



Valstate (Rancho Valencia)

Homeowners Association

1st Quarter 2023

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

Chris Dunham
VICE PRESIDENT

Gabby Medina
SECRETARY

Marjorie Coleman
TREASURER

Management Team

Amanda Eubank, CMCA,
AMS
Association Manager
amanda@platinumonline.org

Rebecca Curdo
**Assistant Association
Manager**
R.curdo@platinumonline.org

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

Letter From the President

Happy New Year! Hope everyone had a wonderful holiday season. Whether you celebrated Christmas, Kwanzaa, Hannukah, or Festivus, we wish you all the best in 2023.

We welcome our new board members. Thank you for volunteering your time and talent to our group. As you know, the Board members are all volunteers and receive no remuneration for their service to the community, and we are all available to you with your questions, comments, and concerns.

We encourage you to attend our Zoom meetings and learn about what is happening at Rancho Valencia and how you can provide input and suggestions. Change is neither good or bad, it is just change, and the coming year will see some changes to the community, the most important one will be an increase in our quarterly assessments from \$110.00 to \$125.00.

This is the first increase in over 15 years and is necessary due to the increased rates for water, electricity, and landscaping for our community. As you know, these increases have also affected you as homeowners.

Another big change is the implementation of our revised web site **www.RanchoValencia.org**, which will make it easier to communicate with your board and management company.

One sad note. The Little Free Library at Fairy Duster has been vandalized again. The plexiglass insert in the door was removed and books were ruined due to the monsoon rains we had. Heath is in the process of replacing (or already has replaced) the insert.

If you notice anything in the community that is being vandalized or destroyed, please let us know. The outdoor community is just as precious as your home, and where many homeowners and their families spend countless happy hours playing and socializing.

Thank you for being a thoughtful and caring resident of our community!

Take care and stay safe!

Valerie Golembiewski

2023 Board of Directors Meetings:

Meeting ID (same for all meetings): 869 1282 8270

- ◆ Tuesday February 21, 2023 at 6:00 PM Via Zoom
- ◆ Tuesday, May 23, 2023 at 6:00pm via Zoom
- ◆ Tuesday, August 22, 2023 at 6:00pm via Zoom
- ◆ Annual Meeting of The Members/Board Elections Tuesday, October 17, 2023 at 6:00pm via Zoom

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

www.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 Rebecca with Platinum Management, by phone (520) 623-2324 or email at r.curdo@platinumonline.org.

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



HOLIDAY DECORATIONS

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.



Community Reminders

Any changes made to the exterior of your property which are visible from the common areas, streets and neighboring properties must first be submitted to and approved by the Architectural Review Committee. Should you be considering making exterior modifications to your property please email us and we will be more than happy to provide you with the Architectural and Landscape Review Form. Please complete an Architectural and Landscape Review form and return it to Platinum Management **PRIOR** to any changes being made.

- ◆ Please keep in mind as property owners, you are contractually responsible for the upkeep of your property. This includes both the back and front yards. If you are renting your property out, it is your responsibility to inform the tenants of rules and regulations in the community.
- ◆ The Association requires you to maintain your property in a weed free manner at all times. If you reside on a corner lot, the homeowner is also responsible for the area along the side of the home as well as the curb strip unless designated by Common Area.
- ◆ No motor vehicles of any kind which are not in operating condition may be parked in any unenclosed parking areas .
- ◆ **DO NOT PARK ON THE LANDSCAPING!** In accordance with the community permitted uses and restrictions each homeowner is required to park in the garage or on the driveway. If you need to utilize street parking due to overflow, please be sure to keep all four tires on the asphalt and refrain from blocking pedestrian traffic on sidewalks as well as blocking your neighbors driveways/mailboxes.
- ◆ The speed limit is 25 mph in residential areas — stay at or below it.
- ◆ Placement of trash containers on the curb is allowed only on service days and for the short amount of time before and after pick-up. Do not overfill trash containers, this helps keep debris out of the community. Please store your garbage/recycle containers either in your garage or rear yard.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS NEEDED

If you have interest in helping out your community and assisting the Board of Directors to review the ARC's submitted by the Homeowners within your community then we would like to hear from you. You can contact your Association Manager by email amanda@platinumonline.org or call 520.623.2324

Every HOA is unique, but no HOA board is exempt from its fiduciary duty to care for and act in the best interests of the association. Having governing rules and bylaws in place (including established architectural rules) helps ensure that the HOA meets this duty. Managing and maintaining an HOA is a lot of work, and although it is ultimately it up to the board to ensure the community is properly cared for, committees can help ease the workload and minimize tasks for busy board members. Members of the architectural committee, for example, help maintain the aesthetic and structural integrity of the association. They are partially responsible for enforcing the CC&Rs, and any rules that deal with architectural issues. The architectural committee reviews applications for modifications, additions, or architectural changes in the community, and may make recommendations to the board.

Rancho Valencia Parking

Starting in January, the Board of Directors has budgeted some funds to be used to run plates or VIN of vehicles parked in the streets of Valstate (Rancho Valencia). Allowing these funds to be used is going to assist the management company, security patrol, and Board of Directors, to identify these cars that are parked in the public roadways in Valstate (Rancho Valencia), and possibly taking action on getting them moved as the law & governing documents allow. If you have one of those vehicles being parked not in your garage or driveway that is registered to your home we ask you to make arrangements to get it moved. In addition to the effort of running these plates or VINs, these vehicles are being reported to parking enforcement and they have the authorization to take actions such as ticketing the owners or possibly towing. All of which will be the owner's expense of the said vehicle.

Here is a list of common parking ordinances for the City of Tucson, that you should be aware of and correct if you find to be in violation of the law:

Sec. 20-277. Stopping, standing or parking prohibited in specified places.

Except for public buses, which may stop in a no-parking zone marked or sign posted as a bus loading zone, or authorized commercial vehicles or government-plated trucks as defined in section [20-249](#) in freight curb loading zones, or disabled or handicapped vehicles in disabled zones, or passengers or their effects in passenger curb loading zones, it is unlawful to stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or to comply with law or directions of a police officer or traffic-control device, in any of the following places:

- (1) On a sidewalk.
- (2) In front of a public or private driveway.
- (3) On a crosswalk, whether marked or unmarked.
- (4) Within twenty (20) feet of a crosswalk at the departing side of an intersection whether marked or unmarked.
- (5) In red zones.
- (6) Where "no-parking" signs are specifically posted.
- (7) Within five (5) feet of a driveway.
- (8) Within ten (10) feet of an alleyway.

(Ord. No. 9196, § 1, 1-25-99; Ord. No. 11063, § 3, 3-27-13)

Sec. 20-247. Parking for certain purposes prohibited.

It is unlawful to park a vehicle upon any roadway for the purpose of:

(1) Washing, greasing or repairing such vehicle, except for immediate repairs necessitated by an emergency and necessary to be made before the vehicle can be moved; or

(2) Displaying commercial exhibits, except by special permit lawfully issued by the city.

(Ord. No. 9196, § 1, 1-25-99)

Sec. 20-259. Expired registration.

It shall be unlawful to park a vehicle on any city street that does not conspicuously bear proof of a current registration. A citation charging violation of this section may be dismissed if proof of current registration is submitted to Park Tucson administrator or Tucson City Court.

(Ord. No. 9196, § 1, 1-25-99; Ord. No. 9434, § 4, 8-7-00; Ord. No. 11400, § 3, 9-20-16)

Sec. 20-260. Stopping, standing, parking prohibited between the curb and sidewalk or in an unimproved pedestrian area impeding continuous pedestrian use.

It shall be unlawful to stop, stand or park a vehicle, whether posted or not, in that area between the curb and a sidewalk or in an unimproved pedestrian area such that it impedes continuous pedestrian use. Impeding continuous pedestrian use is determined when the stopping, standing, or parking of a vehicle leaves less than a four (4) foot wide unimproved pedestrian area. Provided, unless the area is posted with "no-parking" signs, it shall not be unlawful to stop, stand, or park a vehicle in an unimproved pedestrian area adjacent to roadways less than or equal to twenty-six (26) feet wide.

(Ord. No. 9196, § 1, 1-25-99; Ord. No. 9434, § 5, 8-7-00; Ord. No. 11063, § 2, 3-27-13)

Sec. 20-261. Unattended and inoperable vehicles prohibited.

(a) It shall be unlawful to park, or leave unattended, on any street or roadway or right-of-way thereof, any vehicle for a period in excess of twenty four (24) hours.

(b) Any operable, currently registered, non-commercial, passenger vehicle registered to a resident of a property immediately adjacent to the parked vehicle shall be exempt from section [20-261\(a\)](#) provided the vehicle is not in violation of any other section of this code.

(c) It shall be unlawful to park or leave unattended, on any street or roadway or right-of-way thereof, any vehicle exempt from section [20-261\(a\)](#) as described in section [20-261\(b\)](#) for a period in excess of seven (7) calendar days.

(Ord. No. 9196, § 1, 1-25-99; Ord. No. 10418, § 3, 6-12-07)

Sec. 20-262. Truck parking on streets not designated as truck routes prohibited

(a) It is unlawful to park any vehicle having a total gross vehicle weight rating in excess of twenty thousand (20,000) pounds, including, but not limited to, trucks, truck tractors, road tractors, trailers, semi-trailers, vehicle transporters, or any combination of such vehicles:

- (1) On a street not designated as a truck route under article I section [20-15](#) of this chapter; or
- (2) On a street posted pursuant to section [20-15.1\(b\)](#) with a sign or signs limiting the gross weight of vehicles permitted on the street; or
- (3) Within a residence district.

(b) Notwithstanding the prohibition in section [20-262\(a\)](#) above, a restricted vehicle may park, except as otherwise prohibited by this article:

(1) On any street within a business district, unless the street is posted pursuant to section [20-15.1\(b\)](#) with a sign or signs limiting the gross weight of vehicles on the street; or

(2) On any street to perform the following activities, except that, upon completion of such activity, the vehicle must return to the nearest designated truck route:

- (i) Deliver, pickup, load, or unload merchandise, materials, or equipment, including furniture and other household goods; or
- (ii) Provide construction, repair, or similar services to a property.

(Ord. No. 9196, § 1, 1-25-99; Ord. No. 9492, § 3, 11-27-00; Ord. No. 11400, § 3, 9-20-16)

Note: Formerly § [20-272](#).

Sec. 20-263. Recreational vehicles; commercial vehicles.

It shall be unlawful to park any recreational vehicle, or any commercial vehicle, on the same block of any street or roadway or right-of-way thereof for any portion of any two (2) consecutive calendar days.

(Ord. No. 10418, § 3, 6-12-07)