

### 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, AMS  
**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

The first HOA Community Forum was held on April 25<sup>th</sup>, and was very well attended by the homeowners – standing room only! Captain John Strader from TPD, Lupita Robles from Ward 5, and Amanda from VetSec were on hand to answer questions and provide guidance concerning Crime and Safety. Cindy Dunn from TPD provided flyers for anyone interested in starting a Neighborhood Watch. Thank you to all who participated!

Amanda provided a 24/7 phone number to call with questions and concerns – 520-628-0359. Captain Strader said to call 911 if there are any issues that need attention. He said that calls are prioritized and will be transferred to the appropriate department unless they are an emergency. Lupita said Ward 5 is available to assist with problems. She can be reached at 520-837-4275 or email: [lupita.robles@tucsonaz.gov](mailto:lupita.robles@tucsonaz.gov). As you can see, help is just a call or email away.

The new playground equipment should be installed by the time you have received this newsletter and bids are being received for the updated basketball court at Fairy Duster Park, as well as for the shorter hoop at Parsnip Park for the benefit of younger players. Bids are also coming in for an additional ramada to provide more space for community and family events.

The Little Free Libraries are well used but need replenishment. Please consider donating a book or two – for any age group but children's books are always welcome. By the way, if you lost a key at the Fairy Duster Little Free Library, please contact the HOA at [ContactValsateBoard@gmail.com](mailto:ContactValsateBoard@gmail.com) to identify and claim.

The Swan Road reconstruction is progressing slowly due to drainage and design issues, as well as the problem of semi-truck parking. The Tucson Department of Transportation in conjunction with Platinum will be placing No Parking signs along Swan Road, and TPD will increase patrols and hand out citations. In addition, the Department of Transportation is planning to repave all streets within Rancho Valencia.

As you can see, this has been a busy quarter for your HOA – and more to come. Stay tuned!

Thank you.

*Valerie Golembiewski*

Valstate (Rancho Valencia) HOA President



### The Next Board of Directors Meeting

Thursday, August 8, 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 feel free to reach out via 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.

## 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  
(520) 623-2324  
[Angelina@platinumonline.org](mailto:Angelina@platinumonline.org).

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



## Architectural Changes

Please keep in mind that an ARC form must be completed & submitted to the ARC Committee for review **prior** to beginning any exterior modifications. This will ensure that the process is done correctly and all work will be in compliance with the Associations guidelines.

*To obtain an ARC form or a copy of the design guidelines please reach out to Angelina with Platinum Management at [Angelina@platinumonline.org](mailto:Angelina@platinumonline.org).*



## Parking in the Community

Typically, the Association would prefer that all residents park their vehicles either in the garage or on the driveway. Street parking is permitted, but here are a few things to keep in mind:

- ⇒ Please do not block **ANY** mailbox or driveway— including your own.
- ⇒ The vehicle must be facing the correct direction (with the flow of traffic).
- ⇒ The vehicle must be operable (displaying current registration, no flat tires, etc.). Take note that inoperable vehicles must be parked in the garage or outside of the Community.
- ⇒ The tires should not be in the dirt of the curb strip and should not be any further up on the curb than the concrete slanted portion.
- ⇒ Parking in landscaping is strictly prohibited, no exceptions.

## Hungry Javelinas

Not only is it a violation to store your trash can in view of the street and neighboring properties, it is also an open buffet for Javelinas! Help keep the population out of the community by storing trash and recycling bins in your garage or in the backyard. Please keep in mind that the service day for Rancho Valencia is Friday.

**Remember: It is against the law to feed wildlife!**



## Frequently Used Phone Numbers

### Emergency Services

Tucson Police or Fire Dept— Dial 911

### Permits

Planning & Development Services Dept.  
791-5550

### Housing Assistance

City of Tucson Community Services Dept.  
791-4739

### Tucson Convention Center

791-4101

### City of Tucson Code Enforcement

791-5843

### TPD Red Tag Unit

837-7318

### Graffiti Removal

792-CITY (2489)

### TPD Non Emergency

791-4444

### Trash Pick & Environmental Services

City of Tucson Environmental Services Dept.  
791-3171

### Transportation & Street Maintenance

Tucson Department of Transportation  
791-3154

### Tucson Water Department

Billing— 791-3242  
Public Information— 791-4331

### Park Tucson

791-5071

### Pima Animal Care

724-5900