



The Polaris Beacon



Star Valley Estates Newsletter
July, 2011

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A publication of the Star Valley Estates Home Owners Association Webpage: www.starvalleyestates.org
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Next Meeting

Thursday, July 14, 2011
6:30 pm
Ryan Airfield Conf. Room

Meeting Schedule Set for
Entire 2011
Please Mark your Calendar

Normal starting time of 6:30 pm may vary and will be announced prior to each meeting:

2011: January 13 March 10 (Annual)
 May 12 July 14
 September 8 November 10

The President's Corner

As most of you know your board has not only been cutting expenses since we took office in November of 2009, but it has also been reducing our expense liability regarding the basin lots. Due to that fact the association has a comfortable surplus of monies with a reduced demand on their use.

Your board is toying with the idea of using some of that surplus money to sponsor some block parties so you can "get to know your neighbors". In addition to increasing harmony in the neighborhood, knowing your neighbors is the optimum way of increasing neighborhood security. The board plans to cater the block parties, but we will need sponsors to host each party. We will be looking for one or two sponsors per street to serve as hosts and to help coordinate activities. Food and drink tickets will be provided to each homeowner. Since many of you are not totally

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familiar with your neighbors, at the block party we will be asking each resident to fill out a nametag with your name and your street address.

There are seven streets excluding Ironstone to be hosted with seven different block parties. If the block parties are a success, we would then entertain a party for the entire association probably to be held in the County Park across Wade Road. In the Association Party you could meet everyone in the neighborhood not just your immediate neighbors. The HOA, in my opinion has caused many hard feelings amongst neighbors and I think it's time we set all that aside and become friends. The Board can and will do everything in its power to overcome some of the animosities. I think block parties would be a great start. If this sounds like something you would be interested in hosting on your street please let me, or someone on the board, know so we can proceed. An email to the Polaris Beacon would be a start.

Please let us know your feelings regardless of which way you feel. We are your board and we want to do what is right to strengthen this community.

In the near future you will be receiving a survey card regarding your feelings toward both a block party and a subsequent community party. Please let us know how you feel by

responding to the upcoming survey card and, even earlier, by responding to this message. We will need support in the way of members to host the parties. .

Thanks,
Dave Blankenbaker
President, Star Valley Estates HOA

Should the HOA Maintain Your Personal Property?

The editor of the Polaris Beacon finally received a suggestion from a member of the community. A pleasant surprise. Mrs. Devon Vaughn (a former board member) expressed concern regarding the cosmetic appearance of the mailboxes throughout our community. They are all old, heat damaged, and look terrible. I agree!

She suggested that the HOA fund the refurbishing of all 149(?) mailboxes in the neighborhood. That would require painting of the boxes and stands as well as the red, "send mail" flags.

As editor, I responded that this did not seem appropriate since the board does not maintain the personal property of any homeowner (e.g. painting of garage doors, landscaping of front yards, applying weed killer, etc.). She responded by email that previous boards (specifically, the recently recalled board) have funded special trash pickups, trash dumpsters and garage sales. My reply was that those events ended up benefiting a minority of homeowners at the expense of the entire community. Her response was that this board scares the bejeezus out of her. Calm down, Devon. We are actually on your side, and we want to do things right.

To be politically correct, the issue will be discussed at the July Board meeting.

In the meantime, I have taken 15 minutes of my time and repainted both my mailbox and that of my neighbor. The boxes do look better, and I would certainly be happy to see others do the same. The job is simple, inexpensive and it generates good feelings. Cost of a spray can of gloss-black enamel, which will easily paint up to six or more mailboxes, is around \$7.

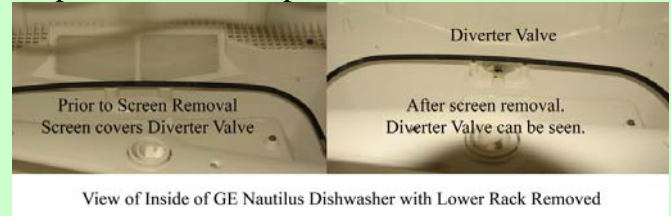
If mailboxes start getting painted, then the editor will know that you are reading your newsletter.

For the DIY Crowd

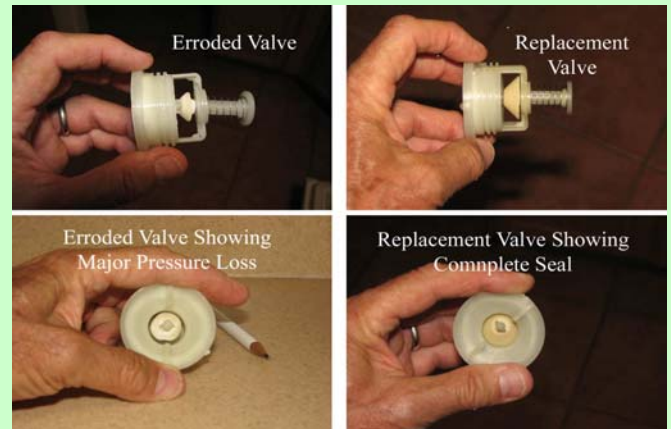
The homes in this neighborhood are between nine and 11 years in age. They were mostly supplied with the same kitchen appliances, so I am assuming that each home has experienced deterioration in the performance of the installed GE Nautilus Dishwasher. If not and you have one, it will happen soon. Can 15 minutes save you 3000%. Probably!

Here is a report from a recent personal experience. Our dishwasher began to fail to clean the dishes. It was not due to the way dishes were stacked, or to detergent or to hard water, etc. The first suspicion was that the motor or the impeller was faulty. Both suspicions were wrong. It looked like we were facing an expensive dishwasher replacement. To make a long story short, the repair took 15 minutes to replace a \$12 part.

The dishwasher has a spring-loaded plastic valve at the bottom rear of the inside of the washing chamber (see Fig. below) that acts as both a siphon break and a pressure diverter.



The plastic valve erodes and fails to deliver pressure to the wash tower. Therefore – poor washing. The deteriorated valve, which can be easily removed and replaced by hand, is shown in the Figure below



Basin Issues - Continued

There was a moment of hope in June when Jeff Cesare (Joe Cesare's son) responded to many voice mail messages from Mr. Dave Blankenbaker requesting a meeting. Jeff agreed to set up a telecom conference among Mr. Blankenbaker, Dr. Borom, his father and himself on the week of June 13th. True to form, there was no further contact from Jeff or Broadway Realty and Trust (Joe Cesare's firm). This lack of response has been going on for more than 15 months. In the near future, the Board will be pursuing a more direct strategy regarding transfer of the last remaining basin lot to the SVA Corporation (the corporation listed on our Warrantee Deed).

Come to the July Board meeting to hear the strategy. This saga has not ended.

Committee Members Sought

After a number of years of valued service as chairman of the ARC (Architectural Review Committee), Mr. Ray Perry has chosen to step down. Chairman of ARC is a powerful member of the community since he/she controls what proposed changes to homes and lots get approved for each homeowner. Thank you, Ray, for your dedicated service and careful attention to each and every proposal submitted to ARC during your tenure.

The board is now seeking a **new committee member for ARC**. If you are interested in serving, please notify a board member.

The Board is also still looking for someone to chair a **community activities committee**. Such a person would blend in well with the block parties under consideration.

My wife is not interested in chairing a committee, but she is interested in setting up an **early morning walking/jogging group**. The objective is not only to exercise, but also to get to know both neighbors and the neighborhood in a situation that would provide both congeniality and the safety of a group. If anyone is interested in joining such a group, please email Aida at the Polaris Beacon. She is Argentinean and fluent in English and Spanish.

Wildlife (the 8-legged kind) in Star Valley

Solpugids, known also as windscorpions or sunspiders are non-poisonous members of the arachnid family. They just look fierce. They could readily serve as a model for a movie like Alien. Solpugids are beneficial predators since their diet consists of insects - like crickets, roaches, termites, etc.- and some small vertebrates like lizards. If you find a windscorpion in your home, it got there looking for food. Catch it and release it outside to work for you there then patch all holes around your doors and windows to avoid further entry. Their most striking characteristic is the powerful set of double-hinged and independently mobile jaws, which they use to tear their prey apart.

They **ARE** scary, but relatively harmless and remember - they are beneficial.



Don't try this at home. This specimen drowned in the pool and is dead. The hand is just for size reference. Even dead it is still pretty frightening!!



**Star Valley Estates
1870 W. Prince Road, Suite 47
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Notice:Next Board Meeting

Thursday, July 14, 2011; 6:30 PM

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 to the Polaris Beacon.
Homeowner details will be kept confidential.

Looking forward to hearing from each of you.
The Editor