



Valstate (Rancho Valencia)

Homeowners Association 2nd 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
520-623-2324 phone
520-722-5039 fax

Board of Directors

Valerie Golembiewski

PRESIDENT

Chris Dunham

VICE PRESIDENT

Gabby Medina
SECRETARY

Marjorie Coleman
TREASURER

Alex Oberman
DIRECTOR AT LARGE

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

A letter from your Board President

It's Spring! A time to enjoy the weather and being outdoors, and also time to check for weeds. The welcome rain brought unwelcome weeds to the community. Please keep an eye out for these pesky visitors and spray or pick them to avoid reminders from the HOA. There are several reliable landscaping services available for those of us who need assistance.

The increase in quarterly dues is helping to keep our community looking good and making improvements. Look for new dog park and playground amenities. Sadly, part of our budget goes to maintaining vandalized areas such as the Little Free Libraries and graffiti. Please, if you do see some activity that is detrimental to the community, contact the HOA or Platinum so it can be taken care of as quickly as possible. This is our home and we want to keep it looking its best.

Parking remains an issue. Please do not block mailboxes or trash/recycling areas in front of your homes, which could result in your mail not being delivered or your trash/recycling not being picked up. It's just common sense.

The recent windy days resulted in trash/recycling containers being blown over and debris scattered, as well as these containers being blown into the streets and onto your neighbor's property. It may mean going out there and picking up trash but be a Good Samaritan and help keep our community safe and clean. It's to everyone's benefit – THANK YOU!

Next Board of Directors Meetings

Mark your Calendars!!

WWW.ZOOM.US Meeting ID (same for all meetings): 869 1282 8270

- ♦ **Tuesday, May 23, 2023 at 6:00pm**
- ♦ **Tuesday, August 22, 2023 at 6:00pm**
- ♦ **Annual Meeting of The Members/Board Elections
Tuesday, October 17, 2023 at 6:00pm**

Compliance Corner

This graph shows violations that were cited from December 2022 - February 2023 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 Rebecca with Platinum Management.

Sub Category	Count
Architectural Control	6
Garbage	70
Landscaping	399
Maintenance	4
Miscellaneous	81
Nuisance	0
Nuisances	0
Parking	331

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 by email at r.curdo@platinumonline.org.

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

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

RanchoValencia.org

The Role of the Management Company Platinum Management Inc.

Definition: The Management Company/Community Manager implements the decisions made by the Board of Directors, administers the services, programs and operations of the Community Association with the policies and guidelines set by the Board, the Governing Documents of the Association and State Laws. The Management Company fulfills the terms of the contract that is mutually agreed upon by the Board and the Management Company.

The Management Company is not the decision maker for the Association. The Board is responsible for the decision making.

Our Responsibilities:

Rules Enforcement: Tracking of all violations of the Covenants, including architectural issues, parking, weeds, etc. per the Governing documents of the Association.

Property Maintenance and Supervision of Vendors: Making sure the Association's vendors are performing to industry and community standards. Ensuring that the specifications of all contracts are fulfilled.

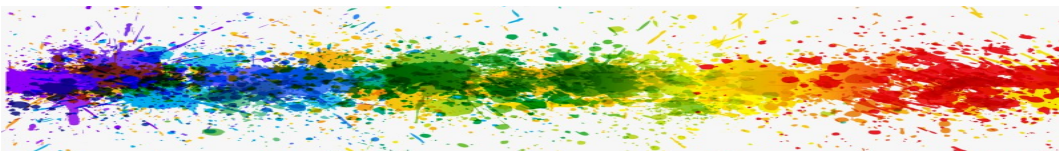
Communications: Newsletters and other neighborhood communications. Handling all phone calls and incoming mail, etc. Provide 24 hour on call personnel for emergencies.

Finances: Invoicing and receiving all Assessment payments. Processing all payables, budgeting, and providing full detailed financial reports to the Board. Providing fully bonded personnel for the handling of Association funds.

Administration: Handling all letters, phone calls and mailings for the Association. Filing taxes, ACC reports, acting as the statutory agent for the Association. Maintaining a complete database of members and a comprehensive filing system for all lots within the Association.. Fulfilling State Law requirements for disclosure upon resale of homes within the Association. Attending all meetings of the Association, providing minutes of those meetings and maintaining all corporate records of the Association. Receive all Architectural submittals and follow up on approval/denial of such and construction of improvements.

Asset Protection: Insurance coverage, claims and reporting. Reserve analysis tracking and maintenance planning for common area amenities, such as private streets, pools, and gates.

Policy Development and Implementation: Providing statutory and legal information to the Board to ensure that the Board is within the limits of local and state law. We do this by continuing education for our staff and staying involved with State Legislative Issues and professional/trade organizations.



Community Picnic/Movie Night

The Board has Approved a community picnic/movie night for Way Family Church at the Main Park on Fairy Duster. **ALL ARE INVITED!!!**

Friday, March 24, 3-8pm

They will have food, inflatables & a child friendly movie starting as dusk.

For more information you can call [520-222-8107](tel:520-222-8107)

PARKING REMINDERS

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. This includes but is not limited to: *boats, jet skis, box trucks, trailers, RV's and large commercial vehicles.*

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.

Blocking Mailboxes The Post Office will not deliver mail if a vehicle is blocking the mailbox. There have been warnings from the mail carrier to several residents. Please do not park in front of mailboxes at anytime.

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.



SPRING FEVER!

Another Winter has come and gone. Spring is here to make everything green again! Before you make any picnic, brunch, or gardening plans, please keep some things in mind while plotting your fun:

- * Please remember to get an approval for any changes or modifications to your home prior to starting any work. Submit a completed ARC form along with any proposed changes to be done to Rebecca at Platinum Management.
- * In that same vein, many houses within the community have begun to show signs of wear and tear. If your garage and/or fascia is in need of an update, submit an ARC form for review. If you do not know the original colors of your home, or if you're looking to change your color to one of the preapproved shades, contact Rebecca for a Rancho Valencia Color Palette.
- * It's time for the greens to flourish, flowers to bloom, and leaves to rejuvenate bare trees. However, with that comes all the weeds and nuisances that can distract from the beauty in a well-maintained community. Please be sure to use pre-emergent spray to prevent any future weeds.
- * Having a get-together always seems to guarantee a good time. With limited parking space at homes, please be sure to plan ahead. On-street parking within the community is allowed as long as no driveways or mailboxes are being blocked. Parking on curb strips, sidewalks, or on the front or side yards is also prohibited. Keep this in mind if any vehicle needs to remain overnight, as parking on curbs is never a good idea.
- * If you intend to throw a party in one of the parks or ramadas within your community, please remember that no reservation is necessary. As long as you are aware that these locations must remain open for all of the homeowners and any leftover trash is disposed of properly, go ahead and have a ball!



Dog Park Update

The dog park located at the end of Desert Straw Ln now has a dog waste station and dog park rules posted. The Board of Directors has also purchased a rake and shovel for easy cleanup. We hope as the weather gets warmer you and your 4-legged friends can spend some time in that area. This dog park is a work in progress, and as funds allow the board will consider adding future amenities. Please make sure to pick up after your pet.

