



# The Polaris Beacon



Star Valley Estates Newsletter  
August 2010

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A publication of the Star Valley Estates Home Owners Association      Webpage: [www.starvalleyestates.org](http://www.starvalleyestates.org)  
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## Next Meeting

Thursday, August 12, 2010  
6:30 pm  
Ryan Airfield Conf. Room

### Meeting Time and Location

#### New time:

6:30 PM,  
The **Second** Thursday of each month.

Schedule for the next “bimonthly” meetings will be determined at the August board meeting and published in the next Polaris Beacon.

#### New location:

Ryan Airfield Conference Room in the Tucson Airport Authority Building just to the right of Todd’s Restaurant . Plenty of parking.

### Board Seeks Volunteer for Open Board Position

Toward the end of July, Brian Scott tendered his registration from the Board of Directors for personal reasons. The Board thanks Brian for his service and contributions – particularly for his extensive efforts in helping to produce a change in the composition of the Board.

Brian’s registration opens up a position on the Board. The position will be filled by a volunteer elected by a majority vote of members of the Board.

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The term of the vacant position will be up for election by the membership in March of 2012. If you are interested in serving out the remaining term of the vacant position, please notify the Board of your interest either prior to the meeting or at the meeting itself.

Each candidate will be given a maximum of three minutes to explain why he or she wishes to serve on the Board. Please note that there is no requirement that position be filled immediately.

### Obligations of a Board Member

If you are contemplating service on the Board of the HOA, you need to consider the duties of a Board member. The Board has very limited duties that fall into five categories:

- 1) Maintain our Common Area, which now consists of only one remaining basin lot at the corner of Brightwater and Ironstone (see details later).
- 2) Enforce the governing documents. That means assess and enforce compliance with the CC&Rs, The Bylaws of the HOA, The Design Guidelines and the Rules and Regulations, all within the

context of the Arizona Revised Statutes for Planned Communities.

- 3) Collect dues and manage finances. Dues go principally, for management services (Cadden Management – the previous approximately \$20,000 annual cost has been reduced by going to bimonthly meetings), for HOA liability insurance (around \$2000 annually), and for maintenance of the common area (maintenance concerns have been considerably reduced with the elimination of two of the three basin lots).
- 4) Attend both open and closed meetings.
- 5) Comply with the legal requirements for non-profit corporations.

Recognize that a Board member is neither a community organizer nor a community leader. A Board member does possess significant power to control what a homeowner can and cannot do with his or her property. The Board can also change The Rules and Regulations and The Design Guidelines without approval of the community. Given such authority, each board member must guard against developing an inflated ego and an unjustified sense of self worth and personal power.

As a board member you will be correctly instructed by our management company that you are a member of the board of a corporation and are required to abide by corporation regulations. WOW! You are not only on the board of an association, but you are also on the board of a corporation. With this new responsibility one must guard against losing sight of the principal objective, which is simply to follow the duties listed in order of priority in items 1-4 above.

## Your Lot Line

Here is a little trivial. Do you know where the county road ends and your lot line begins? The county owns a 40-foot wide road easement throughout Star Valley Estates. The road is around 25 feet wide. That leaves a 7.5 foot easement on each side of the pavement that the county owns. The CC&Rs say that you cannot park there. At present, the CC&Rs take precedent over the

County's easement. In 2007, the AZ Senate Research Committee introduced S.B. 1360, which was designed to remove HOA "authority or regulatory powers over any roadway, easement or other area for which the ownership or use has been dedicated to, or is under the legal authority of, a governmental entity". The bill failed in House Committee due to heavy lobbying.

If you are planning any landscaping, you might consider that the county easement actually falls under County control regarding things other than parking. The County has the right to dig up and/or modify anything within their easement without your approval.

## Basin Issues

In July the Board filed quitclaim deeds for lots 61 and 152 with the office of the County Recorder. That action solidified the transfer of these two lots to SVA Corporation. They are no longer a tax burden to our HOA. The important thing is not the tax burden, which only amounted to around \$25/year, but rather the transfer of maintenance responsibility for these lots to SVA.

Bill Zimmerman of the Pima County Flood Control District, also informed the Board that the County has always had maintenance responsibility for the roadside area bordering lot 61 along Ironstone.

The above information will influence Board decisions regarding maintenance issues along the roadside.

The Board is still waiting for a final resolution of lot 151 from Joe Cesare of Broadway Realty and Trust. If full ownership of lot 151 is transferred to either Cesare or the county, our HOA will no longer have a Common Area. Without a common area, there is no legal justification for maintaining an HOA. An HOA exists principally to maintain the common area of the community. If the HOA were to disappear, the CC&Rs would still be in force since they are a part of your deed and are associated with the property.

## Reduction in Dues

At the June meeting, the Board of Directors considered the impact of the reduction in costs brought about by reducing management fees by converting to bimonthly meeting and by reducing operating costs by holding meetings in the free meeting room at Ryan Airfield.

The following action was taken:

MOTION: To apply a monthly dues reduction of \$2.24 a month, (new dues would be \$13.49 per month; \$40.47 per quarter starting the 4<sup>th</sup> quarter) with this representing the savings in Management contract (\$3600 per year) and the elimination of meeting location rent (\$420 per year).

The motion was seconded, discussed, and PASSED with 2 in favor (Marc Borom and Brian Scott) and 1 opposed (Jim Williamson).

## Weeds, Weeds and more Weeds.

Thank goodness the Monsoons have arrived. The desert certainly needs the water. The plants are rejoicing, but so are the weeds. Weeds might be defined as uninvited volunteer plants that conflict with your basic landscape design.

Now is the time to take advantage of the rains and apply pre-emergence chemicals, which the rains will soak into the soil. Even if you have not applied weed preventer, a heavy rain will have softened the soil and made it ripe for hand weed removal. Even 18-inch long taproots easily yield to minimal pulling after a one-inch rainfall.

## Wild Life in Star Valley – Recluse Spiders

Most people are familiar with the black widow spider. Fewer people are aware of another local type of spider that is perhaps more deadly – the Desert Recluse. These spiders are not aggressive but will bite if threatened. They are reclusive (duh!), they do not build a prominent web, and love to reside in dark places like woodpiles or out-of-the-way spots in your home. A common source

of bites is from spiders that have crept into clothing left on the floor. Donning the clothing traps and disturbs the spider and a bite results.

Why are they dangerous? Their bite contains venom that evidently counteracts your own immune system and the staphylococcus bacteria on your own skin can run rampant. Major tissue necrosis and loss can occur. The editor has a friend who lost his entire calf from the bite of a Brown Recluse.

The good news is that there are no Brown Recluse spiders in Arizona. The Brown Recluse, (*Loxosceles reclusa*) however, has two cousins that inhabit our area: the Arizona Recluse (*Loxosceles Arizonica*), and the Desert Recluse (*Loxosceles deserta*). From personal experience the editor can report that necrotic damage from bites can be prevented or, at least, reduced by a quick administration of an oral, broad-spectrum antibiotic.

Learn to identify recluse spiders. They have small bodies and spindly legs. The Brown Recluse has a pattern on its back that resembles a violin. The Desert Recluse has only a faint pattern. Here is a photo of a Desert Recluse taken in the editor's home.



For further information visit Rick Vetter's webpage or Google "Rick Vetter":

<http://dermatology.cdlib.org/DOJvol5num2/special/recluse.html>

All creatures in nature will only live where they have a food source. This, of course, is true for spiders. Elimination of the food source will eliminate the spider. Use a good, and environmentally correct insecticide inside your home. I have not seen a desert recluse inside my Star Valley home for years.

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Star Valley Estates Newsletter

August, 2010

**Notice:Next Board Meeting**

Thursday, August 12, 2010; 6:00 PM

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

See newsletter for details.

**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:

polarisbeacon@earthlink.net

Let your feelings and input be heard.

**This is YOUR NEWSLETTER**