



Valstate (Rancho Valencia)

Homeowners Association

2nd Quarter 2020

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

It has been a busy few months for your board. Maintenance has been repairing water fountains, walls, and general upkeep of our community.

You have probably noticed the NO PARKING signs along Swan Road. These signs have dramatically reduced semi-truck parking, along with the presence of TPD. Remember, homeowners are welcome to contact Tucson Detective John Gonzales at John.gonzales@tucsonaz.gov with any safety or crime issues.

We have met with the ADOT regarding the Swan Road improvement. Currently, there is a shortfall in the city budget, but hopefully, funds will be available for 2020-21. The board is committed to installing a bench and plaque in memory of Michael Hartman, who was killed while skateboarding, however, this cannot be done until Swan Road is improved. Some obstacles to achieving this include drainage, landscaping (removing or relocating vegetation) and complying with ADA (Americans With Disabilities Act) regulations for the safety and ease of access to disabled homeowners, especially at the intersection of Swan and Valencia where the area narrows considerably.

A new, larger ramada has been approved by the board for Fairy Duster Park. More details to follow. Plans are also in the works for a dog park. Several locations are being considered. A junior sized basketball hoop is being installed and new backboards are being installed on existing hoops. Larger trash bins have been added to Fairy Duster Park, along with signs asking homeowners to take excess trash home if it doesn't all fit into the bins. Help keep our community neat!

Remember, if you have an issue, please attend the next board meeting.
See you there!
Valerie Golembiewski

Next Board Meeting

Thursday, May 14, 2020

At 6:00 P.M.

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

Compliance Corner

This graph shows violations that were cited from November 2019 - February 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 Angelina with Platinum Management.

Sub Categorie	count
Landscaping	263
Garbage	256
Maintenance	4
Architectural Control	13
Parking	158
Nuisance	7
Miscellaneous	24
Nuisances	0

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.

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

TPD Non Emergency

791-4444

Permits

Planning & Development Services Dept.
791-5550

Trash Pick & Environmental Services

City of Tucson Environmental Services Dept.
791-3171

Housing Assistance

City of Tucson Community Services Dept.
791-4739

Transportation & Street Maintenance

Tucson Department of Transportation
791-3154

Tucson Convention Center

791-4101

Tucson Water Department

Billing- 791-3242
Public Information- 791-4331

City of Tucson Code Enforcement

791-5843

Park Tucson

791-5071

TPD Red Tag Unit

837-7318

Pima Animal Care

724-5900

Graffiti Removal

792-CITY (2489)

Paint Maintenance

From time to time, you may notice that your home and/or exterior fixtures are in need of stucco/wooden repairs or repainting. You may receive a notice from the Association asking that you assess the exterior condition of your property and make the necessary arrangements to bring the appearance of the home back into compliance. It is important that your homes appearance remain in good condition to maintain the property values throughout the Community.

Should you receive a notice asking for you to repair and/or repaint, it will come with an expected compliance date. If you are altering the exterior of your home in anyway it will need to be submitted to the Committee for review.

If you are planning on color matching with the current paint, as long as there is a successful professional match then a submittal is not necessary. However, for record keeping it is still recommended that you reach out to us in writing with the colors that your home was matched to.

If you need an ARC form to change the color scheme of your home please reach out to Angelina via email. Thank you for your compliance!

