



The Polaris Beacon



Star Valley Estates Newsletter
April, 2010

VOL I ISSUE 2

A publication of the Star Valley Estates Home Owners Association Webpage: www.starvalleyestates.org
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IMPORTANT NOTICE

Change in Meeting Time and Location

Please note that both **the location and the meeting time** for the regular meeting of the Board of Directors of the Star Valley HOA **have been changed**. This change was initiated because of an increase in the rental rate for the meeting room. The new location is provided free of charge by the Tucson Airport Authority.

New time:

**Six thirty (6:30) PM,
The Second Thursday of each month.**

New location:

Ryan Airfield Conference Room in the Tucson Airport Authority Building just to the right of Todd's Restaurant . Plenty of parking.

Directions from Star Valley:

Take Wade Rd. to Valencia.
Left on Valencia to Ajo.
Left on Ajo for a short distance
Right on Airport Drive.
Park in lot in front of Todd's Restaurant.
Meeting room is in building to the right.

Distance:

Approximately 3 miles on Valencia. This is closer than the previous meeting location.

Next Meeting

**Thursday, April 8, 2010
6:30 pm**

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Report on Vote on Bylaw Changes

The voting was light, but the 34 ballots received exceeded the required quorum of 10% of the homeowners (15 lots). Twenty ballots were received by mail and an additional 14 were submitted at the meeting. That count represents only about 23% of the membership. All the proposed amendments to the Bylaws passed with an affirmative vote of between 67 and 79% of the 34-member quorum. The tally is given in the table below. Please refer to the previous newsletter for the details on the content of the amendments.

Ballot Item	Approve	Reject	Percent Approval
Minutes	31	1	91.2%
4.3.1	23	11	67.6%
4.3.2	28	6	82.4%
5.2.1	26	8	76.5%
15.1.1	27	7	79.4%

Cumulative voting was eliminated (5.2.1), and future rules changes will require approval of 2/3rd of the voting quorum (15.1.1)

Sheriff's Volunteers Make Presentation

An article regarding criminal activity in Star Valley appeared in the February Polaris Beacon. Cadden Management and the Board invited representatives of the Pima County Sheriff's Department to attend the annual meeting and make a presentation on home protection and the formation of neighborhood watch groups.

In his presentation, Officer Pete Lasho emphasized that Neighborhood Watch is quite effective in reducing crime. They stressed that the key to success is for neighbors to forge bonds with one another and to avoid isolation. They pointed out that Block Watches composed of 30 or fewer homes were ideal. Quarterly meetings are generally sufficient to maintain effectiveness.

To start a Block Watch requires only one motivated individual to serve as the area leader and a few concerned residents to spearhead the effort. Guidance brochures were passed out. For more information on the formation of a Block Watch, one may contact the Community Resources Team of the Pima County Sheriff's Dept. by calling:
(520) 351-4972.

Two free services of the Community Resources Team were described. By calling the above number, any resident may request a home security inspection. During the process, Sheriff's volunteers will point out areas of concern regarding home security and offer remedies. There is no cost for the service. In addition – also free of charge – if requested, the volunteers will make a photographic record of all valuables of concern. They will provide a CD of the photographs for your safekeeping to facilitate property recovery and insurance claims in the event of theft. The Sheriff's Dept. does not keep a copy of the record.

The officers advised that Neighborhood or Block Watches function best when they are not treated as an arm of a homeowners' association.

GOT WEEDS?? PROBABLY!!

In Tucson, March showers bring Spring flowers ... and a lot more. Uninvited plants (weeds?) are appearing everywhere. The Board is requesting that all residents show due diligence in controlling the weed situation.

Here are some suggestions to help in the control area. The first line of defense is the application of a good pre-emergence control. Unfortunately, if you have not already applied pre-emergence, it is probably too late for the Spring crop, but not too late for a future Fall application.

Nevertheless, here are some Pre-emergence options:

- 1) Apply pre-emergence in the Spring and (this is the hard part) time the application to be within a week of an anticipated rain shower. The pre-emergence is effective only if it is soaked into the soil.
- 2) *Do It Yourself Pest Control* on the South side of Ajo between 12th Ave. and 6th Ave sells a good pre-emergence chemical recommended by Brian Scott, called Surflan Pro (~ \$30 per bottle). It can be applied with a hose attachment sprayer, which sells for around \$5. Application with the hose attachment satisfies the requirement for soaking in.
- 3) Both Lowes and Home Depot carry an effective pre-emergence compound called WeedStopper II (\$40/bottle), which, in Marc Borom's experience, is sufficient for almost two complete applications covering the entire front, side and back yards of the property. Also recommended, for ease of application, is the purchase of a 3-gallon. Landscaper's backpack sprayer (~\$80 – a lifetime purchase). Application using the backpack requires between one and two hours. The backpack can be shared among neighbors, if you wish.
- 4) If you are not into DIY application, past boards have recommended and used Lantz (distant relative of Walter) Weed Control –

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(520-293-6872. Call for quote.

If you are now into the second stage of the weed war – Eliminating them, here are some suggestions:

- 1) *Do It Yourself Pest Control* also sells some very good products for existing weeds. Brian Scott uses a product purchased from them called “Eraser” that can be mixed with water and applied with a regular garden sprayer. It is sprayed directly on growing weeds.
- 2) An old reliable, biodegradable product is *Round-Up*. It is available almost everywhere. Spray, according to directions, directly on the offending plants on a calm day to avoid contact with desirable plants.

If you are having a problem with tree saplings that have become too large for effective application of the above products, try this – it works. Buy a bottle of Weed-B-Gon (by Ortho). Cut the sapling off close to the ground. Coat the fresh cut with a dab of a 50/50 mixture of Weed-B-Gon and vegetable oil. This will kill the plant down to the root.

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**Request from the President of the HOA**

Fellow Homeowners, as we all are well aware; we have had abundant rainfall so far this year. Although rain for our dry environment is much needed, it also means the weed population throughout the neighborhood will be in abundance as well.

I would personally like to ask each of you to take the time to start using weed spray in your front yard. In this economic time when home values are declining, curb appeal can mean a lot to the overall value of both your home and your neighborhood. If steps are not taken to control the weed population early, things can get out of control very easily, and the board will be forced to take steps to achieve compliance with

the regulations in our documents regarding property appearance.

With your help, such action can be avoided.

Thank You  
Brian Scott  
HOA President

## **Note of Caution – Snakes are Afoot**

The warmer weather is bringing our reptile friends out of their burrows. Dave Blankenbaker just helped his neighbor catch (for release elsewhere) a beautiful, five-foot-long, western-diamondback rattler, which was curled up at the garage door. These snakes are important but dangerous members of the desert fauna. Please do not kill them. Be cautious when moving objects that could serve as cover for them – e.g. boards in the garage or shed, thick shrubs, etc. A rattlesnake bite is a serious thing, and something to be avoided.

Snakes are major predators of ground squirrels.

## **Sharing Desert Plants**

At the annual meeting, Gene Hugelen suggested that homeowners offer to share the wealth of desert plants in their yards. Succulents, such as cacti, are easy to propagate from cuttings. Agaves and aloes produce plentiful pups.

Homeowners willing to share cacti cuttings and agave and aloe pups are asked to provide their names and phone numbers for use by interested homeowners.

Here’s a start:

| <u>Name and phone</u> | <u>Plants available</u> |
|-----------------------|-------------------------|
|-----------------------|-------------------------|

|                        |                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------|
| Marc Borom<br>883-0672 | Indian Fig, Santa Rita Cactus,<br>Red Aloe, Cows tongue cactus,<br>Blue Agave, Octopus Agave,<br>etc. |
|------------------------|-------------------------------------------------------------------------------------------------------|

## Status of the Basin Lots

The team of Dave Blankenbaker and Marc Borom met with Joe Cesare and his son Jeff on Tuesday Feb. 23, 2010 to discuss the disposition of the basin lots.

Dr. Borom presented the issues as viewed by the Board to the Cesares. This included notification of the completion of the hydrological survey and the acceptance of the results by the Pima County Flood Control District. The Survey stated that lots 61 and 152 are no longer needed as retention basins. According to our Granting Deed lots 61 and 152 now automatically revert to the SVA Corporation. The team also discussed the possibility of transferring responsibility for maintenance of the remaining lot 151 to either Cesare or the County.

The team also presented the Cesares with quitclaim deeds for all three lots and invoices for the expenses of both the survey and the cost of preparing the quitclaim deeds. The invoices were offered only to serve as acknowledgement of expenses the HOA had incurred on the behalf of the SVA Corp.

Joe Cesare acknowledged our desires and said that he would do what he could to accommodate them, but he reserved his decision until after his lawyers had reviewed the documents. He asked that the Board be patient and said that he would try and have an answer within a month.

## Something for the cook of the household

Submitted by Cathy Blankenbaker

### **Mexican Roadside Chicken with Green Onions-** *serves 4*

Adapted from *Mexican Everyday* by Rick Bayless

#### **For the rub:**

- 1 1/2 teaspoons ground ancho chile powder
- 1 teaspoon dried oregano, preferably Mexican
- A big pinch of ground cloves
- 1/2 teaspoon of ground cinnamon
- 2 garlic cloves, peeled and finely chopped or crushed through a garlic press
- 3 tablespoons apple cider vinegar
- 1/4 cup fresh orange juice
- 1 teaspoon salt, plus a little more for the onions

- 1 large chicken, about 3 lbs, **butterflied**
- 2 large bunch of green onions or knob onions.
- A little olive oil for brushing the onions
- Grilled tomatillo salsa**, for serving.

## Procedure

1. Light a chimney 3/4 full of charcoal. While the charcoal is lighting, mix all the ingredients for the rub together in a small bowl.
2. When the charcoal is fully lit and covered in gray ash, pour coals out and arrange them on one side of the charcoal grate, keeping the other side empty. Place the chicken over the cool side of the grill, skin side down, and brush exposed side with the wet rub. Flip the chicken over and brush the other side with the rub. Cover the grill and cook, basting occasionally with any remaining rub, at 350 degrees until an instant read thermometer reads 165 degrees when inserted into the thickest part of the breast, about 45 minutes. Remove the chicken from the grill and allow to rest for 10 to 15 minutes.
3. While the chicken is resting, brush the onions with olive oil and season with salt. Place the onions over the hot side of the grill and cook until tender and browned, about 5 minutes per side.
4. To serve, cut the chicken into quarters, top with green onions and tomatillo salsa.

## **Input from Homeowners is requested.**

Homeowners – This is your Newsletter.

Your input is requested. If you have an item of interest to the community, please send it to the editor either in WORD format, or just as email text to:

polarisbeacon@earthlink.net

**Star Valley Estates  
1870 W. Prince Road, Suite 47  
Tucson, AZ 85705**

**Notice:** Meeting date and location have changed

Next Board meeting: Thursday, April 8, 2010

Conference Room  
Tucson Airport Authority Building  
Ryan Field  
Near intersection of Valencia and Ajo

See newsletter for details.