effort. The Board sincerely thanks Beverly for her efforts to make this happen.

Design Guidelines Revised: Specifics Provided for Construction of Resin Sheds

The *Design Guidelines* are undergoing a reformatting to make them more coherent and easy to follow. The Board expects to approve the reformatting at the August Board Meeting. Once approved, the reformatted document will be posted on the web site replacing the former version which can be found at: <http://www.starvalleystates.org>.

The Board voted, in July, to revise the *Design Guidelines* pertaining to resin sheds. The following text has been added to the *Design Guidelines*, in section III., item O: **Storage Sheds and Gazebos**. Reference number 07-06-21-001. This change will be included in the reformatted version and available on-line.

Criteria for approval of Resin sheds

1. Placement of shed must be shown on a site plan in relation to placement of home and property wall.
2. Shed should not be visible from the front of the home.

Note: Visible from front of home shall mean; as the home is viewed from the public street; in this case the maximum distance will be:

 - a. The home front door will be used as a center line.
 - b. The home front door center line will extended to the far side of the street.
 - c. The view angle will not exceed 45 feet from either side of center line.
3. If the Shed is visible from the front of the home, the shed can be no closer to the street than 25 feet aft of the rear of the home, and any fence or gate material between the Shed and the street must be constructed as follows:
 - a. of solid block wall not to exceed Six (6) feet in height or
 - b. wrought iron and must be covered with one of the following:
 1. Woven wire mesh, painted black or the same color as the house and adjacent wall
 2. Solid metal, painted the same color as the house and adjacent walls or
 3. Metal frame with wooden slats
4. The only permissible color(s) are: brown, gray, tan, or the same color(s) as the home.
5. The maximum allowable size will be limited to 144 square feet of floor space (for example, 12x12, 10x14, 8x18, etc.)

Board Meeting Agenda Changes to Aid in Homeowner Input and Facilitate Informed Discussion

In an effort to better accommodate homeowners desiring to provide input to the HOA Board, a new procedure will be instituted: **Starting at the August Board Meeting, time will be allotted for homeowner input prior to the meeting being called to order.**

Homeowners are encouraged to make an appearance and bring issues or concerns to the attention of the Board. The time allotted is only for homeowners to address the Board, not for discussion or decision making by the Board. **Those issues requiring action by the Board will be placed on the agenda for discussion at the next monthly meeting.**

This method will permit homeowners a chance to provide input and then exit, should they so desire. Additionally, it provides board members the opportunity to research topics, etc. prior to engaging in discussion. For urgent issues the meeting Agenda can be changed, as needed, to allow immediate Board consideration.

A Monsoon Season Reminder...

Homeowner's are responsible for keeping front yards (from the wing walls forward and to the side property lines) free of weeds. Behind the house, in the rear of your property, it is your responsibility to keep the area free of tumbleweeds.

Failure to maintain a weed free front yard may result in notice of violation and possibly even fines!

Keep Current: View Board Meeting Minutes via the Web

Even if you cannot attend the monthly Star Valley Estates Homeowners Association Board Meetings, you can keep up-to-date with happenings in the neighborhood. Effort is being made to keep homeowner's informed and current regarding the issues and concerns facing our community. The Minutes from each Board Meeting are approved at the following month's meeting and then posted on the association's web site, which contains a variety of information relevant to life in Star Valley Estates. Please take a few minutes to review it each month so you remain informed.

Monsoon Means Pesky Weeds Appear

Much as we Tucsonan's love the fluffy clouds, the cooling monsoon rains, colorful flowers and those gorgeous rainbows, along with the beauty comes proliferation of those nasty little weeds...

In mid-August we will once again be contacting our pre-emergent guy, Ron Lantz, who has been nice enough to provide discounted services when multiple homeowners agree to have weed spraying on the same day. Participating homeowners have, in the past, been very pleased with the results. Generally, spraying is done in September and again in the spring.

If you are interested in participating in the weed abatement program, please contact Cindy at Cadden Management: 520/297-0797 and advise her of your interest. You are not making a commitment, just expressing interest. You will be contacted individually by Mr. Lantz closer to spraying time. Pricing and amount of discount varies depending on the number of participating homeowners and the extent of spraying in each yard—whether you do front and sides, rear yards, etc. A sign-up sheet will also be provided at the August Board Meeting.

Star Valley HOA
Board of Director's Meeting
Schedule

August 16
*Design Guidelines Reformat
Approval*

September 20

October 18

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

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WANTED: Interested Homeowners to attend HOA Meetings. Your input is important!
Contact your Board... This is your community; your ideas are important. Share your concerns.
Let us know your comments on the 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.