



# Valstate (Rancho Valencia) Homeowners Association

## 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

### Board of Directors

Valerie Golembiewski  
**PRESIDENT**  
.....

Raj K. Kohli  
**VICE PRESIDENT**  
.....

Gabby Medina  
**SECRETARY/ TREASURER**  
.....

Shane Hubbell  
**ARC CHAIRMAN**  
.....

Roger Baldner  
**DIRECTOR**  
.....

### Management Team

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

Courtney Kabins, CMCA  
**Vice President of Operations,  
PMI**  
courtney@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

Hope you all had a great summer and are enjoying our beautiful Fall weather!

Sadly, a quorum was not achieved for the October 12<sup>th</sup> Annual Meeting of the Members to elect new board members, so no elections were held. Another mailing will take place – at a cost of \$700.00 – for a meeting to take place Saturday, December 14<sup>th</sup> at 10AM at Littletown. Please watch the mail for your ballots, fill them out and return them. This is your community! Please participate!

Recycling is an issue with many homeowners voicing their complaints about the reduction of weekly pickups. Others are lamenting the fact that the monthly costs have remained the same despite less service. Hopefully, you attended one of the scheduled meetings to address this change. Some homeowners have opted to get two blue barrels from the city. Still this leaves the fact that two containers have to be wheeled out and back every other week. On recycling weeks, the homeowner may have 2 or 3 containers to deal with. Surely there must be a better way. If you have concerns, let the city know. Trash Pick Up & Environmental Services - City of Tucson Environmental Services Department - 791-3171

The community is thriving, as are the Little Free Libraries which are overflowing with books from Bookman’s. Many Spanish titles are included. Come check them out.

Maintenance is an ongoing concern: repairing water fountains, wall repairs, tree removal, rock replenishment. It takes a lot of time and money to keep our community clean and beautiful.

We are in the process of looking into signage, getting a youth-sized basketball hoop for our younger players, and adding an additional trash can at Fairy Duster Park.

Did you get to see the Union Pacific Big Boy train when it came to Tucson? What an awesome sight! See you on December 14<sup>th</sup>!

Valerie Golembiewski

### Annual Meeting of the Members

Saturday, December 14th, 2019  
10:15 a.m., sign in starts at 10:00 a.m.  
Littletown Community Recreation Center  
Located at 6465 S Craycroft Rd, Tucson, AZ 85756  
**Please be sure to return ballots by December 13th 2019**

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

**RanchoValencia.org**

## 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.



## Platinum Management

Whether you would like to be added to our email list or receive recent photos from a site tour, you are encouraged to reach out to Angelina with Platinum Management, by phone- (520) 623-2324 or by email at [Angelina@platinumonline.org](mailto:Angelina@platinumonline.org).

You can also have your account notated of recent a compliance update, receive important Association related documents and so much more!



## Frequently Used Phone Numbers

### *Emergency Services*

Tucson Police or Fire Dept— Dial 911

### *Permits*

Planning & Development Services Dept.  
791-5550

### *Housing Assistance*

City of Tucson Community Services Dept.  
791-4739

### *Tucson Convention Center*

791-4101

### *City of Tucson Code Enforcement*

791-5843

### *TPD Red Tag Unit*

837-7318

### *Graffiti Removal*

792-CITY (2489)

### *TPD Non Emergency*

791-4444

### *Trash Pick & Environmental Services*

City of Tucson Environmental Services Dept.  
791-3171

### *Transportation & Street Maintenance*

Tucson Department of Transportation  
791-3154

### *Tucson Water Department*

Billing- 791-3242  
Public Information- 791-4331

### *Park Tucson*

791-5071

### *Pima Animal Care*

724-5900

## Compliance Corner

This chart is a break down of the violations that were cited in Rancho Valencia since September 1st, 2019. These are generally the types of violations that the compliance team at Platinum Management keeps an eye out for when touring the Community.

All of the items referenced below can be found in the CC&Rs and/or Design Guidelines for the Community. To obtain a copy of the Associations documents or to discuss compliance issues please feel free to reach out to Platinum Management.

***Thank you for your cooperation and compliance!***

Sub Categorie	count
Landscaping	214
Garbage	160
Maintenance	1
Architectural Control	5
Parking	57
Nuisance	1
Miscellaneous	10

*Platinum Management wishes you and yours a Happy & Safe Holiday Season!*

