



The Polaris Beacon



Star Valley Estates Newsletter
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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, May 12, 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:

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

Election Results for Expired Board Position

Election for the expiring board position held by Jimmie Williamson was conducted at the Association’s annual meeting on March 10, 2011. The Rules and Regulations had been changed by the current board to allow publication of the vote tally at the meeting and as soon as possible following the election.

Prior to the change in the Rules and Regulations the vote count could not be revealed until approval of the minutes of the annual meeting the following year. The change reads as follows: “Actual vote counts are to be released at the meeting. The vote tally will be published as an addendum to the minutes of the meeting at which the election occurred. The vote tally may be published prior to the issuing of the minutes of the Annual Meeting in any medium as deemed appropriate by the board (e.g. HOA website, HOA newsletter).” The vote tallies are as follows:

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Listed candidates:

Dan Rohler	25
Jimmie Williamson	22

Write-in Candidates:

Dick Curtin	1
Dave Harris	1
Jill Chamberlain	1

Dan Rohler was elected to the board.

A quorum of 50 homeowners exceeded the minimum quorum of 15, but out of a community of 150 homes, only 50 participants in an election is a bit disappointing.

Note from New Board Member

Thanks to all of you who voted me in to the board. I'm glad to take a seat on this excellent board that has made so many improvements in such a short time even while reducing HOA dues. I will support their further efforts to hold down dues and get rid of the remaining drainage basin. I have coworkers who live in North and East Tucson paying outrageous HOA dues and enduring way overreaching restrictions. That won't happen here with this board. – Dan Rohler

Keeping Star Valley Looking Great!

by Dave Blankenbaker, Pres. HOA

We all are proud of our property and should be. We all are concerned about the value of our property and should be. But yet some still do things that diminish the value of our homes – perhaps without recognizing it.

One thing that takes away from the neighborhood is parking vehicles or storing things outside the confines of our walled backyard. The reason we have walls is to conceal our interests and/or eyesores from all our neighbors out of respect for their property. If you park things in the desert behind your wall you are not only hurting the value of your home but also the value of your neighbors' property. Please be considerate when using your back yard and make sure that your stuff is within the confines of your own wall.

FYI; There are a few people in the community that like to claim credit for things that happened in the best interest of the community even though they ardently opposed the action. Getting rid of the maintenance responsibility for two of the basin lots was the result of actions taken by the basin committee and subsequently by the current board and by no one else. The recalled board, led by Jimmie Williamson, dissolved the basin committee prior to the lots being turned over to the developer, and wrote a letter to the developer in a tone that assured failure of any transfer. That action led to the board being recalled. After the recall the new board succeeded in transferring the two lots to the developer. The current board is still working on the transfer of the final basin lot to the developer. Those are the facts.

Thanks!
Dave

**Freeze Damage in Star Valley
(and all of Tucson)**

Many Star Valley residents (including the editor) learned the value of selecting plants appropriate to our specific Tucson climate zone. Many species of cactus were damaged by the deep and extended freeze that occurred in February. Admittedly, the

extended freeze was unusual for the Tucson valley area. Hopefully we will not see 18°F again any time soon.

The down side is that many specimens such as Peruvian Apple Cactus, Indian Fig (*Opuntia ficus-indicus*), Mexican Fencepost (*Pachycereus marginatus*), and monstrose varieties such as Totem pole cactus suffered severe damage ranging from total loss to extreme self-pruning. The good news is that, even though Indian Figs lost many arms, the plant, in general, survived. The self-pruned arms and pads can serve successfully to propagate new plants. They make great border plants.

Any residents interested in adding to their xeriscape can find free Indian Fig pads at curbside at 7087 W. Brightwater Way. Please feel free to take whatever pads are there – Enjoy!!

Fence Damage Along Ironstone

Sometime around the 25th of October, 2010 a northbound car veered off the road and struck the drainage canal fence along the east side of Ironstone and destroyed more than 80 linear feet of chain link fencing. This fence is on the county right-of-way and Pima County has responsibility for its repair. The county denies responsibility for this repair and cites that the fenced area is along a private basin. That response is in error since the specific lot (Lot 61) has been declared by the county to no longer be a basin. As a matter of fact, Lot 61 was never shown on the Pima Co. Plat as a basin. Conversations with the county to resolve this confusion are being continued by Dr. Borom.

The county, on the other hand, accepted responsibility for the repair of a severe washout on the east side of Ironstone along the drainage channel. That repair has been completed. The work involved filling in a washout that started at the edge of the macadam and was about four feet wide and four feet deep. This is an expense that was not incurred by our HOA.

Communicating with the county on community issues for which the county has responsibility can

be time consuming. It has been suggested that a committee be established to act as a liaison between Star Valley Estates and Pima County. Volunteers for this service are being sought. If you wish to help, please contact the HOA Board of Directors via email (board@starvalleyestates.org)

Weeds – Our Perennial Topic

Hopefully many of you took advantage of the recently predicted rain shower to apply a pre-emergence spray to your lawns (gravel-covered dirt?). The nice, soaking, one-half inch rain that occurred was perfect for carrying the chemical into the soil. If you missed that opportunity, the germinating seeds certainly did not. Not to worry, you will get another opportunity – just monitor the weather reports. New residents can find suggestions for weed control – both professional and do-it-yourself varieties – in the April 2010 issue of the Polaris Beacon, which can be found on the HOA website at:

<http://www.starvalleyestates.org/Newsletters/Apr2010Newsletter.pdf>

Community Activities Committee

At the annual meeting in March, there was discussion regarding the use of the reserve fund for community activities. The fund now stands at \$25,049.56. The primary purpose of the reserve is to maintain our “common area” which has been reduced from three basin lots to just one (Lot 151 – referred to by some as **Star Valley Area 51**). Even though an HOA without a clubhouse or similar community activity area is not obligated to promote community activities, the board is willing to entertain suggestions.

Anyone interested in serving on such a committee, and proposing community activities for consideration, please contact the HOA Board of Directors via email (board@starvalleyestates.org) and/or attend the board meeting on May 12, 2011.

What Happens to Your Recycled Waste?

Have you ever wondered what happens to all that waste that you put into recycle containers?

Does all that jumbled up trash really get separated and recycled, or is it just a scam to make the environmentally inclined feel better??

To answer those questions, Star Valley residents Marc Borom, Dick Curtin and Fred Cowan visited the Waste Management Recycling Facility for a personal evaluation. There they received an encouraging confirmation of the process by which the items are sorted and packaged. It is an impressive process. The process is mostly automatic, but there is some manual help to sort out undesirable items from a transport belt that is moving at five feet per second.

The recycle yard is filled with compacted, six-foot cubes, individually containing various plastics, paper, and cardboard, and bins of crushed glass. These bales are sold to various reuse centers in the USA, Mexico and largely to China. The plastics return from China as toys and other items.

A few things we learned that are useful in your recycling effort. The recycling center now accepts envelopes with those little “cellophane” windows. You don’t have to waste time removing the “windows”, and you shouldn’t throw the envelopes in the trash. They go into the recycle container – windows and all. The recycling center also now accepts clean, steel cans, and even “hard plastics” such as kitchen waste baskets and plastic buckets with metal handles attached. Milk and juice cartons are also recycled. You may also recycle clean, film-plastic bags at many grocery stores. Your recycling is working. Keep it up. It makes our environment a better place.

For more information check out the recycling center at

<http://www.wmofarizona.com/cities/Tucson.asp>
or call (520) 774-2600 for a visit..

Changes in Bylaws/Rules & Regulations

Changes in the By-Laws and in the Rules and Regulations of the Association were made at the beginning of 2010. The changes in the Rules and Regulations were distributed to the membership in the February 2010 issue of the Polaris Beacon.

The changes in the By-Laws are found in the minutes of the February 2010 meeting of the Board. The By-Laws changes were approved at the March 2010 annual meeting, but were never formally distributed to the membership.

The full By-Laws and the full Rules and Regulations have been updated with the changes. The updated documents are available for viewing on, and downloading from, the HOA website:

<http://starvalleyestates.org/id4.html>

To access the documents select from the website sidebar – Rules/Regulations, then either Bylaws or Rules and Regulations as needed. If you do not have Internet access, please contact the board to request a copy.

Keep in mind that our “Common Area” is a retention basin and that it does not fit any definition of a common area found in the Arizona Revised Statutes.

Wildlife (the bird kind) in Star Valley

The Cactus froze, but spring is inevitable, and maybe even more rain.

One pleasure many share is the bird life in the area – pigeons excluded. Usual avian visitors in your backyard probably include house finches, goldfinches, English sparrows, cactus wrens, curved-bill thrashers, doves (mourning and white-winged), Gambel’s quail, Gila woodpeckers, pyrrhuloxia, Anna’s and black-chinned hummingbirds, hungry Cooper’s and Sharp-shinned hawks and an occasional roadrunner looking for lizards. This time of year you may be rewarded with a visit from black-headed grosbeaks, Scott’s orioles, Bullock’s orioles, and hooded orioles.

Keep your eyes open. (See photos on page 5 – for color photos, visit the HOA website)

Basin Issues - Continued

Employing an attorney to implement a meeting with Joe Cesare of SVA Corporation (the developer of Star Valley Estates) has been unsuccessful. The attorney (Tanis Duncan) has been removed as our intermediary. The board will attempt, once again, to set up a meeting with Joe Cesare on its own.

Satisfactory resolution of the Basin Issues will depend totally on the future value of the remaining basin lot - Lot 151 – as viewed by SVA.

There are two scenarios.

- 1) **SVA sees no future in lot 151 other than use as a floodwater retention basin.** If that is the case, SVA will be asked to transfer full ownership of the lot to Pima County or to our HOA.
- 2) **SVA views Lot 151 as a future residential property, which will transfer to SVA Corporation whenever the lot is no longer needed for floodwater retention.** If that is the case, having the HOA hold the lot for SVA and continue maintenance thereof while waiting for it to revert to SVA Corporation would be an unnecessary burden for our HOA. In this case SVA will be asked to accept *the deed to Lot 151* as soon as possible.

Other options can be discussed at the May board meeting.

Email Communication

Due to a recent computer crash, all the email addresses of Star Valley Estates residents held by the Polaris Beacon were lost. If you are interested in receiving emails on any necessary and urgent matters concerning the community, please send an email to the Polaris Beacon (polarisbeacon@earthlink.net) and you will be added to the emailing list. In any group emails sent to the residents your private email address will be hidden as a blind copy. Your email address will not be disclosed to anyone without your consent.

If a community email list could be established, the board could implement another cost savings by eliminating printing and postage charges.

Your comments would be welcomed.

Thanks,

Marc Borom,

Editor of the Polaris Beacon

Backyard Birds in Star Valley Estates



Cooper's Hawk – juvenile



Cooper's Hawk Adult



Nesting Curved Bill Thrasher



Road runner on wall



Family of Gambel's Quail



Lesser Goldfinch on upside down feeder

**Star Valley Estates
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May, 2011

Notice:Next Board Meeting

Thursday, May 12, 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