

STAR VALLEY Estates

The ILLUMINATOR

May - June 2009



A publication of the Star Valley Estates Home Owners Association

www.starvalleyestates.org

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Cadden Community Management: Cindy Borquez — 520/297-0797

NOTE: *In the future, the distributed newsletters will be a condensed version. The full version will only be available online on www.starvalleyestates.org*

VACANT BOARD POSITION

The SVE HOA has a vacant board position that needs to be filled.

What are the requirements? See Rules & Regulation.

INSIDE THIS ISSUE

New Rules and Regulations.....	1
Drexel Heights New Fire station Valley	1
What to do when Wildfire strikes.....	1
Results from Star Valley HOA Survey.....	2
President's Remarks.....	3
Contact Sheet	4
Year End Financial Report for 2008.....	5
Buffelgrass and why it's a threat.....	6
Spring Star Valley HOA Yard Sale event.....	7
Website notification emails	8
Violations Summary	8
Meeting Schedule	8
Important Contacts Information.....	8

Star Valley HOA Has New Rules and Regulations

The *Rules and Regulations* for the Star Valley Estates residents were updated. See article on page 5

Drexel Heights Fire District New Station 405

On April 30, 2009, the Ground Breaking Ceremony took place for the new fire station that will be located at 7200 S. Wade. The approximate build time is 10 months. The estimated completion date is March 2010. Once operational it will provide Fire and Emergency Medical Services to the Star Valley area. Article continued on page 6



What to do When Wildfire Strikes

Monitor your local radio and television stations for fire reports and evacuation procedures and centers. Keep an emergency checklist handy and prepare to evacuate if your neighborhood is threatened. Proper preparation includes closing all windows and doors,

arranging garden hoses so they can reach any area of your house, and packing your car for quick departure. Taken from The FireFree Program, sponsored by Safeco Corporation. This was provided by the Drexel Fire Department.

SVE 2009 HOMEOWNERS SURVEY RESULTS

There were 40 surveys returned. Not every survey contained an answer to every question. Therefore, when you look at the total answers by question, none of them balance to the 40 surveys received.

There were comments written on many surveys, both in Part V, and throughout the survey itself. The text of these comments can be seen in an attachment to the May, 2009 meeting minutes on the website.

Part 1:	I agree	I Disagree
WEEDS — My neighbors should be free to:		
1.1 Let his/her weeds grow anywhere on their property, if they so choose, without incurring any penalties (financial or other) from the HOA.	8	29
PARKING — My neighbors should be free to:		
1.2 Park on the unpaved areas in the front yard of their home, as often or as long as they choose, without incurring any penalties (financial or other) from the HOA.	18	18
1.3 Park or store any type of vehicle on their property (commercial vehicle, ATVs, hauler trailers, or otherwise), without incurring any penalties (financial or other) from the HOA.	14	20
RV STORAGE — My neighbors should be free to:		
1.4 Park or store recreational vehicles, motor homes, trailers and other similar vehicles on any portion of their property, whether or not the property is walled, as long as it meets county regulations.	16	20
1.5 Use a recreational vehicle stored on their property, as living quarters— for however long they choose, without incurring any penalties (financial or other) from the HOA.	10	27
1.6 Place a pre-fabricated home or mobile home anywhere on their lot as long as it meets county regulations.	10	27
NUISANCE — My neighbors should be free to:		
1.7 Behave as they desire, hold loud parties, play loud music, ignore barking dogs, create engine noise, or disruption of any kind, without incurring any penalties (financial or other) from the HOA.	10	28
1.8 Leave outside lighting on, 24-hours a day if they so choose.	17	16
TRASH / DEBRIS — My neighbors should be free to:		
1.9 Leave trash, litter, junk, or building materials exposed and visible from any neighboring lot or street, without incurring any penalties (financial or other) from the HOA.	5	33
1.10 Leave their trash can(s) sitting out and viewable, from the street and adjoining lots, without incurring any penalties (financial or other) from the HOA.	13	24
ARCHITECTURAL IMPROVEMENTS — My neighbors should be free to:		
1.11 Build any type of wall or fence in the front yard that meets county code.	19	19
1.12 Paint their home any color they choose.	14	18
1.13 Use high-pressure sodium lights or decorative lighting of any kind, in the yard, as long as it meets County Regulations, without incurring any penalties (financial or other) from the HOA.	20	17
1.14 Have a basketball hoop or similar apparatus permanently located in the front of the home and visible from the street, without incurring any penalties (financial or other) from the HOA.	16	22
1.15 Plant vegetation of any species, anywhere on their property, including the front yard.	25	12
HOME BUSINESS — My neighbors should be free to:		
1.16 Run a legal business from their home, as long as it meets county regulations, even if it affects traffic flow on my street. Such a business might include a: dog breeding kennel, day care center, auto repair clinic,	13	23

sewing/alterations, etc.		
1.17 Keep as many animals on the property as the county legally allows.	17	18
RENTERS — My neighbors who are renting their homes:		
1.18 Should be treated the same as resident owners and should be expected to follow the governing documents of the community.	34	0
1.19 Should automatically be given, at HOA expense, a copy of the governing documents for the community.	20	15
1.20 Should automatically receive a copy of the governing documents for the community, and be billed for the copies.	17	17
PART II		
ELECTED BOARD MEMBERS — My neighbor should have the right to:		
2.1 Serve as a member of the HOA Board— although he/she is currently not an HOA member in good standing, due to delinquency in paying HOA assessments, or other fines, or non-compliance with penalties previously assessed by the HOA.	7	27
Star Valley HOA Monthly Board Meeting:		
2.2 Meeting start times affect my ability to attend.	12	22
2.3 Meetings should start later in the evening to encourage more attendance.	11	23
2.4 Are not important to me, so I do not attend.	8	23
PART III		
3.1 If the basin is released back to the developer, begin the steps necessary to disband the HOA since, if there is no community property (basin), there is no legal requirement for an HOA.	18	19
PART IV		
In 2009, the HOA should		
4.1 Hold a neighborhood BBQ, paid for by the HOA	11	24
4.2 Hold a neighborhood BBQ, paid for by those who choose to attend.	14	20
4.3 Schedule a garage sale, advertisement at HOA expense.	18	18
4.4 Schedule a special-trash collection day at HOA expense.	17	19
4.5 Recreate a Covenants Committee to perform neighborhood monitoring tasks and ensure that governing documents are being enforced.	13	21

President's Remarks

This report summarizes the March and April meetings. The main focus of the Annual Meeting was to fill three Board positions. The following members of our community received votes: Dr. Marc Borom, Mr. Ed Mares, Mr. Gene Hugelen, Mrs. Pat Linn, Ms. Jill Chamberlain, and Mr. Jim Williamson. The positions were filled by Mrs. Linn, Ms. Chamberlain and I. We will be serving with Bernard McHenry (Mac), whose term expires the spring of 2010. I would like to thank Mrs. Bradway, Mrs. Vaughn, Ms. Chamberlain, Mr. Hodge and Mr. McHenry as well as all those Board members that have served in the past. There are too many names for me to try to recall

Page 3

at this time. Please do not feel overlooked, because your names will forever be listed in our history, commonly referred to as "The Meeting Minutes".

Thanks to the following Committees members: Welcome Committee - Mr. and Mrs. Curtin; Yard Sale/Garage Sale - Mrs. Hildman and the new chairperson Tanna Babiak; ACC – Mr. Hodge, Mr. Hildman, and Mr. Perry; Basin Committee – Mrs. Bradway, Dr. Borom, Mr. Blankenbaker, Mr. Brees, and Mr. Curtin. For all Homeowners who have served on a committee in the past; thanks.

Article continued on page 7

The Contact Sheet provides information on the Board, including terms of all members, as well as committees and their members.

CONTACT SHEET				
March 2009				
ASSOCIATION:	STAR VALLEY ESTATES starvalleyestates.org			
LOCATION:	Valencia and Wade Road 85757			
DATE ELECTED TO THE BOARD	OFFICE	NAME	LOT #	# of TERMS ON THE BOARD
Elected 3-2007	President	Jim Williamson	Lot 079	#2
Elected 3-2009	Vice President	Pat Linn	Lot 028	#1
Elected 3-2007	Secretary	Jill Chamberlain	Lot 073	#2
Elected 3-2007	Treasurer	Jill Chamberlain	Lot 073	#2
Appointed 2-2009	Director at Large	Bernard McHenry	Lot 139	#1
Appointed	VACANT			
THE BOARD EMAIL ADDRESS IS BOARD@STARVALLEYESTATES.ORG				
COMMITTEE	TYPE	NAME/EMAIL		
	ARC Committee	Brian Hodge Rich Hildman Raymond Perry		
	Welcome	Dick and Carole Curtin		
	Yard/Garage	Tanna Babiak		
ANNUAL MTG	March			
Management	Cindy Borquez cborquez@cadden1.com	<u>CADDEN COMMUNITY MANAGEMENT</u> 1870 W. Prince Road, Ste.47 Tucson AZ 85705 MANAGEMENT@STARVALLEYEASTES.ORG		297-0797 wk 742-2618 Fax

Financial Information as of the end of 2008:

Cash on Hand as of Calendar Year-end:

	2006	2007	2008
Operating Account	\$ 5,104	\$ 3,307	\$ 11,022
Primary Reserve	\$ 23,393	\$ 24,604	\$ 4,608
Reserve at 2.5%			\$ 20,190
Total Cash on Hand	\$ 30,503	\$ 29,918	\$ 37,828

Money Spent by Category for Calendar Year:

Category	2007	2008
Cadden Management fees	\$ 9,130	\$ 10,830
Landscaping Expenses	\$ 6,182	\$ 540
Fax, Copies, Postage	\$ 2,423	\$ 2,444
Legal expenses for collections	\$ 2,037	\$ 374
Insurance	\$ 1,707	\$ 1,891
Special Trash Pick-up	\$ 938	
Mailings and Distributions (annual meeting, Design Guidelines, Rules & Regs	\$ 565	\$ 751
Newsletter printing and Mailing	\$ 506	\$ 641
Meeting room	\$ 315	\$ 385
Tax preparation, filings, and tax expenses	\$ 280	\$ 303
Welcome Committee	\$ 150	\$ 150
Yard Sale	\$ 125	\$ 209
Basin signs		\$ 364
Basin legal opinion		\$ 400
Grand Total	\$ 24,357	\$ 19,282

NEW RULES & REGULATIONS PUBLISHED – continued from page 1

The *Rules and Regulations* expand the CC&R's and add more clarification for residents. The newly updated *Rules and Regulations* went into effect on May 1, 2009. The Rules and Regs were pickup by those homeowners who attended the Annual Meeting (March 2009). Also, some copies were hand-delivered two weeks following the meeting. The homeowners who did not receive the new version of the *Rules and Regulations* should have received their copy by mail, which was sent out on April 24, 2009. The *Rules and Regulations* are accessible on the Star Valley Estates web site at starvalleyestates.org, on the home page, under the heading of *CC&R s / Rules and Regulations*.

If you did not receive your copy of the new *Rules and Regulations*, please contact Cindy Borquez, our representative at Cadden Management to receive a copy. Additional copies will be charged at the HOA rate plus postage. Cindy can be reached by e-mail at management@starvalleyestates.org, by phone at 520-297-0797. The fax number is 520-742-2618. Written correspondence concerning the Association should be sent to:

Star Valley Home Owners' Association
 c/o Cadden Community Management
 1870 West Prince Road, Suite #47
 Tucson, Arizona 85705

Buffelgrass and why it is a threat!



In Southern Arizona, rapid spread of buffelgrass and conversion of fire-resistant desert to flammable grassland rivals urban growth and water as the region's most pressing environmental issue. Buffelgrass has introduced a new wildfire risk into an ecosystem that is not fire adapted. It grows in dense stands, crowds out native plants, and negatively impacts native wildlife species and their habitat. Buffelgrass is considered a particularly serious threat to the saguaro cactus, the iconic plant of the Sonoran Desert Ecoregion, and is extremely detrimental to desert tortoise and mule deer habitat. Desert wildfires worsen the buffelgrass invasion because buffelgrass is able to quickly respond to fires, filling in the newly disturbed areas with seedlings. Buffelgrass not only impacts native ecosystems and conservation efforts, it

also poses a serious threat to life, property, tourism and the regional economy. Ecotourism is a cornerstone of the economy of southern Arizona and wildfire in the Sonoran Desert has the potential to disrupt recreational activities and degrade views capes. This scenic native desert area attracts millions of tourists every year who contribute billions of dollars to the regional economy; tourism accounts for nearly 40,000 tourism-related jobs, about 12% of total wages in Pima County. Areas most at-risk to buffelgrass invasion are also highly prized real estate where multimillion dollar homes are nestled among the saguaros and paloverde trees of the mountain foothills.

For additional information go to: www.buffelgrass.org, Sponsored by the Tucson Desert Museum

Drexel Heights Fire District History – continued from page 1

Drexel Heights Fire District originally began providing fire and emergency services to the south and southwest areas outside the City of Tucson back in May 1954. The articles of incorporation papers were filed by members of the Drexel Heights Community Association. In those days the Drexel Heights Community Association Volunteer Fire Department provided services all the way to what is now the City of South Tucson.

On March 13, 2001, Drexel Heights Fire District merged with the Tucson Estates Fire District. This added a fourth fire station, six more firefighters, and several new communities. Tucson Estates, the

Foothills, and the surrounding neighborhoods welcomed Drexel Heights firefighters and have been very supportive of the Fire District and its services.

Today, no longer a voluntary agency, funding for the Fire District is now derived from a secondary property tax. The Fire District is governed by a board which is comprised of five members who are elected to office in an at-large election and serve terms of four years. Today, the Fire District employs a Fire Chief who serves as the Chief Administrative Officer for the Fire District. There are also two Division Chiefs who share the technical and operations oversight. A Fire Marshal, Communications Manager, Public Education/Information Manager. Finance

Drexel Heights Fire – continued from page 6

Administrator, Training & Education Coordinator make up the support team.

Drexel Heights Fire District's present boundaries include 90 square miles of Tucson's southwest side. The topography of the area consists of flat lands, rolling desert and parts of the beautiful Tucson Mountains. The District's population is approximately 40,000. Drexel Heights Fire District's response to fires and other emergencies is delivered from four stations. These stations are strategically located throughout our

community. We offer state of the art firefighting and rescue units 24 hours a day, seven days a week. These units respond to more than 6,000 incidents a year. They also participate in automatic regional response agreements with other local fire departments. This type of agreement means the closest unit responds regardless of boundaries or jurisdiction.

This History and Today information was extracted for the Drexel Heights Fire Department web site. For more Drexel Heights Fire Department information log on to: drexelfire.net

Star Valley Yard Sale Event



On April 4th our HOA hosted another yard sale for the community. We had approximately 10 houses participating. The event was advertised in the Az. Daily Star, Dandy Dime, Tucson Shopper and on Craigslist. Advertising appears to have been reasonably affective since the flow of people seemed to be constant. We are working on ways to improve

communication on these events; i.e.: homeowners letting us know the BIG items they have so it can be listed in the advertising, how to better post signs since not all streets have houses participating, etc. If you have any ideas or comments please email Tanna at: yardsale@starvalleyestates.org

President's Remarks - Continued from Page 3

Unknown volunteers we see your footsteps, but we don't always know your name. For example, we have a webmaster. Our webmaster, Jim Lamb, have you seen his Work? He is a tremendous asset to me and the community. His work is the footsteps that everyone sees when they visit the starvalleyestates.org web-site. Thank you, Jim. We don't always know your name when we see you picking up trash or weeds in the common area, or picking up your neighbor's paper while they are out of town, so it

doesn't detract or attract the wrong attention. Some of us walk past the basin, while others walk in the basin just to pick up the trash and debris. Some walk their dogs, others pick up the poop.

The work that you and your neighbors are doing is defining what a great community we all live in. This is where I want to be.

Jim Williamson
SVE HOA President

Website Updates – Email database

The Board would like to develop an email database of all homeowners to send out announcements. The announcements would inform all SVE homeowners of updates on the website (newsletters and minutes). It would also provide notices of meetings and agenda items. To register for the database, please

send an email to secretary@starvalleyestates.org, from the address that you would like to register. When the email is sent to the secretary, put “register” in the subject. The email address that you use to notify the secretary is the one that will be used for the notifications of update

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://www.pimasheriff.org/CommunityConnections)
Latest news:
www.pimasheriff.org/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:

www.pima.gov/azstarnet.com/1098

Government Services:

www.pima.gov/azstarnet.com/1096

PIMA Animal Care Center: 520/243-5900

Map Tucson Traffic:

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

2009 Meeting Schedule:

HOA Board meetings are held the third Thursday of every month at the Santa Cruz Lutheran Church, 6809 S. Cardinal, just south of Valencia on Cardinal.

Meeting dates are

Month	Date
June	June 18
July	July 16
August	August 20
September	September 17
October	October 15
November	November 19
December	December 17

Violations Summary for April and May 2009	
Parking	Cars (3) RVs (0)
Trash	(12)
Weeds	(26)
Other Exterior Issues	(3)
<i>(paint, fencing, debris, lights, etc.)</i>	
Delinquency Notices	(20)
Referral to Collections	(5)
TOTAL Actions Taken:	(69)

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