

# STAR VALLEY ESTATES THE ILLUMINATOR

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A publication of the Star Valley Estates Home Owners Association  
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## Stay Safe: New Neighborhood Watch Program Needs Volunteers

Another recent rash of burglaries in the Star Valley Estates community, including some brazenly carried out during daylight hours, has galvanized homeowners and the Board of Directors into taking action.

Under the leadership of homeowner Beverly Anderson, a Neighborhood Watch Committee has been formed. Beverly is making arrangements with the appropriate government agency to formalize a Neighborhood Watch program for our community. Arrangements are being made for representatives from the Sheriff Department's Neighborhood Watch organization to come to a Board Meeting to discuss the requirements and assist us in moving forward with adoption of the program.

Volunteers are needed to represent each street in the community, and preferably for each block, in order to ensure we have the appropriate coverage and enough individuals to serve as the eyes and ears of the community. It would be in the best interests of the community if those volunteers were individuals who are generally home during the daytime and can become accustomed to the normal comings and goings on the block in an effort to stay apprised of nuisance and illegal activities. It's in our best interests to look out for each other to ensure the stability of our neighborhood.

If you are interested in becoming a Neighborhood Watch Volunteer, please call Beverly at: 578-3281.

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## Trash Collection Done by Waste Management Has New Schedule

Trash collection days have recently changed for homeowners using Waste Management as their trash collection provider (green barrels). Although some homeowners received notices stuck to their trash containers, others apparently did not receive of the new collection schedule.

*Trash collection days have changed to:*

**Tuesday and Friday**  
**Recycling remains on Thursday**

## Have a Safe & Happy



Fireworks are illegal in Pima County

## Wade Road Entry Paving: Good Job!

Recent paving and striping of the entrance to Star Valley Estates at Wade Road and Valencia has been completed, due to the unrelenting work of Polly Bradway, Vice President of the Board, and others.

Although it took awhile to achieve, the work was accomplished quickly and efficiently by the Pima County crews resulting in a smooth and well marked entrance into Wade. The new paving and pothole fixes are greatly appreciated by all homeowners and will be even more so when the monsoon rains arrive.

**Thanks to Polly for her ongoing efforts in working with the Dept. of Transportation** to keep our community in tip top shape!

## New Inoperable Vehicle & Open Storage Law for Pima County

Recent changes to the inoperable vehicle and storage law holds out hope that we may see some improvements in the condition of properties in and around our community. Below is an extract of the article from the Sheriff.

### ***Know the Law...Inoperable Vehicles & Open Storage***

Pima County has changed the way county residents may legally store and work on inoperable vehicles.

Inoperable vehicles may be stored and worked on in residential zones under the following conditions:

- An inoperable/unregistered vehicle may remain stored anywhere on the property for a period of up to 60 days. (Two vehicles on parcels larger than 8000 square feet.) Does not include “hulk” vehicles. “Hulk” vehicles are vehicles that will **never** be made operational. For example, a vehicle being used for parts **only** must be screened from view.
- On parcels one acre or larger, vehicles may be stored on the property, with no time limits if they are contained within an area on the property that is screened from view by a fence, wall, or mature vegetation that is at least five feet in height. This screen must block the view of the stored items from adjacent neighbors.
- Storage of screened vehicles is limited to two per acre, with a maximum of five vehicles regardless of the size of the parcel.
- Stored vehicles must remain locked, or rendered incapable of being locked.
- Items including unregistered/inoperable vehicles may be stored within an enclosed garage and are exempt from the above requirements.
- Mechanical work/repairs may be conducted on the vehicles that are stored within the screened area or enclosed garage.

In addition to the above, other junk, “hulk” vehicles, and used materials (**up to 200 square feet**) may be stored in the same or in an additional screened area.

Violations are a civil matter which could result in a fine of up to \$750.00 per violation per day.

The above was extracted from the June 2007 issue of the Pima County Sheriff Departments “Community Connection”

## Many Thanks to Three New Committees

Thanks to homeowners getting involved, we have staffed 3 new committees which will provide monthly reporting. They are as follows:

- **Welcome Committee** – Mr. Richard Curtain, Chair; Mrs. Curtain
- **Neighborhood Watch Committee** – Beverly Anderson, Chair
- **Architectural Control Committee** – Jim Williamson, Chair; Richard Hildman, Raymond Perry

If you wish to join a board committee, please contact Cindy Borquez at Cadden Management or contact the chairperson directly.

## Set the Record Straight: Homeowners Urged to File Requests for Modifications Made without Prior Approval



At a time when our community has many homes for sale, reasoning behind the need for an Architectural Control Committee is spotlighted...

**Prospective home buyers are driving through our community, making notes of the types of improvements they see and planning modifications for their new homes. The trouble is, what they see, and assume to be ok in this community, may not actually be the case!**

Unfortunately, some homeowners have made modifications without prior approval. They most likely made modifications from the original plan, or didn't get prior approval for their project. The resulting modifications may or may not be in compliance with our community standards.

**The single most common violation is the lack of prior approval. Additional violations include improper shed construction and placement, non-approved paint colors, permanent gazebos, non-approved patio covers, pools, and RV storage.** It is important to get modification approvals on record, so the Board can approach non-compliant situations as necessary.

Homeowners are being asked to set the record straight on any modifications undertaken and/or completed that did not have prior approval. **Please submit an ARC Form detailing your already completed improvements and modifications.** Non-compliant situations need to be rectified, so it is important to get approvals on record.

The Board will work with homeowners to economically effect any needed changes required to bring previously completed projects into compliance. Decisions concerning approvals, waivers, denials, etc. are documented and serve as guidelines for the future.

Prospective home buyers drive through our community making assumptions...

They assume that what they see – sheds, gazebos, paint colors, RV-parking, auto storage, etc. is approved and permitted in this neighborhood.

Trouble is, that may not be the case!

Star Valley HOA  
Board of Director's Meeting  
Schedule

**July 19**  
Committee Updates

**August 16**  
Neighborhood Watch

**September 20**

Time: 6:30 pm on 3<sup>rd</sup> Thursday

Location:

Santa Cruz Lutheran Church  
6809 S. Cardinal Ave.

Refreshments are Served

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*We're on the Web!*

*Visit us at:*

[www.Starvalleyestates.org](http://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](http://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](http://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](http://www.traffic.com/Tucson-Traffic/Tucson-Traffic-Map.html)

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