



The Polaris Beacon



Star Valley Estates Newsletter
December 2012

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A publication of the Star Valley Estates Home Owners Association Webpage: www.starvalleyestates.org
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Festival of Lights - 2012

Next Meeting

Thursday, January 10, 2013
6:30 pm
Ryan Airfield Conf. Room

The normal starting time of 6:30 pm may vary and will be announced prior to each meeting:
Meeting Schedule for 2013 is given below:
Please mark your calendar

2013 January 10
March 14 [Annual Meeting]
April 11 – installation of officers
July 11
October 10

Celebration of the Holiday Season In Star Valley Estates 2012

If you have not had an opportunity to drive around the neighborhood after sundown, please do so. Many homeowners have decorated their homes and yards with holiday lights. There are some pretty spectacular lighting displays to be seen – some that would give Winterhaven a run for their money. The nature of the themes are a personal choice, but the important thing is that the decorations help us all bridge this period of short days and longer nights with cheerful displays of lights. Thanks to all the homeowners who are

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brightening our spirits with their displays of lights.

I would like to introduce you to a personal Holiday I instituted back in 1965 after I moved to the winter-daylight-deprived North East where the winter workday started and ended in darkness.

We all know that Dec. 21st, the winter solstice, is the shortest day of the year, but it is not my "BOTH ENDS DAY", which is the first day of the year when the days start getting longer on both ends. I recognized the phenomenon of "Both Ends Day" by simply looking at the times of sunrise and sunset in the newspaper.

In Tucson, sunset starts getting later around Dec. 10, but sunrise does not start getting earlier until Jan. 12. Both Ends Day became the real humpday for me since it signaled that Spring was really on the way. I could just feel the ice melting on the taxiways and the frost failing to form on the wings of my plane. Now you could try and figure out why the apparently sinusoidal

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variations of sunrise and sunset are offset relative to one another or just accept it as fact, and celebrate.

HAPPY BOTH ENDS DAY

Jan. 12, 2013

Use this day as a good reminder to remove your Holiday lights.

Merry Christmas and Happy New Year To all the Residents of Star Valley Estates

When you are thinking about New Years Resolutions, here are a few suggestions. Star Valley Estates has rules and regulations. Here is a list of the most violated rules.

1. Parking on rocks in front of your home.
2. Leaving garbage cans visible from the street. Place them behind a wall or in your garage
3. Weeds, weeds, weeds. They happen. Prevent them.

Please resolve not to violate any rules of the HOA, particularly those listed above. Avoiding the above will save you the annoyance of receiving a letter of violation and a possible fine. Help keep our neighborhood attractive. Thanks,

Dave Blankenbaker, President
Star Valley Estates HOA

Going Green in Star Valley Estates

This is an example of a homeowner doing things the right way and the Architectural Review Committee (ARC) responding in a supportive manner.

Catherine Gordon, a relatively recent addition to Star Valley Estates wished to install a water harvesting system in her backyard. She expressed the admirable goal of saving a portion of all that monsoon runoff for future use on her property. Her first step was to follow the rules and submit an Architectural Review Form (ARF) detailing her plans.

The easy out for the ARC was to deny the request since it was in direct violation of one of the Sections in the CC&Rs. To wit:

CC&R Section 10.20: Tanks –

No tanks of any kind, either elevated or buried, shall be erected, placed, or permitted upon any Lot.

This regulation clearly blocks the installation of all types of tanks, including tanks for harvesting water. The ARC pondered the request and decided to issue a “Board clarifying resolution regarding tanks”. The resolution is published in detail at the end of this newsletter, and is to be included as an attachment to your personal copy of the Design Guidelines.

The ARC explained as follows:

The definition of tanks, in the context of Residential Communities, has traditionally meant tanks for the storage of fuel (e.g. gasoline, fuel oil, compressed gases, etc.). It is appropriate that a Clarifying Resolution be introduced to resolve the issue of Rainwater Harvesting Systems.

Rainwater harvesting systems were never considered or contemplated at the inception of Star Valley Estates. Our community is situated in the desert where water conservation is critical. In order to embrace the trend for water conservation, in keeping with the policies of the City of Tucson and the State of Arizona, the Design Guidelines have been modified to exclude water-harvesting systems from the broad restrictions of CC&R Section 10.20.

The board approved the modification and Ms. Gordon was permitted to install her water harvesting tanks within the restrictions given in the supplement to the Design Guidelines.

Continuing on the theme of going green and harvesting local resources, Ms Gordon has also applied for and received approval for the installation of solar panels. She has found an excellent balance between cost and benefit.

Good work Catherine Gordon. Good response from the ARC. This is the way things should work in our HOA.

For all of you who are wondering where the runoff from our last rain went, for Catherine Gordon, it went into her Water Harvesting System for future use.

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The following needs to be attached as a Supplement to your Design Guidelines under Section VI - Attachments.

VI. Attachments

Attachment 6 –Board Clarifying Resolution regarding Tanks

CC&R Section 10.20: Tanks, states - No tanks of any kind, either elevated or buried, shall be erected, placed, or permitted upon any Lot.

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Water harvesting systems may be installed, subject to approval of the system by the ARC on a case-by-case basis.

Each proposed system must meet the following minimum conditions:

- 1) Systems must meet all of the City of Tucson Water and Pima County criteria for water harvesting installations.
- 2) All water containment vessels shall be located in the rear yard of the home.
- 3) Containment vessels must be painted the color of the walls of the home or otherwise painted to blend in with the environment.
- 4) Vessels must be installed within the confines of a solid block wall out of view from either the street or adjacent neighbors.
- 5) Vessels may not be installed behind any view fence that allows them to be seen by neighbors or from the street.
- 6) Tanks may not be higher than 6 feet above ground level. Low profile tanks will be given priority over tanks over 5 feet high.

Surprise Holiday Bonus for Homeowners

The Board approved the Budget for 2013 by an In Lieu of Meeting vote. The approved budget will be included as an attachment in your January statement. Cost reductions in the budget permitted a lowering of the dues from around \$42 per quarter to only \$25 per quarter. That amounts to around twenty-five cents per day. I challenge you to find another HOA in the Tucson area with such a low assessment.

As if that were not bonus enough, the board has found additional unused excess funds, which permit the issuing of a \$25 Board Credit on the January statement for all homeowners in good standing as of the last billing statement. The credit allows excess funds to be used to cover the expenses of the first quarter of 2013, and other quarters as permitted.

Star Valley Estates goes Citified

Hopefully you are all enjoying the final installation of our own traffic light at the intersection of Wade and Valencia. No more sheriffs directing traffic. Things seem to be moving along smoothly during the rush hours.

I can hardly wait until road construction begins in 2014.

Here is a Review of Some of the Things you should know Regarding your HOA Obligations.

LANDSCAPING: All lots shall be kept to an even well, groomed appearance and shall be kept attractive and free of weeds at all times. Each homeowner shall also maintain in good condition all paved, concrete and other surface areas, including driveways and walkways. All trees, shrubs, plants and ground cover shall be kept groomed, trimmed and away from the public right of way. This includes tree branches that overhang the right-of-way and/or the roadway. All lots shall be kept free of trash, debris and other unsightly materials

Bottom Line: pull the weeds, trim the landscape and remove all trash and debris. The rains will really make the weeds grow, so consider spraying a pre-

emergent to help control the weeds.

ARCHITECTURAL REVIEW: **Prior** to the commencement of any construction or installation, all plans must have been formally submitted, if required, to the Architectural Control Committee (ARC). Your project cannot proceed without approval. Please, if you want to add any type of addition, modification or change to your home or landscape, submit you plans to the ARC. Approval or denial to proceed shall be sent to you in writing. The Committee or the Board shall have up to 30 days after submittal to approve or disapprove plans.

Bottom Line: Submit an ARC form for any and all modifications or additions to your lot, before beginning any work

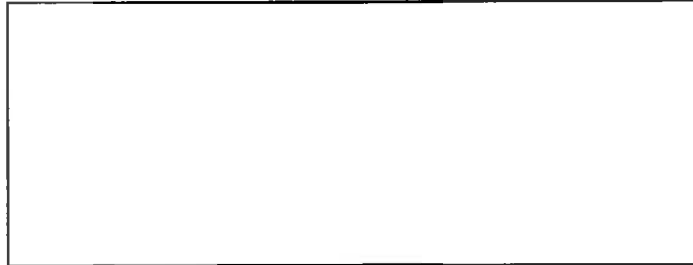
RENTALS: Do you have a rental home? Are tenants living in your home? If so, you must supply the Association with information regarding the tenants – e.g. name, contact information, etc. As the homeowner, you are still responsible for ANY and ALL actions of your tenants. Please provide a copy of all Governing Documents to your tenants so they are aware of the rules.

Bottom Line: Send tenant information to the Association and provide tenant with the rules and regulations

If you have any questions regarding the CC&R's or the Design Guidelines please contact: your Association Manager, Kathy Thygersen 520/297-0797 Email: kthygersen@cadden.com, who would be happy to assist you.

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Tucson, AZ 85705**



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Notice:Next Board Meeting

Thursday, January 10, 2012; 6:30 PM

Note: First meeting for 2013

Conference Room
Tucson Airport Authority Building
Ryan Field
Near intersection of Valencia and Ajo

Input from Homeowners is requested.

Homeowners – This is your Newsletter.

Your input is requested. If you have an item of interest to the community, please send it to the editor either in WORD format, or just as email text to the email address shown in the title header.

Let your feelings and input be heard.

Please report any evidence of criminal activity.
Details will be kept confidential.

This is YOUR NEWSLETTER
Looking forward to hearing from each of you.
The Editor