



Valstate (Rancho Valencia) Homeowners Association

3rd Quarter 2018

Association Contact

Information

Send all payments to:
Valstate (Rancho Valencia)
Homeowners Association
c/o Platinum Management, Inc.
P.O. Box 14198
Tucson, Arizona, 85732
520-623-2324 phone
520-722-5039 fax

Board of Directors

Valerie Golembiewski
PRESIDENT

.....

Raj K. Kohli
VICE PRESIDENT

.....

Roger Baldner
TREASURER

.....

Gabby Medina
SECRETARY

.....

John Slavonik
**DIRECTOR AT LARGE/
ARC CHAIRMAN**

.....

Board of Directors Email
**CONTACTVALSTATEBOARD@
GMAIL.COM**

Management Team

Kathleen Buske, CMCA, AMS, PCAM
President, PMI
kathleen@platinumonline.org

Lyndsey Buchanan, CMCA
Association Manager
lyndsey@platinumonline.org

Angelina Cobo
Assistant Association Manager

You can contact Platinum
Management after-hours, in case of
an **emergency** at
(520) 205-2285

Letter from your Board President

There has been some discussion about replacing the Board of Directors, yet when we had elections last year, no one stepped forward. If you are not satisfied, please submit your name for consideration when the next elections take place. Remember, we do not get paid, we are volunteers.



Since the Board has been in existence, we have listened to your concerns and complaints about water usage, maintenance, security and other issues. We have taken all your comments into consideration and made decisions based on budget and getting the best service possible.

In the roughly 18 months of the Board's existence, we have accomplished a lot - replaced water fountains, upgraded the basketball equipment, installed solar lighting in one park/ramada area, and if it proves satisfactory, we will equip other areas as well. We have painted areas that need painting, removed graffiti, installed 2 Little Free Libraries, removed turf and installed crushed rock in one of our parks to save water, held Spring and Fall festivals, and other projects, such as updating and revising the Bylaws.

Only a handful of homeowners attend our scheduled meetings. The Board is constantly working behind the scenes, endeavoring to make our community the best it can be. We are in the process of performing a paint audit of the homes and will be notifying homeowners (first via the Newsletter and following up with affected homeowners via individual letters) if their home requires attention. They will then have a timeline to accomplish this.

And we have done this without increasing the \$110.00 quarterly assessment.

You have requested that you be able to contact the Board members directly via email. This has been set up by Platinum and will eliminate the needless calls and texts to a Platinum's member cell phone. Think before you act and call the Platinum office at 520-623-2324, or after hours call the Emergency Number 520-205-2285.

You have asked for the Board members to have name tags so you will know who we are. That is being done. I ask that when you are addressing the board, you do so in a respectful manner, and not all talk at once and talk over each other. It would be advantageous if when you have a question or a point to make, that you do so by raising your hand or standing and introducing yourself - "My name is Mary and this is my question/comment".

Thank you,
Valerie Golembiewski
Valstate (Rancho Valencia) President

Contact the Board of Directors



We have received many requests for a community email to be set up so that you can contact the Board directly. Now you can!

Please email
ContactValstateBoard@gmail.com

Please remember the Board is composed of volunteers. We recommend contacting Platinum Management first for any questions or concerns you may have regarding the community. Platinum is here to assist the Board in conducting their business and should remain your main point of contact.

Don't forget to visit the community website for important updates and community documents!

RanchoValencia.org

Cinco de Mayo Festival

Thank you to all who were able to attend our Spring Festival! A special thanks to Board President Valerie and her husband Theodore for providing the Eegees, the City of Tucson, TPD and the Tucson Fire Department!



Community Updates

New Landscape Company



As you may know, your Board of Directors is pleased to announce that Southwest Grounds is the new landscape company for the Valstate (Rancho Valencia) Community! The Board bid out to multiple companies and after careful consideration has chosen to award the contract to this locally owned company. Along with many other positive factors, their landscape expertise and innovative technology-based approach was determined to be the most beneficial for our community.

The Board is considering establishing a Landscape Committee which would meet on a regular basis with Southwest Grounds and provide the Board with reports and recommendations for further community improvements. If you are interested in participating on this important committee, please contact Angelina with Platinum Management at 520-623-2324 or by email at angelina@platinumonline.org.

Paint Tour Audit

Unfortunately, over the years, some homes have started showing signs of their age. If your home is one of these, you may receive a notice in the mail asking that you paint either the trim, garage



and/or entire home. The Board understands such a project may be financially burdensome to some homeowners. They also understand that maintenance of all lots is vital to keeping property values high. Therefore, the Board is giving homeowners a year to complete the work. Three reminder notices will be mailed to these homes up until 90 days from the deadline. Homeowners are not required to submit an Architectural Submittal Form if they are painting their homes using its current color scheme. Any modification however requires approval from the Architectural Review Committee BEFORE any changes are made. Please be sure to contact Platinum with any questions.

Even if you do not receive a letter, please take a moment to evaluate your property for any needed maintenance. We thank you for helping to keep Valstate (Rancho Valencia) looking beautiful!

Hungry Javelinas

Not only is it a violation to store your trash can in view of the street and neighboring properties, it is also an open buffet for Javelinas! Help keep the population out of the community by storing trash and recycling bins in your garage or in the backyard.

Remember: It is against the law to feed wildlife!



Basketball Hoop Nets

The Association must continuously replace stolen basketball hoop nets from the community parks. Replacement costs for this and other vandalism comes out of your Association dues. Help keep assessments low by respecting community property and reporting any suspicious activity to local law enforcement.

Thank you!