

STAR VALLEY ESTATES

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www.starvalleyestates.org

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The Scoop on Architectural Request (ARC) Submittals

There appears to be some confusion within our community concerning need for submittal of the Architectural Request (ARC) forms. The hope is to clear up some of the misconceptions...

Based on a number of recent AR requests and the resulting actions of homeowners, it is evident that the Architectural Request process is not well understood. Hopefully, this article can clarify some of the issues for homeowners, to better serve the community and the oversight committee.

Homeowners wishing to make improvements to the exterior of their properties are required to submit an *Architectural Request Form*, known as an ARC form, in accordance with the *CC&Rs* Section 9.4. Requests are reviewed by the Architectural Control Committee (ACC) for conformance with the *CC&Rs* and existing *Design Guidelines*. They are considered, then approved or rejected, solely based on the details provided by the homeowner.

We have a new ACC committee in place: Richard Hillman, Ray Perry and Jimmie Williamson. Anyone wishing to volunteer for this committee is strongly encouraged to do so by contacting a committee or board member.

The reason AR submittals are required, prior to making modification to the exterior of properties, is to ensure that the integrity of the original community design is preserved. Our neighborhood

has a unique look and feel and the intent is to see that it remains so into the future.

Decisions by the ACC Committee are not taken lightly, and every effort is made to consider the proposed modifications within the larger context of the overall community. Many times the ARC submittals are routine, and clearly fall within the norms for the development. However, occasional ARC requests contain ideas and address concepts that represent a new direction for the neighborhood. These must be carefully considered in light of their potential to affect the future of the community design, either positively or negatively.

Discussion at the May board meeting concerned provisions for taking into consideration the input of neighboring properties before the ACC makes a decision on property modifications that may be precedent setting. *Continued on page 2*

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ARC Requests *continued*

Over the past several months it became apparent that the *Architectural Request Form* needed revision. So the form has been updated. **The revised ARC form and supporting materials contains expanded instructions so that homeowners will have a better idea as to what types of information to include with the request.** A copy of the new form will be included with the next newsletter. Also, the form will be available on-line at the HOA web site: *www. Starvalleyestates.org*.

It is important to remember that the more details are included with the ARC form and the more clearly your intended modifications are explained, with drawings, etc., the more likely it is that the ACC can make a prompt decision regarding your plans.

The revised Architectural Request Form and the supporting materials include expanded instructions...
Plan ahead, and provide appropriate details for your exterior home and landscape improvement projects.

In instances where details are missing from the submittal, the ACC must deny the modifications pending receipt of clarifying information, which may delay progress on your project.

So plan ahead, provide details, and everyone can be happy!

Editor’s Note: The previous newsletter incorrectly referred to the ARC instead of the ACC. My apologies for any confusion created.

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Consult the *Prohibited Plant List* before Planting

Star Valley development continues at breakneck speed, but it is important to remember that we live in a desert and water is at a premium. Our Star Valley Estates community builders took that to heart and established a precedent by landscaping our front yards with native, drought-resistant plants. The intent was, and continues to be, to spotlight the native vegetation which makes the Sonoran desert so beautiful.

In keeping with that intent, **the *Design Guidelines* in Section III – P, specify a *Prohibited Plant List*.**

Although this list is not exhaustive, it does provide significant guidance: It is intended to identify types of non-native plants that easily become invasive once planted, and to prohibit planting of trees which may ultimately obstruct the skyline views which we are so fond of.

Ultimately, the landscape vegetation chosen for planting outside of your walled yard must adhere to the **Pima County Low Water and Drought-tolerant plant list.**

Editor’s Note: The Board has been unable to locate this list on the County web site. If anyone has a copy or knows where to obtain it, please advise us. A Tucson City list of approved drought tolerant plants was located.

More Neighborhood Nuisances: Eyesores & Barking Dogs...Yikes!

We all must live together in this community in which we have elected to become homeowners. **The goal has to be to try to get along, as best we can, with as little infringement on one another's rights as possible.**

Obviously we are not all going to agree 100% of the time on what is acceptable behavior; some judgment is called for and there is room for disagreement.

If you have a neighborhood nuisance, whether it is an incessantly barking dog, an unruly child trespassing, or a careless driver repeatedly speeding along your street, it is important that you *know your rights and accept your responsibilities, as a homeowner, to exercise those rights and resolve those disputes.*

There are some situations, which do not fall into the realm in which the HOA Board can act. They are your responsibility, as a homeowner, to try to resolve.

So what is a nuisance? Clearly, eyesores and disruptive behaviors fall into this category. Our CC&Rs pretty clearly spell out what constitutes an eyesore, and what structures, etc. are permissible. They also permit the presence of children and domestic animals. Obviously, when children and animals are present there will be some degree of unsightliness with toys etc., some acceptable noise levels, and perhaps some level of unruly behavior. But when does it cross the line and become a nuisance? This is less obvious and may differ with individual perspective.

If you have observed a situation that can be considered a nuisance-- as opposed to a personal preference, the first course of action is to politely address the issue with the individuals involved. When addressing situations that are not to your liking, a little courtesy goes along way. Mostly likely the individual is unaware that a problem has been created, is distracted, or does not recognize that the behavior in question is unacceptable. In such circumstances, suggesting another course of action may be all that is required and is certainly a good first step.

In the event that this first step does not achieve the desired results, **the next step could be taking the time to review the CC&Rs, then writing up a courteous note** to the offender, stating the item number and text of the perceived infraction and asking for consideration in light of the stated rules. Although it may be uncomfortable, if you keep it courteous, the situation may resolve itself.

Remember, **it is against postal regulations to stuff any correspondence into mailboxes;** such correspondence must be delivered in person or perhaps mailed. Again, give the offending party the benefit of the doubt and recognize that he is probably unaware that a problem even exists in your eyes. Most offenders, in situations where it has been escalated to the level of the management company, express that a simple mention of the problem by neighbors would have been greatly appreciated...

Realizing that not all situations will be resolved this way, **the third step is escalating the situation by bringing it to the attention of the Association's management company, in our case: Cadden Management,** whose particulars are mentioned on the back page of this newsletter. Address your comments to Cadden via phone and or written correspondence. It is important to be aware that the law now requires identity of the individual reporting the infraction; when a management company representative witnesses an infraction the report goes out in the name of the management company rather than the homeowner.

The law requires that complaints must be accompanied by a statement of the date and time of the infraction, and must include the name of the individual witnessing or reporting the infraction.

Star Valley HOA

Board of Director's Meeting Schedule

June 21

Goal Setting & New Committees

July 19

Neighborhood Watch

August 16

Time: 6:30 pm on 3rd Thursday

Location:

Santa Cruz Lutheran Church
6809 S. Cardinal Avenue

Refreshments are served!

We're on the Web!

Visit us at:

www.Starvalleyestates.org

Cadden Community Management
1870 W. Prince Road, Suite 47
Tucson, AZ 85704

Important Contacts:

Cadden Community Management: Cindy Borquez

Phone: 520/297-0797 **Fax:** 520/742-2618

Email: "CindyL Borquez" <cborquez@cadden1.com >

Pima County Sheriff:

Emergency: Dial 9-1-1

Off-Road Vehicle Hotline: 520/877-6061

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