

# STAR VALLEY ESTATES THE ILLUMINATOR

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A publication of the Star Valley Estates Home Owners Association  
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## New HOA Board Is Elected

A new Board of Directors was elected at the Home Owners Association (HOA) Annual Meeting held on March 20<sup>th</sup>, 2008. A total of 48 ballots were returned, ensuring the elections met all legal parameters. Three names appeared on the ballot to fill the two open positions. Mail-in and hand delivered ballots were tallied by a panel of homeowners and a Cadden representative. Results were announced immediately following the ballot count. Polly Bradway and Brian Hodge were each elected to two year terms.

Membership on the board is for a two year period, with rotational seating dates, which ensures that the board is always comprised of experienced members as well as new faces. Members are not elected to a specific position; seated board members vote among themselves to determine the office each board member will hold for the year.

The new board elected their Officers at the regularly scheduled board meeting on April 17<sup>th</sup> in accordance with the governing documents. The newly seated Board is:

**President – Jimmie Williamson**

**Vice President – Polly Bradway**

**Secretary – Devon Vaughn**

**Treasurer – Jill Chamberlain**

**Director at Large – Brian Hodge**

The Board of Director's Meeting is scheduled for the third Thursday of each month at 6:30pm at Santa Cruz Lutheran Church, 6809 S. Cardinal Ave., in the Nursery. Meetings are open to all and homeowners are encouraged to attend, to learn more about the community and share any news, concerns or issues they may have. Also, as needed, before or after the meeting and in keeping with privacy protection laws protecting individual homeowners, the Board may meet in a closed Executive Session to consider matters of a confidential personal/financial nature.

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## Updated *Design Guidelines* Are Now Available

The *Design Guidelines* were reformatted and some changes made during the past year. An updated copy is available to each Lot in the community and can also be seen on the website located at <http://www.starvalleyestates.org>. In an effort to reduce postage expenses, homeowners were notified to pick up copies of the *Design Guidelines* during the Annual Meeting held in March 2008. Those in attendance received their copies; some homeowners have since taken receipt of their copies. The Board voted, at the April meeting, to mail copies to homeowners that have not taken receipt of them.

## 2<sup>nd</sup> Quarter HOA Membership Assessments Are Now Due...

If you have not received a coupon book or a statement, please contact Cindy at Cadden Management.

## A Committee Is Formed to Determine the Future of the Retention Basin

As significant interest has surfaced in regards to determining the future of our retention basin, a Basin Committee was formed at the April 17<sup>th</sup> meeting, with co-chairs Dr. Marc Borom and Mrs. Polly Bradway. **Individuals wishing to serve on the committee, to help in determining the future of the basin, are asked to make themselves known so we can move forward in efforts to research all possible alternatives and address concerns on all sides of the issue.** The first committee meeting has been scheduled. Interested individuals are asked to contact the co-chairs directly or a member of the Board, via the web site at <http://www.starvalleyestates.org>

## The Assessment-Increase Ballot Is Deemed Invalid

The assessment-increase ballot, previously sent to all homeowners prior to the 2008 Annual Meeting, was deemed invalid due to late mailing.

Inadvertently, the notice was not sent within the time frame outlined by the governing documents—which require 30 days prior notice.

As the ballot was not valid, the Board decided to view the results as a “survey” to determine if there was enough support to pursue sending another ballot; there was not. Given the lack of support in the community, the Board decided not to pursue further discussion of an assessment increase.

## Homeowner-Input Time Constraints Directly Related to Meeting Requirements

Homeowners may be unaware that the HOA Board of Directors is restricted—by a very limited amount of time, in conducting official business on behalf of the community. Some have been under the impression that the Board has purposefully suppressed discussion on issues of concern to many. However, the Board is constrained, by the governing documents, in its ability to act on official business as: **Board business must *only* be conducted during meetings open to all homeowners, with the exception of Executive Sessions, and legal requirements dictate how much notice must be given prior to conducting such open meetings.** Additionally, the contract with the management company limits the number of hours which they will routinely spend at meetings—longer meetings would require additional expense. The number of items on the agenda directly effects the amount of time which can be devoted to any one issue. **These operating constraints often limit the amount of board interaction, and homeowner-input, which can realistically be accommodated during each meeting, resulting in the time restrictions set for individual input during the open forum portion of the meetings.** A review of Board Meeting Minutes reveals that, over time, a number of issues have been repeatedly addressed. As many homeowners do not attend meetings on a regular basis, each time a topic is mentioned the board is asked to readdress it, in detail— but time restrictions make that an impossibility. **New President, Jimmie Williamson, summarized: The Board clearly recognizes their responsibility to act on behalf of all our homeowners and wishes to encourage broader participation on issues of concern. Other means of encouraging and accommodating homeowner input are expanded committee participation, and scheduling town hall meetings to address homeowner concerns, both of which are currently under consideration.** In a further effort to keep homeowners informed, the web site has been redesigned and updated with the goal of making it more informative and keeping it current. Minutes for board meetings are approved the following month, and then are posted on the web site. Homeowners are urged to make use of this community resource as it is one of the better ways for keeping informed and minimizing HOA expenses.

Results of the 2008 Community Survey are included as an insert to this newsletter

## The Facts on Violation Reporting

The *CC&Rs* and the *Design Guidelines* are designed to ensure the look and feel of our unique community is maintained, and to protect the property values of all homeowners. When transgressions do occur, a violation is reported to the homeowner. Generally, violations are reported by the management company—who is charged with enforcing the documents on behalf of the Board, by other homeowners, or by members of the HOA Board.

Cadden Community Management, acts on behalf of the Star Valley Estates community and the Board, to resolve governing document violations. Cadden identifies and records any violations, notifies homeowners via mail, handles phone contacts and maintains records of them, maintains records on violation-resolution, collects and distributes funds associated with violations, and reports to the Board, as well as performing other valuable tasks.

Homeowners have asked: **What action occurs when reports of violations for parking, trash/debris accumulation, lighting, weeds, etc. are made?** Each time a violation is noted by or received at Cadden Management, the situation is reviewed and action is taken on behalf of the community and the Board. A series of steps is in place to ensure appropriate notice is given, needed actions are outlined, and a response is made by the involved homeowner. Resolution of violations and associated issues usually involves communication from the management company to the homeowner. **All reported violations are reviewed and, if legitimate, are acted upon. If no response is made by the homeowner, or the situation remains unresolved, it may be escalated by levying fines, and eventually liens.** Every attempt is made to treat all homeowners equally with regard to such matters.

As violations are, in most cases, not immediately fixed, neighbors incorrectly assume that nothing is being done to correct the offending situations and begin to question the management company about the steps being taken. **Some homeowners fail to realize, however, that there are privacy issues concerning actions taken by the management company on behalf of the Board. For this reason, Cadden cannot legally respond in detail to individuals making complaints, nor advise them of the steps being taken to resolve the situation; they can and do, however, advise the**

## Violations Summary

### First Quarter Violations - 2008

Parking .....	Cars (16)	RVs (2)
Trash .....	(5)	
Weeds .....	(77)	
Other Exterior Issues	(16)	
(paint, fencing, debris, lights, etc.)		
Delinquency Notices	(18)	
Referral to Collections...	( 8)	
Liens Placed .....	( 1)	
<b>TOTAL:</b>	<b>(143)</b>	

### Board of actions taken on behalf of the community.

So, please do not take it personally that you receive no reply from the management company in such situations. Cadden is in fact acting on behalf of the Board and there is on- going communication concerning resolving violations.

\* \* \* \* \*

### Valencia Road Upgrades Nearly Complete!

Valencia Road West has been designated a major scenic route and homeowners are rejoicing as work finally nears an end on the upgrades! As the long- anticipated roadway improvements near completion, it appears that every effort has been made to enhance the roadway: The promised two lanes in each direction; a center left-hand turn lane; paved and unpaved shoulders; sidewalks; landscaped medians and shoulders; and rubberized asphalt for noise mitigation are all in evidence. Also improved sight distances; drainage structures instead of dip sections; improved intersection geometry; up-graded traffic signals; separate left turn lanes; side-walks for pedestrians; median curbs for access control; and relocation of the school bus stop at Camino De Oeste; with an equestrian crossing at Mark Road for Gas Line Trail. The only thing left is for local homeowners to enjoy the quicker, easier, drive to town, and signs that new stores and outlets are coming soon!

**Star Valley Estates HOA  
Board of Director's Meeting Schedule**

**May 15**

- *Gazebos, armadas, pavilions grandfathering*
- *Replacement-copy costs -- Design Guidelines*
- *Collection Procedures*
- *HOA Correspondence (Letter editing)*
- *Insurance Renewal*
- *Reserve Investment*
- *Basin/Community Weed Control Bid by Lantz*
- *Chair Selection for: ACC and Nominating Committees*
  
- *Speed Humps*
- *Voting Results—details published*
- *Goal Setting*

**June 19**

**July 16**

**Time:** 6:30 pm on 3<sup>rd</sup> 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](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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*See our updated web site!*

[www.starvalleyestates.org](http://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

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