

# Rancho Valencia Homeowners Association

Third Quarter Newsletter 2015

**Rancho Valencia  
Homeowners Association**  
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## Summertime in the Community



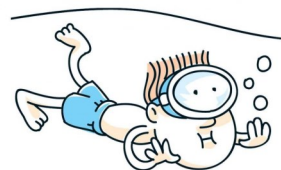
## Mexican Hat Park Is Being Remodeled

The new tables and benches have been ordered and will be installed soon. Vandalism in our community is a huge concern and it takes everyone watching out for our community property to make a difference. If you notice any suspicious activity at the parks or anywhere in the neighborhood please call 911 or report it anonymously to 88-CRIME.

## Beat the Heat

### El Pueblo Pool

5100 S. Missiondale  
Located on the corner of South Sixth  
Avenue and Irvington Road  
**520-791-4176**



El Pueblo Pool features a water slide, 25-yard course for lap swimming, shallow water area with a 2.5-foot depth and shade structure. The deepest water is 6 feet.

**<http://www.tucsonaz.gov/parks/aquatics>**

**This is just one of the pool's in Tucson. Visit the website to see all of the pools that are available for your family's enjoyment.**

## Knowing your Community Documents Covenants, Conditions & Restrictions (CC&R's)

Did you know that not filing an ARC submittal prior to erecting a structure could cause you to have to remove the structure before you are able to sell your home? Did you know that you are not allowed to park a car in your backyard? These are the reasons why it is very important to know, understand and follow your CC&R's. These rules are legally attached to your property and remain with your property forever, no matter how many times it is sold. Below are some of the common issues being faced in your community in regards to the CC&R's.

**If you have any questions or comments please feel free to contact the Association Office for assistance. We are here to help!**

### 5.7 Improvements and Construction

The design, size, color, location and elevation of **any** Improvements or landscaping which are visible from neighboring property, and all changes thereto, **must be approved** by the Architectural Committee **prior to installation**. Other equipment and Improvements which is/are visible from neighboring property may not be placed or installed on a Lot unless approved by the Committee and such approval may be withheld at the Committee's sole discretion.

**ARC Submittal for any exterior changes is mandatory per 5.7 Improvements and Construction. If you erect a gazebo, pergola, shed or sports equipment, and it is going to be visible from the street or neighboring properties, you must submit an ARC form and get approval before installation.**

There is also a minimum set back requirement of five feet from all structures. Which means you may not install anything up against the wall(s) in your rear yard. **Any structures that have been installed without prior approval must be submitted for as soon as possible.** It is important to have all of the proper documentation for your home in your association lot file, as this paperwork and approvals stay with your home, even if you sell it.

### 5.3 Garbage

No garbage, trash or debris shall be allowed, stored or placed on a Lot except in sanitary, covered containers. **In no event shall such containers be visible from neighboring property**, except for a reasonable time immediately prior to and after collection. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. No incinerator shall be maintained on any Lot and no trash, garbage or debris shall be burned thereon by open fire or otherwise.

**Trash Pickup Days Are:**

**Republic/Saguaro; Tuesday is trash pick-up and Wednesdays are recycle.**

**Arizona Sanitation; Monday's are both trash and recycle pick-up.**

**\*If you have any questions about your pickup times please contact your individual provider**



## 5.6 Garages and Driveway

The garages situated on a Lot shall be used for parking vehicles and storage only, and shall not be used or converted for living or recreational activities. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons. All driveways on Lots shall be of concrete construction. Routine maintenance and repair of the driveways shall be the responsibility of the Owner.



**As you all know, parking is a huge issue in our community. Using your garage and driveway for parking your family's vehicles is the optimal way to cure these issues. Do you know over crowded streets can become a safety issue for everyone in our community? Crowded streets within the Rancho Valencia community adds precious minutes to response times for the Police and Fire Departments, Please use your garage and driveway for parking, and street parking for overflow guest parking when necessary.**

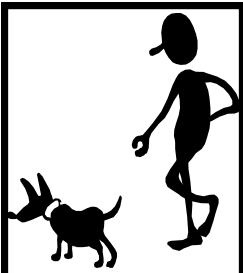
## 5.12 Vehicles

Private, non commercial, passenger automobiles or pickup trucks which when including all attachments (including, without limitation, racks and shells), do not exceed one(1) ton in carrying load or cargo capacity, eighty-four(84) inches in height or width or two hundred twenty eight (228) inches in length, may be parked on the property within a garage/driveway but may not be parked elsewhere on the property or streets adjoining the property. Occasional overflow parking in specifically designated areas or street parking is set aside for guests or other reasonable purposes provided that no inconvenience is imposed on the Owners or Occupants of other Lots. No other vehicle (including, but not limited to, mobile homes, motor homes, boats, recreational vehicles, trailers, trucks, campers, permanent tents or similar vehicles or equipment, commercial vehicles exceeding one (1) ton in carrying load or cargo capacity, eighty-four(84) inches in height or width or two hundred twenty eight (228) inches in length or similar vehicles or equipment) shall be kept, placed or maintained upon the property or any roadway adjacent thereto, except: (a) within a fully enclosed garage (b) in such areas and subject to such rules and regulations as the Board may designate and adopt in its sole discretion. No vehicle of any kind shall be constructed, reconstructed or repaired on the property or any roadway except within a fully enclosed garage. No motor vehicles of any kind which are not in operational condition shall be parked in any unenclosed parking areas, (including but not limited to private driveways and anywhere on the lot).

**This means:**

- 1. No parking of any personal vehicles at any time in your yard.**
- 2. No parking of trailers, recreation vehicles, hot dog carts, food trucks, moving vans, etc. in your front yard, side yard, backyard or driveway.**
- 3. No parking of commercial vehicles (other than First Responders, Communication) in your driveway or yard.**
- 4. No parking of inoperable vehicles in your yard or in your driveway. Inoperable also includes vehicles without current registration. They must be stored in your garage.**





*Be kind to your neighbors.  
Please remember to pick up after your puppies!*

### Weed Killer

1 Gallon  
White Vinegar  
1 Cup Dishwashing  
Liquid  
1/2 cup Kosher Salt  
Place Ingredients in a gallon sprayer and shake to mix. Spray the weeds .



## 5.19 Nuisances

No rubbish or debris of any kind shall be placed or permitted to accumulate upon any portion of the Property for any unreasonable time, and no odors shall be permitted to arise there from, so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other portion of the Property in the vicinity thereof or to its Owners or Occupants. No loud, noxious or offensive activity shall be carried on or permitted on any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to persons or property in the vicinity of such Lot, or which shall interfere with the quiet enjoyment of each of the Owners and Occupants. The Board shall have the right, but not the obligation, to determine, in its sole discretion, whether the provisions of this section have been violated. Any decision rendered by the Board shall be conclusive and shall be enforceable in the same manner as other restrictions in this Declaration.

**Please be kind to your neighbors and remember:**

- 1. Your noxious weeds can spread and become your neighbors.**
- 2. Loud noises (stereos; car and home) can be very disrupting for many neighbors.**
- 3. Dogs being left outside to bark non-stop, causes your neighbors to not be able to enjoy their home and back yard.**
- 4. If you are not picking up after your animals in the back yard, that can cause very offensive odors for your neighbors. Especially in the summer.**
- 5. Having personal items in your front yard, or not cleaning up trash in your front and side yard is considered a nuisance as well.**
- 6. Parking improperly on the street, blocking sidewalks, mailboxes and driveways is a nuisance for your neighbors and is a potential safety hazard for first responders in an emergency.**

**If you are experiencing a nuisance you may file a formal written complaint and submit it to Platinum Management, it is as easy as going to [www.platinumonline.org](http://www.platinumonline.org) and selecting the 'forms' tab.**



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