

# Valstate Rancho Valencia

2ND QUARTER 2017

MARCH 2017

## Your Board of Directors

Valerie Golembiewski  
President

Raj K. Kohli  
Vice President

Gabby Medina  
Secretary

Roger Baldner  
Treasurer

John Slavonik  
Director at Large/  
ARC Chairman

## Your Management Team is:

Leslie Schaefer, CMCA, AMS  
Sr. Association Manager  
leslie@platinumonline.org

Nando Perez  
Assistant Association Manager  
hernando@platinumonline.org

**Please feel free to call or  
email us with any  
questions or concerns you  
may have.**

Rancho Valencia  
Homeowners Association  
c/o Platinum Management Inc.  
P.O. Box 14198  
Tucson, Arizona, 85732  
520-623-2324 phone  
520-722-5039 fax

**After Hours  
EMERGENICES ONLY:  
520-205-2285**



## CITY OF TUCSON ANNEXATION

What Is Annexation? Annexation is the process by which a municipality, such as the City of Tucson, extends its boundary to include neighboring urban areas and future growth areas. On **April 12th, 2017**, a meeting will be held at **6:00pm** at the **Littletown Recreational Center** by the City of Tucson to discuss this proposed plan with City Councilmen and other officials. Whether your are for or against this, or have questions, come out and make your voice heard!

## JOIN US FOR OUR NEXT HOMEOWNERS ASSOCIATION MEETING!

**Thursday, April 27th, 2017 at 6:00 P.M.!**

**Littletown Recreational Center  
6465 South Craycroft Road**

## SPRING FEVER!



Another Winter has come and gone. Spring is here to make everything green again! Before you make any picnic, brunch, or gardening plans, please keep some things in mind while plotting your fun:



- \* Please remember to get an approval for any changes or modifications to your home prior to starting any work. Submit a completed ARC form along with any proposed changes to be done to Nando at Platinum Management.
- \* In that same vein, many houses within the community have begun to shown signs of wear and tear. If your garage and/or fascia is in need of an update, submit an ARC form for review. If you do not know the original colors of your home, please contact TucsonCS@KBHome.com. If you're looking to change your color to one of the preapproved shades, contact Nando for a Rancho Valencia Color Palette.
- \* It's time for the greens to flourish, flowers to bloom, and leaves to rejuvenate bare trees. However, with that comes all the weeds and nuisances that can distract from the beauty in a well maintained community. Please be sure to use pre-emergent spray to prevent any future weeds.
- \* Having a get-together always seems to guarantee a good time. With limited parking space at homes, please be sure to plan ahead. On street parking within the community is allowed as long as no driveways or mailboxes are being blocked. Parking on curb strips, sidewalks, or on the front or side yards are also prohibited. Keep this in mind if any vehicle needs to remain overnight, as parking on curbs is never a good idea.
- \* If you intend to throw a party in one of the parks or ramadas within your community, please remember that no reservation is necessary. As long as you are aware that these locations must remain open for the all of the homeowners and any leftover trash is disposed of properly, go ahead and have a ball!



# RANCHO VALENCIA SPRING FESTIVAL 2017!

Once again, you are invited to the Rancho Valencia Spring Festival! Come out for a fun filled morning with games, food, neighbors, and good times! This year, we will also be celebrating Mothers Day. We also hope to have on hand city officials including the Mayor of Tucson, Jonathan Rothschild, to answer any questions you may have. Keep posted to [RanchoValencia.org](http://RanchoValencia.org) for more information as it becomes available.

**SAVE THE DATE! MAY 13th, 11AM – 2PM**

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



## WHERE DO YOUR DUES GO?

**Rules Enforcement:** Tracking violations of our CC&RS, and sending out friendly reminders/notice of violations, to ensure homeowners are in compliance with the CC&R's and governing documents of the HOA.

**Property Maintenance:** Supervise the vendors that serve our community including landscapers and roving patrol.

**Communications:** Prepare and distribute our communications (newsletters, handle phone calls, incoming mail, etc.); provide 24hour on call personnel for emergencies.

**Finances:** Invoicing & receiving all Assessment payments; budgeting, processing all payables, provide full financial reports to the Board, providing fully bonded personnel for the handling of Association Funds.

**Administration:** Filing taxes, ACC reports. Maintain a comprehensive filing system for all lots within our community, fulfilling State Law requirements for disclosure upon any resale. Attending all meetings of the Association, providing minutes and maintaining all corporate records of the Association.

**Asset protection:** Maintain insurance coverage, maintenance planning.

**Policy development and implementation:** Provides current statutory & legal information to ensure the Board is within the limits of local & state law.



## D-I-Y



Are your drains running slow? All you need to do is mix 1/2 cup of salt & 1/2 cup of baking soda and pour them down the drain. Follow that with 1 cup of distilled vinegar and let it sit for 15 minutes. While you wait, boil a quart of water. Once your time is up, pour that hot water down the drain. This will dissolve hair and grease while making the drain

**Coming soon to Rancho Valencia...**

**MOVIES IN THE PARK!**

**Stay tuned for more details!!**

## LANDSCAPE BLUES

April showers bring May flowers...and weeds. A huge majority of the notices and violation letters that we send out are due to weeds on a property. We understand that sometimes they can get out of hand but please be sure to keep them under control as best as you can. Other landscape issues to look out for include Desert Broom (a noxious weed that grows from plants), tree and bush trimming, and dead vegetation. However, if you ever feel that any letter may have been sent to you in error, please let Platinum Management know as soon as possible. Contact Nando at 520-623-2324 or at [hernando@platinumonline.org](mailto:hernando@platinumonline.org)



## CRIME SAFETY TIPS

- ❖ Keep those porch lights on! Break-ins are less likely to occur in a well lit area.
- ❖ Get to know your neighbor.
- ❖ If you know you will be out of town for an extended period of time, ask a neighbor to park in your driveway from time to time. It will help prevent intruders.
- ❖ Don't leave a spare house key outside your home, even if you feel it is well hidden.
- ❖ Keep vegetation trimmed back from doors and windows to reduce lack of visibility and reduce "hiding places".
  - ❖ Invest in a Home Security System.
- ❖ Interested in beginning a Neighborhood Watch? Contact Platinum Management for more information.
- ❖ **Don't be afraid to call 911! If you see it, report it! You can report ANY suspicious activity to 911. It helps the police track crime and maintain their records. So don't hesitate, please to dial 911.**