



Valstate (Rancho Valencia) Homeowners Association

4th 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

Letter from your Board President



Since annexation in November 2017, there has been some confusion over which entity (the City of Tucson or the Association) oversees which activity. Here is a brief explanation:

State Statutes and City Codes trump all community rules and regulations. When a homeowner purchases a home in the community, they are bound to abide by both State Statutes and City codes - all of which the Association can cite independently of the City since they overlap with the documents in many areas.

The purpose of the Association is to enforce the governing documents, handle all business, maintain the common areas and assets and collect assessments via the CC&Rs.

The City has the power to enforce certain violations whereas the most the Association could do is fine. For example, parking. Both the City and the Association can send letters for abandoned inoperable vehicles and vehicles parked facing the wrong way, however as you know the City can tow, whereas the most the Association can do is fine - that is if we know who the vehicle belongs to. The City has been vigilant in this regard much to the frustration of some residents.

The City provides trash and recycling services, but they do not enforce where they can be stored. The Association can and does per the CC&Rs.

The City can enforce parking infractions when the vehicle is on the street or if it appears inoperable, or if it is blocking a sidewalk - and the Association can cite this as well along with vehicles parked in the front and side yards of homes.

The City can enforce weeds when the property is bad enough and the weeds are at least 6 inches in height - the Association cites this as well but on a stricter standard.

The City can enforce the storage of miscellaneous items, trash or debris that is visible from the street or neighboring properties - the Association cites this as well.

The City is responsible for the street maintenance and anything to do with the City owned washes/land. The HOA is responsible for all the common areas.

Our Halloween-themed Fall Festival will be held on Saturday, October 27th from 11:00-2:00pm at the Fairy Duster Park. There will be food, Eegees, face painting, balloon animals, jumping castles, a pumpkin decorating contest as well as a costume parade, with prizes for the top three in each category. TPD and TFD will be there with many surprises and displays. Hope you will join us as we celebrate what a great community we live in!

One note of caution. There was a small fire in one of the playgrounds a few weeks ago. The fire was small and quickly extinguished. If not for the gallant reaction from a Southwest Grounds employee and a homeowner, the damage could have been severe and potentially injured people. It is unknown how the fire started. If you are a smoker, or use one of the BBQs, please be very careful in disposing of cigarettes and matches, especially in these dry summer months. Please also supervise your children and report any activity of youth playing with matches or fire. Please, please, please be careful!

Thank you.

Valerie Golembiewski

Valstate (Rancho Valencia HOA) President

Board of Directors

Valerie Golembiewski
PRESIDENT

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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

angelina@platinumonline.org

You can contact Platinum Management after-hours, in case of an **emergency** at

(520) 205-2285

Annual Meeting of the Members

The annual meeting of the members will be held September 15th, 2018 at the Littletown Recreation Center.

Time: 10:00am
Sign in is at 9:30am

You should have received your meeting packet in the mail and have hopefully mailed in your ballot if you are unable to attend! Please feel free to contact Lyndsey Buchanan if you have any questions pertaining to this years election or any other aspect of your community.

We look forward to a great turnout and hope to see you there!

Contact the Board of Directors

Should you wish to contact the Board of Directors directly, 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

Community Updates

This is what your HOA has accomplished this year so far:

- The Board coordinated for the City of Tucson to provide free roll offs to the community on April 6th
- Community yard sale was held April 7th
- The culvert rails throughout the community and the ramada posts were painted in May
- The Cholla fence was installed at the end of Fairy Duster in an attempt to slow down foot traffic through the community.
- DG was installed along Salmonberry
- Curbing was repaired in the park on American Beauty and Spring Beauty
- Sidewalk was repaired on Tackweed
- Cinco de Mayo Festival was held
- Paint Audit is currently being conducted.
- Board email was set up - contactvalstateboard@gmail.com
- New landscape company was hired - Southwest Grounds
- Installation of two new water fountains
- The retaining wall along Cream Cups was repaired and cleaned up
- The irrigation pump has been replaced.
- Basketball hoop replacement, volleyball net replacement
- Power washing of the basketball court
- Relocating one of the Little Library's - both are flourishing!
- Repairs to the holes in the wall along Mexican Hat were done

Community Updates

The Association recently repainted the ramadas at all the parks in the community. It has been noted that the paint on a few of the ramadas is already beginning to peel due to tape used for decorations. Of course we encourage all residents to utilize these spaces and celebrate with family and friends, but we ask that you be mindful of your decorations and any damage done to the structures must be paid for through the assessments. Thank you for enjoying and respecting the wonderful parks in Rancho Valencia!

Local Halloween Event

Spooky Kids Halloween & Wag-O-Ween on Historic Fourth Avenue

Sunday, October 28, 2018
5:00–8:00pm
Admission: FREE

Candy and dogs treats given throughout the Avenue with a costume contest at the Sand & Sky parking lot.
Prizes and give-aways!



Love the Community

Rancho Valencia is a wonderful place to live. We would like to help ensure this by reminding everyone of a few small things that make a BIG impact:

- ◇ Please remember to use the dog stations located throughout the community and never leave dog waste behind. The bags are refilled on a regular basis but if you ever notice a station is empty please contact Platinum and we will get it taken care of!
- ◇ The Association has to routinely repair the block walls that border the community due to individuals climbing over and pulling down the blocks. Please remind all residents in your home to respect Association property and not climb or tamper with the surrounding walls.

