



Association Contact Information

Send all payments to
Valstate (Rancho Valencia)
Homeowners Association
c/o Platinum Management, Inc.
P.O. Box 14198
Tucson, Arizona, 85732

P: 520-623-2324
F: 520-722-5039

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

Caitlyn Crain
Assistant Association Manager
caitlyn@platinumonline.org

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

A Letter From Your Board President

2020 is almost over and I think we can all agree saying, "Thank Goodness!"

We have survived a pandemic, an historic presidential election, fires, riots, and storms across the nation. We, at Rancho Valencia, have been blessed with good weather and a caring community.

We ask that you participate in the December 17, 2020 annual meeting, which will take place via Zoom. This is our 2nd attempt to hold this meeting and select board members. Hopefully, you have received your ballots and returned them, and have received the letter and agenda about the meeting.

The two Little Free Libraries have received a generous donation of children's books, which are being sorted and will hopefully be in place by the time you receive this Newsletter.

No news about the path along Swan Road. The city budget may be better for 2021 so that construction may begin. A memorial plaque and bench in honor of Michael Hartman, a community member who was killed in 2018 in a hit and run accident along Swan is being planned when the path is complete. A temporary memorial is in place.

Good news – a new ramada is being planned for Fairy Duster Park! I think you'll find it very beautiful and useful!

MORTGAGE GRANT ASSISTANCE AVAILABLE - The City of Tucson is offering a program to assist homeowners within city limits behind on their mortgages as a result of the pandemic. Homeowners must have a pre-foreclosure notice or a foreclosure scheduled. The program will be administered by the Community Investment Corporation, (CIC) through Family Housing Resources (FHR), and will provide \$3,000-\$5,000 per homeowner to assist in mortgage payments. Payments will be verified and paid directly to the mortgage loan servicer and will include fees incurred due to nonpayment of mortgages. These funds are only available untl December 31st, and income limits apply. Call (520) 318-0993 (ext.114), or email info@Srinc.net for more information and eligibility requirements.

Wishing you a happy holiday season, and be safe: wear a mask, wash your hands, practice social distancing, and MAYBE we will receive a vaccine soon!

Thank you!

~ MARK YOUR CALENDERS ~

BOARD MEETING

Thursday, February 11th, 2021 @ 6pm
Please contact
Courtney@platinumonline.org
for meeting information

2ND ATTEMPT ANNUAL MEETING

Thursday, December 17th, 2020 @ 6pm

BRUSH & BULK PICK UP

Monday, April 19th, 2021

Contact the Board of Directors

Should you wish to contact the Board of Directors directly, please email

ContactValstateBoard@gmail.com

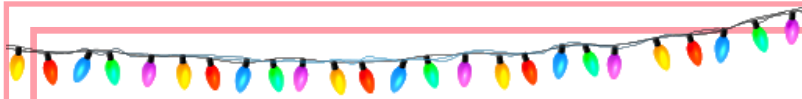
Please remember the Board is composed of volunteers. We recommend contacting Platinum Management first for any questions or concerns you may have regarding the community. Platinum is here to assist the Board in conducting their business and should remain your main point of contact.



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 Caitlyn with Platinum Management, by phone (520) 623-2324 or email at Caitlyn@platinumonline.org.

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



HOLIDAY LIGHTS AND DECORATION

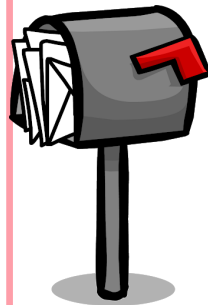
Did you know that approval is not required for holiday decorations? It is requested however that they not be installed sooner than 30 days prior and must be removed within 30 days after the respective holiday. Be safe when installing lighting and use the buddy system to prevent accidents! Happy Holidays!

PARKING COURTESY

When parking in the Community, please do so in a way that is both compliant and courteous of your neighboring residents. *Temporary* overflow parking on the street is permitted, as long as said parking does not inconvenience neighboring residents of the Community. No recreational and/or commercial vehicles are permitted to be parked and/or stored in the driveway or on the roadways, unless previously discussed with management for loading and unloading purposes. Inoperable vehicles shall not be parked anywhere other than the enclosed garage appurtenant to your unit. This is including, but not limited to vehicles with missing or expired registration, flat tires or other apparent signs of damage. Vehicle repairs and maintenance outside of your garage is prohibited and is considered in direct violation of the documents. Additionally, please refrain from parking in clearly marked fire lanes. For more information please reference Article 5 Section 12 Vehicles in the Associations CC&Rs. For a copy of the CC&Rs or other Association related documents please feel free to reach out to Caitlyn at caitlyn@platinumonline.org!



MAILBOX REPAIR



In recent site visits it has been observed that many mailboxes are within disrepair. If your mailbox seems to need some touch ups such as paint, flag replacement/repair, and repair to any damaged mailbox post we ask that you please do so to keep the community values high. Please keep in mind that mailboxes should be alike within the Association so if you plan to replace, please remember to submit an ARC form for prior approval.

Compliance Corner

This graph shows violations that were cited from August 2020 - December 2020 resulting in a notice. These are a few of the categories that we look for compliance when we are on tour in the Community. If you have any questions regarding compliance please reach out to Caitlyn with Platinum Management.

Sub Categories	Count
Landscaping	364
Garbage	186
Maintenance	25
ARC Control	13
Parking	89
Nuisance	6
Miscellaneous	29
Nuisances	15