



Valstate (Rancho Valencia)

Homeowners Association

4th 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

P: 520-623-2324

F: 520-722-5039

Board of Directors

Valerie Golembiewski
PRESIDENT

Raj K. Kohli
VICE PRESIDENT

Gabby Medina
SECRETARY/ TREASURER

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DIRECTOR

Management Team

Kathleen Buske, CMCA, AMS,
PCAM
President, PMI
kathleen@platinumonline.org

Courtney Kabins, CMCA
Vice President of Operations, PMI
courtney@platinumonline.org

Caitlyn Crain
Assistant Association Manager
caitlyn@platinumonline.org

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

A Letter From Your Board President

Globally, the pandemic has affected millions of people, including Rancho Valencia.

We are not aware of any homeowners contracting COVID19. A big thank you to the community for practicing social distancing and wearing masks. Hopefully, with new research and the development of vaccines, we can look forward to a new normal way of life.

Even in the midst of the pandemic, life at Rancho Valencia is continuing, with landscaping, trash, and water issues being addressed on an as needed basis.

We are thankful to all our contractors for being there for us. While not considered essential workers, we value their dedication to maintaining our community.

The Annual Meeting scheduled for October 8th will be a Zoom meeting to ensure the safety of our community. Notices will be sent. Hope you are able to join us.

At this time, no open public meetings are scheduled, but questions and comments are always welcome via email to the Board or to Platinum. Contact information is provided in this newsletter.

The two Little Free Libraries are thriving with new books, magazines, and shelf-stable foods – thank you to all who partake and contribute!

Design was underway for the path and Swan construction. However, the impact of the COVID pandemic has significantly delayed all City projects. Depending on the budget and revenue stream, these projects may be able to resume in 2021.

Quick reminder - we now have only until September 30th, to complete the Census. Hopefully, all our homeowners have completed their questionnaires.

The Mayor and Tucson City Council have allocated more than \$4.5 million of Federal CARES Act dollars to fund an emergency rent and utility assistance program for City of Tucson residents struggling to pay rent or utilities due to the COVID-19 pandemic. For information, contact (520) 837-5364 or email covidemergencyassistance@tucsonaz.gov

With all the news concerning mail-in ballots, if you do vote by mail, please mail your ballots early, or drop them off at designated Early Voting Sites, which are open Wednesday, October 7 – Tuesday, November 2. Voters may drive up, bike up, or walk up for curbside ballot drop off at most sites Monday, October 26 – Tuesday, November 2, 2020. The complete list of sites with hours of operation is: www.recorder.pima.gov/EarlyVotingSites. In addition, voters may drop off completed ballots at any polling place on Election Day.

Be safe, stay safe!

~ MARK YOUR CALENDERS ~

ZOOM BOARD MEETING

Thursday, September 24th, 2020 @ 6pm

Please contact
Courtney@platinumonline.org
for meeting information

ANNUAL MEETING

Thursday, October 8th, 2020 @

BRUSH & BULK PICK UP

Monday, October 12th, 2020

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 Caitlyn with Platinum Management, by phone (520) 623-2324 or email at Caitlyn@platinumonline.org.

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



Cell Phone Towers

Many of you may have noticed blue staking and excavation activities in your neighborhood and around the City. Much of this activity is likely due to the pending installation of many small cell poles in the right-of-way of our City streets.

In 2018, the Arizona State Legislature adopted Chapter 5 - PUBLIC UTILITIES, Article 8 - Use of Public Highways by Wireless Providers (A.R.S. 9-591 thru 9-599). This law removes local jurisdiction discretionary approval of the placement location of small cell poles in City owned right-of-way, limits the fees that can be charged, and establishes a "shot clock" whereby if the City does not approve a location within a specified time frame, it shall be automatically approved. Small cell poles on private property are not allowed under this State law.

Small cell poles differ from cell towers. Small cell poles are about the size of streetlights installed around Tucson. Cell Towers are those extremely tall poles with many cellular antennae. Cell Towers still require Zoning Code approval by the Planning & Development Services Department. Small cell poles are processed through the Department of Transportation and Mobility (DTM).

DTM has created a web page that provides details and answers questions on small cell poles in the City: <https://www.tucsonaz.gov/tdot/small-cell-poles-faqs-and-information>. Many of your questions can be answered by visiting this site. Of interest on this web page is a link where you can view the [street light map](#) that includes planned and in place small cell poles.

There are two symbols used to identify small cell pole locations on the street light map; the symbols represent locations that indicate "Small-Cell Reserved" and "Small-Cell Pole". The "Small-Cell Reserved" sites are added when a cellular company submits plans for a small cell and pays their initial fees. This status remains even after a permit has been issued. The actual construction start is often six months to a year or more after. This is largely due to a shortage of material and/or contractors to perform the work. The "Small-Cell Pole" indicator is added once construction is scheduled to start.

The small cell poles currently being installed in the City are from AT&T and Verizon. At this point, AT&T is installing only 4G small cells. It should be anticipated that these will be upgraded to include 5G. Verizon installs both 4G and 5G small cells. The purpose of these small cell poles is reported to be for in home WiFi and streaming services and to provide a first responder private communication network called FirstNet.

DTM is dedicated to continuously improving communications regarding the construction of small cell poles in the City. The department understands the constituent need to be informed. Please contact the DTM customer service representatives by email at TDOTconcerns@tucsonaz.gov, or by phone at (520) 791-4371 should you have any questions.

Web articles that may be of interest:

<https://www.firstnet.com/>

<https://www.crowncastle.com/communities/small-cell-information>

<https://www.wirelesshealthfacts.com/experts/>

The City is not installing these poles. They are installed by a private company. This is governed by State Legislation, that a city or town must issue a permit to these companies.

The City contact for this is Jesse Sanders. He can direct you on the process. Please also contact your State Legislator for further information. Their info below:

District: 2

Senate: Andrea Dalessandro - D

Senate Phone #: 602-926-5342

House Representative 1: Rossanna Gabaldon - D

House Representative 1 Phone #: 602-926-3424

House Representative 2: Daniel Hernandez - D

House Representative 2 Phone #: 602-926-4840

