

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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Ramadas & Gazebos May be Approved under Grandfather Clause

The guidelines in place prior to March 31, 2008 did not require approval for any ramada/gazebos. After the March date, approval is required in some cases. In an effort to bring all records current, homeowners who have erected a ramada/gazebo, are being asked to now submit the Architectural Request Form (ARF), so that official records can be updated to show these structures are acceptable. This form is not being requested for the purpose of gaining approval, but to identify that the structures were in place prior to the guideline change of March 31, 2008.

It is important that accurate records are maintained so that there is no question about acceptability of modifications on the properties, despite the changes made over time to the *Design Guidelines*.

Blank ARFs are available on the community web site at <http://www.starvalleyestates.org>. Samples of completed forms are shown as an attachment in the new *Design Guidelines*. The Guidelines are also available on the website.

Star Valley Estates Coming Attractions

Yard Sale – November 1

To be scheduled:

Basin Clean-up Day

Weed Spraying

Special/Large Item Trash Collection

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Committees Need New Blood! Volunteers Please Step Forward...

Individuals who are interested in resolving the issues in the community are being asked to come forward now so that we can move forward in these efforts. Several committees are continuing, and new ones are being formed to help address many of the issues we have in the community. Committees in process and under consideration include Architectural Control, Welcome, Nominating, Basin Resolution/Disposition, Covenants, Finance, Newsletter, Self-help Maintenance, Social Activities, Special Trash Pickup, Traffic/Speeding, and Yard/garage sale.

The **Architectural Control Committee** (ACC) continues under the direction of new chairman, Brian Hodge. The committee reviews exterior modification requests. Returning committee members are Richard Hildman and Ray Perry.

As defined in the Bylaws, section 5, the **Nominating Committee** serves from the end of one annual meeting to the end of the next annual meeting and state that a Board member must serve as the chairman of this committee. Jim Williamson agreed to chair the committee again this year; his term as a board member ends following the election in March '09. He stated that his name will not appear on the ballot for re-election, and he vows to have at least one candidate for each position open. He may consider running as a write-in candidate, although that decision is not yet finalized. **Continued on page 2**

A Working Session Is Set in lieu of a July Board Meeting

A variety of goals were proposed by the Board and Homeowners at the last meeting for consideration for the upcoming year. As several of these items require significant review and in-depth discussion to ensure they are addressed in proper detail, the Board replaced the July Board Meeting with a working session which will permit adequate time for review of these topics and will facilitate decision-making in future board meetings.

No decisions will be made or voted on by board members during these working sessions. Homeowners are welcome to attend all working sessions. Homeowner participation and input is welcome.

At the July working session, the following topics will be addressed: amending the Rules & Regulations including: collection procedures; fining procedures; election procedures including handling of tie vote situations; and terms of office for committee members, correspondence with homeowners, etc.

Executive Session issues requiring a hearing for individual homeowners will be scheduled as usual.

The working session will be held in place of the Board meeting, on July 17th, at 6:30 p.m. at Santa Cruz Lutheran Church.

Volunteers Needed for Committee Participation continued...

Dick Curtin has agreed to continue as chairman of the **Welcome Committee**. His wife participates with him. The Welcoming Committee serves as the first spokesman of the HOA, introducing the community to the new Homeowner.

The **Basin Committee**, co-chaired by Dr. Mark Borom and Polly Bradway, is researching a long-term solution for the Basin and its relationship to the community. Their committee includes Mr. Curtin, Mr. Blankenbaker, and Mr. Brees.

Committee participation is an excellent way to learn more about the community and expand your friendships with other homeowners. Interested individuals are encouraged to step forward for the committees currently under consideration. Your involvement will be sincerely appreciated by the Board and the benefits that the community will receive as a result of it.

Please contact Cindy Borquez at Cadden Management, or the Board via email (www.starvalleyestates.org) if you wish to serve on any of these committees.

Preventive Spraying Now Means Fewer Weeds and Fewer Headaches Later

Weeds continue to plague homeowners in our community and detract from our property values. The summer rainy season is not far off and with it comes more weeds. Home-owners are urged to consider taking preventive measures now—by spraying pre-emergent, to discourage weed growth *before* it happens.

Options available to homeowners include:

- joining the community spraying program, offered at reduced rates when multiple lots participate (contact Cindy Borquez at Cadden Management 297-0797)
- utilizing various solutions from local retailers, such as *Do It Yourself Bug and Weed Spray*
- spraying weed killers such as *Round-up* to spray newly-emerging growth before weeds become a problem

Basin Committee Makes Progress in Identifying the Issues

Dr. Borom, co-chair for the Basin Committee, presented a PowerPoint slide show, during the May board meeting, regarding recent committee progress.

The presentation focused on defining the issues and the major options that are possible:

- a) Retain basin for flood water detention, requiring continued HOA maintenance;
- b) Retain basin but transfer maintenance;
- c) Eliminate basin entirely.

Also addressed was the possibility of Flood Zone Map Revision which would affect 1 /3 of community homeowners.

The committee also reported they met with county flood control representatives. The initial response from those county officials was that the basin may no longer be required. In addition, they discussed the flood zone map revision which, for additional cost, could be undertaken with the hydrogeology study required to determine the status of the basin.

The intent is to make as much information available to homeowners as possible during the fact finding process. The Board hopes to be able to include the committee-provided information on the web site as soon as possible.

It was also suggested that the Basin Committee presentations be made, for review by all interested homeowners, once the committee is closer to offering their solutions for consideration. A special Town Hall Meeting would most likely be set to facilitate such a presentation and discussion.

Violations Summary April, May 2008

Parking	Cars (9)	RVs (2)
Trash	(8)	
Weeds	(35)	
Other Exterior Issues	(10)	
(paint, fencing, debris, lights, etc.)		
Delinquency Notices	(8)	
Referral to Collections...	(4)	
TOTAL:	(76)	

HOA Reserve Account Investment Decision Approved

Association Treasurer, Jill Chamberlain, recently recommended depositing Reserve Account funds into secure investment vehicles which would earn the community some additional money on our funds. She suggested that Investing \$20,000 would bring in more interest while still keeping enough operating funds available to meet any emergency needs. The final decision was made to invest \$5,000 in each of 4 CDs for a term of 2 months. The timing was chosen to maximize the interest rate, and keep funds as liquid as possible while considering future expenditure needs. At maturity, the investment climate will be reviewed and further decisions made with regard to future investment options.

Star Valley Estates HOA

Board of Director's Meeting Schedule

June 19

- *Newsletter Mailing Options*
- *Speeding Solutions*
- *Special Trash Collection*
- *Encouraging Community Involvement*
- *Reviving Covenants Committee*
- *Flood Zone Map Revision*
- *Violations*

July 16

**Working Session in Lieu of Board Meeting:
Homeowners are welcome**

August 21

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](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
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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*

Help Reduce HOA Expenses: Receive this Newsletter by E-mail

If you are interested in receiving this newsletter via e-mail, rather than by U.S. Mail, please provide your name and e-mail address to board@starvalleyestates.org
An e-mail notice will be sent each time an issue of the newsletter is available for viewing.