



# The Polaris Beacon



Star Valley Estates Newsletter  
October 2012

VOL-III-ISSUE-05

A publication of the Star Valley Estates Home Owners Association Webpage: [www.starvalleyestates.org](http://www.starvalleyestates.org)  
Cadden Community Management: Kathy Thygersen – 520/297-0797 Email: [kthygersen@cadden.com](mailto:kthygersen@cadden.com)  
Editor: Marcus P. Borom Email: Editor: [polarisbeacon@earthlink.net](mailto:polarisbeacon@earthlink.net) Board: [board@starvalleyestates.org](mailto:board@starvalleyestates.org)

## Monsoon Issue - 2012

### Next Meeting

Thursday, October 11, 2012  
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 Schedules for the remainder of 2012 and for the following year 2013 are given below:

Please mark your calendar

**2012:** October 11  
**No other meetings in 2012**

**2013** January 10  
**March 14 [Annual Meeting]**  
April 11 July 11  
October 10

At the July board meeting, the Board elected to have meetings on a quarterly basis, thereby reducing the number of meetings per year by two. The previous bimonthly meetings plus the annual meeting amounted to seven meetings per year. The new quarterly schedule, plus the annual meeting yields only five meetings per year. The cost savings will be reflected in upcoming homeowner statements.

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### The Monsoon –A boon and a bane

For those residents of Star Valley Estates who moved into their homes after the floods of 2002, the monsoon of 2012 was a good introduction to the effects of torrential monsoon rains. Our neighborhood was subjected to three days of rain with accumulations of up to 2 inches per downpour. The second and third downpours fell on saturated soil, which enhanced runoff and increased the possibility of erosion. The good news is that our flood remediation system worked. Our detention basin (lot 151) did its job. The drainage channels along Ironstone and Wade successfully diverted the desert water-flow around Star Valley Estates even though they were flowing vigorously with standing waves.

Within the community, the water that fills our streets and yards does not come from the desert to the south, but rather, comes solely from the flatland runoff from our own lots. It is apparent that the water-flow runs from south to north, crossing our east-west streets and momentarily turning them into rivers as the water seeks the

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next channel to the south through one of our lots. That dirt in the road and in the driveways of houses on the north side of the east/west streets came from the yard of your neighbor to the south. Unfortunately, the dirt is hard to put back. To avoid confusion, our HOA is not the responsible organization for cleaning up the mess. The roads in Star Valley Estates belong to Pima County, and the Pima County DOT is the organization to contact for cleanup. Your HOA has no responsibility here.

The really good news, gauged from a **brief** ride through the community during the downpours, is that no homes were subjected to water damage. Hopefully that is true for the entire community.

The boon here is that the desert was in need of such downpours. The desert has greened up, and

looks beautiful. One less desirable greening is the weeds that are emerging in our yards. Keep them down, people. You can do it.

The real bane is what happens to the roads that limit access to our community. Once again, this is not an HOA issue, but it is a major community concern that can be influenced by individual and/or concerted action by Star Valley Estates residents as well as by residents of adjacent communities.

Your direct contact regarding flooding and road issues is the

Pima County Board of Supervisors  
Sharon Bronson, County Supervisor, Dist 3  
(520) 740-8126

Call Ms. Bronson and let her know your concerns. Squeaky wheels get the oil.

Please recognize that the following letters and comments relate to community issues and not to issues that our HOA can address directly. They are included in this Monsoon Issue as examples of what Star Valley residents can do to get the attention of Pima County DOT relative to traffic lights at Wade and Valencia, traffic congestion, road conditions and flooding issues. A number of homeowners have already been communicating with Pima County DOT regarding these items, but the Polaris Beacon does not have permission to publish their communications. Regardless, thank you for your efforts. Two letters are published with the permission of the authors.

### **Install floodwater Culverts on Valencia Road - NOW**

Sept. 12, 2012

To: Pima County DOT, Carol.Brichta@pima.gov

Copy to: Arizona Daily Star - letters to the editor - [letters@AZstarnet.com](mailto:letters@AZstarnet.com)

#### **Subject: Flooding on Valencia west of Casino del Sol.**

Pima County DOT has plans to improve the condition of Valencia Road between Mark Rd. and Wade Rd. The construction was scheduled to begin the first quarter of 2013. That date has now been postponed by at least a year. Completion won't occur until sometime in 2015 - if then.

Commissioners, you do not get it.

When there are major monsoon rains in the southwest side of Tucson, egress from thousands of homes is totally blocked by flooded roadways in the Black Water Wash area. That means thousands of people cannot get to work, access to medical facilities is denied, children cannot get to schools, etc. Egress from thousands of homes in Star Valley is limited to only one street – Wade Road. People living along Wade Rd. are particularly trapped when Valencia Rd. is closed due to flooding.

Residents of areas along Valencia west of Mark Rd. do not need a superhighway that we will have to wait for years to get.

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### What we need now is floodwater control of essentially three washes that cross Valencia between Casino del Sol and Wade Road.

Do as you did several years ago in removing a major wash, which crossed Camino Verde, by eliminating a five foot dip in the road by installing culverts and raising the road. There are still troublesome washes along Camino Verde, but the major one has been eliminated. While you are waiting for approval of the \$50,000,000 construction on Valencia between Mark Rd and Wade Rd. install culverts at the three wash crossings NOW and remove them as blocks to community access. That should fit in your budget, and residents will no longer be trapped by floodwaters.

DO IT NOW - the superhighway can wait.

Marc Borom, Ph.D.  
Resident of Star Valley Estates

You have all received the generic letter from the Pima County Board of Supervisors, and possibly were left with some unanswered questions. In the email below, you will find additional questions posed by Dave Blankenbaker, a Star Valley Estates resident, and their associated answers provided by Annabelle Valenzuela of Pima County DOT. Hopefully this is both informative and helpful.

**From:** [Annabelle Valenzuela](#)  
**To:** 'Dave Blankenbaker'  
**Cc:** [Sharon Bronson](#) ; [Priscilla Cornelio](#) ; [John Bernal](#)  
**Sent:** Friday, September 28, 2012 4:47 PM  
**Subject:** RE: Traffic Signal at Wade and Valencia

**Mr. Blankenbaker, below are the responses you requested (*in italics*).**

**Blankenbaker:** Why was construction on Valencia moved from early 2013 as we were promised to early 2014?

*The project was originally scheduled to begin in Spring 2013, because PCDOT was attempting to start construction at the same time of purchasing State Land. Unfortunately, this cannot happen and this delay is outside of our control. The project is scheduled within the second implementation period (2012-2016) of the Regional Transportation Authority (RTA) plan and is on schedule for the requirements of that time frame. Here's the current project schedule*

- *Final design plans complete by December 2012*
- *Utility relocations to start in late 2012 and complete by Summer 2013*
- *State Land purchase is currently in process and complete Summer of 2013*
- *Federal Highway Administration (FHWA) funding programmed for 2014*
- *Project to be advertised for construction bids and awarded to contractor early 2014*
- *Construction start early Spring 2014*

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**Blankenbaker:** Did the county not know they had to purchase land from the state when they told us construction would commence early 2013? Why is that an issue now?

*PCDOT originally had scheduled the project to begin construction across state land with a right of entry while undergoing the acquisition process. Unfortunately, Arizona State Land Department has indicated that they will not allow a right of entry onto their parcels (this would allow us to start construction prior to gaining final right of way documents). Instead we need to continue to work thru their acquisition process, which is currently anticipated to be completed mid 2013. Once we have obtained this right-of-way we will submit a request for funding and authorization for advertisement to the Federal Highway Administration (FHWA). Once this request is approved, we will then be able to advertise and award the project, and subsequently start construction. Based on the durations and time frames we have been provided, we anticipate starting construction in Spring of 2014, which will also fulfill the RTA phase 2 requirements of starting construction before 2016.*

**Blankenbaker:** Could not the county let the bids now so when the land purchase is finalized (which you and I know it will be) construction could begin immediately?

*As mentioned above, the Federal Highway Administration is a matching funding source for this project. We are required to submit the request for funding and authorization for advertisement of construction after we have e we have obtained this right-of-way from the Arizona State Land Department.*

**Blankenbaker:** Who is going to pay for my tires and front end alignments for all the potholes I have to drive through for another two years?

*PCDOT is still committed to routine maintenance and pothole patching. During the last storms, our crews were working diligently to patch the potholes even while the water was running over portions of Valencia. Certainly, our goal is public safety and if you experience damage, please contact our offices at 740-6410 and our legal section will investigate your claim.*

**Blankenbaker:** Why is it that every road in E and N Tucson has been rebuilt? Campbell resurfaced, 1st completely redone, La Cholla--done, Thornydale--done, Twin Peaks--done, La Cañada--done, McGee--being done, River done, Sunrise--done, Skyline--done, Swan--done, Craycroft--done, Kolb--done, Sabino--done you get my drift?? Why is it all the rich peoples roads are done and we sit out here with this cattle path Valencia you call a road and you keep delaying construction?

*Some of the roads named above are roads within different jurisdictions outside of Pima County and they are from different funding sources. Campbell was resurfaced as part of our pavement preservation plan (Highway User Revenue Funds HURF) and so was Valencia from Camino Verde to Ajo. We also have future paving plans for Camino de la Tierra, Irvington Road, and Mission Road as well as an ongoing reconstruction project on Camino de la Tierra. We have also widened Valencia Road in different segments from 1-19 to Mark Road. The other projects you refer to are scheduled for Period 1 implementation (2006-2011) while this particular project on Valencia is scheduled for the 2<sup>nd</sup> implementation period (2011-2016).*

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*The amount of rainfall in this area was huge. On September 7, the area experienced the 10 year flood event. We recognize that the road closures and broken pavement are inconveniences. Our crews were responding after hours and working overtime to restore the area. Making the road improvements are very feasible, but as you can see, the requirements and coordination with other agencies are quite complex.*

*We sincerely thank you for your patience.*

*Respectfully,  
Annabelle Valenzuela*

Annabelle Valenzuela  
Program Manager  
Community Relations  
Pima County Department of Transportation  
(520) 740-6445 cell (520) 591-9563

The above conversation reveals that PCDOT is willing to converse with homeowners. Star Valley Estate residents should work to keep those lines of communication open.

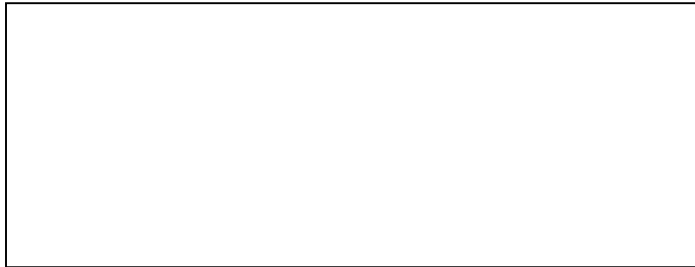
At the July board meeting, the Board agreed on a mission statement, which is published below:

### **Mission Statement of the Board of Directors**

The Mission of the Board of Directors of Star Valley Estates Homeowners Association shall be to:

- Provide fair and equal treatment to every homeowner in the enforcement of the rules of the HOA.
- Manage the common area of Star Valley to best suit the neighborhood without wasting any assets of the community.
- Enhance the value of our properties by enforcement of the rules all homeowners accepted when they purchased their homes.

**Star Valley Estates  
1870 W. Prince Road, Suite 47  
Tucson, AZ 85705**



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October 2012

**Notice:Next Board Meeting**

Thursday, October 11, 2012; 6:30 PM

Note: Last meeting for 2012

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