



Valstate (Rancho Valencia)

Homeowners Association

1st Quarter 2019

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
.....

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

Letter from your Board President



In the year since Rancho Valencia was annexed by the city, many changes have occurred concerning new parking rules and regulations, increased TPD patrols, and the city's involvement in our Spring and Fall festivals. Some of these changes have been beneficial such as coverage by Tucson Fire Department, especially since the closure of the Rural Metro Station on Benson Highway. We are still dealing with crime and the homeless but progress is being made.

As far as your HOA is concerned, the board is working with homeowners to resolve issues with security and maintenance. Attendance at the board meetings is spotty. For example, at the last board meeting on November 8th, only two homeowners were present, and they were spouses of two of the board members. It has been said that if no one attends the meetings, then the board must be doing a good job. I hope that is true. If it is not, then please come to the next board meeting in February and voice your questions and concerns. We do listen.

After the second attempt to attain a quorum for board elections, we have one new member – Shane Hubbell – and one reelected incumbent, Raj Kohli.

The board is continually making repairs and improvements, such as the new water fountains and landscaping.

The two Little Free Libraries are flourishing and being used regularly. Check them out and take a book and/or leave a book. There are also magazines, videos, and CDs available periodically. Many bilingual children's items are available.

New ideas are being considered such as eliminating the twice-yearly festivals and using the budgeted money for improvements in the community, such as another ramada or a track in the common area at Fairy Duster Park. If you have any thoughts and suggestions, please let us know.

While using NextDoor as a means of easy communication for lost animals and buying and selling items, or recommendations for services, it should not be the primary means of contacting the Board or Platinum Management. Our contact information is in the newsletter.

Thank you for making Rancho Valencia a great place to live!

Thank you.

Valerie Golembiewski

Valstate (Rancho Valencia) HOA President

The Next Board of Directors Meeting

Thursday- February 7th, 2019

6:00 PM

Littletown Community Recreation Center

Located at 6465 S Craycroft Rd, Tucson, AZ 85756

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.

Fall Festival

Thank you to everyone who participated in the Rancho Valencia Fall Festival.

A special thanks to Pete the Beak, Tucson Police Department and the Swat Team.

We hope everyone enjoyed the food, fun and time spent with fellow members of the Community.

The photos from the event have been uploaded to the website, RanchoValencia.org.



Would You Like To Be Added To Our Email Blast List?

Let Angelina know at angelina@platinumonline.org and receive community updates and announcements right to your email!

A Quick Word From The City

The Rancho Valencia annexation is complete and you have been a City of Tucson resident for the last year. We are happy to have your neighborhood join the City, and look forward to providing high quality service to all our residents. As new residents and customers, you are eligible to receive services that you may not be familiar with, and you will be guided by City policies and ordinances that affect all of us who live and work here.

I wanted to take this opportunity to provide you contact information for City services or in the event you had any questions related to the City of Tucson.

On November 6, 2018, City voters approved Proposition 407: Parks + Connections Bond. Funds will be dedicated to improving City parks amenities, including sports fields, pools, splash pads, and recreation centers, as well as connections, defined as pedestrian pathways, bicycle pathways and pedestrian and bicycle safety. For more information on this, please visit <https://www.tucsonaz.gov/parksbond>.

Speaking of pathways, when the annexation of your neighborhood was completed, the City promised to add a safe path from Valencia south to Fairy Duster Drive. We're designing that now and you should see construction beginning shortly after the New Year. If you have any transportation concerns you can email those to tdotconcerns@tucsonaz.gov or call 520-791-3154. You can visit their site here: <https://www.tucsonaz.gov/tdot/streets-traffic-maintenance>.

Hopefully you've all been able to take advantage of the Brush and Bulky service the City provides. This is a service provided to all residents twice a year. For more information on this program, including a pick-up schedule, please visit <https://www.tucsonaz.gov/es/brush-and-bulky>. Or call the City's Environmental and General Services Department (EGSD) at 520-791-3171.

You are in Ward 5, represented by Councilman Richard Fimbres. If you have any questions or needs for your neighborhood, do not hesitate to contact his office. They can be reached at 520-791-4231. They can help if you have a neighborhood clean-up and need a roll-off or you when you hold your festivals at your community parks.

To ensure your safety this holiday season, please consider the following tips from Tucson Police Department Operations Divisions South. We hope you have a wonderful time celebrating with your friends, family, and neighbors.

- Let a trustworthy neighbor know if you're planning to go out of town for the holidays so that they can keep an eye on your home. Don't hide a key outside the house!
- Stop your mail and newspaper delivery. If it piles up, it's a sure sign you're not home.
- Park in well-lit and high activity areas close to store entrances during your last minute holiday shopping. Keep all windows closed and doors locked. Do not leave valuables visible in your vehicle! If you need to return to your car while shopping, place your bags in the trunk and move your car to another safe location.
- Add Emergency Contacts to Nextdoor to provide your neighbors with another way to help out in case a safety concern arises. Go to your profile and select Add Emergency Contacts.
- Arm your security system to protect your home. While it may seem obvious, your mind is distracted when you're rushing out the door. Don't forget this simple step to ensure your home stays protected.

On behalf of the City of Tucson, have a safe and Happy Holiday Season!

Thank you
Mike Czechowski
City of Tucson

