



## 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**

Shane Hubbell  
**ARC CHAIRMAN**

## Management Team

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

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

Grace Adams  
**Assistant Association Manager**  
Grace@platinumonline.org

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

## Letter From the President

These last three months have been challenging to say the least, but there is a glimmer of hope that the pandemic may be winding down. More people are being vaccinated, wearing masks, and practicing social distancing.

You may have noticed the improvements within the community: new/repared playground equipment, new signs, and greener areas thanks to our new landscapers, and block wall repairs and graffiti removal. We have been busy!

The annual meeting will be a virtual one on Thursday, October 14<sup>th</sup>. Please join with your fellow homeowners to learn more about what has been happening, and to see who the new board members will be, if enough ballots have been received. Announcements will be sent out with the Zoom information

The two Little Free Libraries are flourishing! A big THANK YOU to the Good Samaritan who repaired the latch on the one at Pepperweed! Your interest in keeping the LFL in good shape is much appreciated!

Not much news from the City about Swan Road and the walkway. There was some pot hole patchwork done. We've been in contact with the City and the Transportation Department. Will keep you advised when we know more. It is especially heart breaking because the HOA wants to place a bench and plaque in memory of one community member who was the victim of a hit and run along Swan, and that cannot be done until the road is finished. There is a temporary memorial in place for now.

Still considering using ACH to pay your dues? Please do – it's fast, easy, and convenient.

Remember, YOU are Rancho Valencia! Your voice and actions make a difference!

Stay safe and see you on October 14<sup>th</sup>!

Thanks!

## Upcoming Meetings:

- ♦ Annual Meeting of the Members– October 14, 2021 @ 6:00pm via Zoom (Meeting ID: 817 2817 9620, Passcode: 923925)
- ♦ Board of Directors Meeting– November 11, 2021 @ 6:00pm via Zoom ( Meeting ID: 873 1469 8867, no passcode)

## HOA Dues

Have you considered paying your HOA dues via ACH? All homeowners received a letter about how to set this up. If you haven't, please contact Platinum for information. It's quick and easy. You'll never have to worry about missing a payment or late fees – and you'll save on postage and be environmentally friendly. If you already have ACH payments in place for your utilities or other bills, then you know how convenient it is.

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

**[www.RanchoValencia.org](http://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 Grace with Platinum Management, by phone (520) 623-2324 or email at [Grace1@platinumonline.org](mailto:Grace1@platinumonline.org).

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



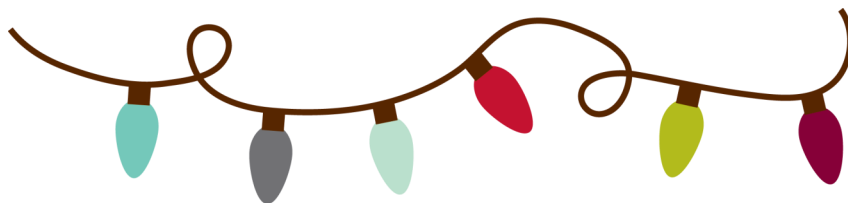
## Community Reminders

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. 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. Please store your garbage/recycle containers either in your garage or rear yard.

## Holiday Décor Reminders

With the Holiday season fast approaching, please remember that exterior Holiday decorations cannot be in place more than 30 days prior to the corresponding Holiday and must be removed within 30 days after.



## Little Free Garden Stand

Your neighbor at 5105 E. Butterweed Drive recently added a Little Free Garden Stand to the front of his property. The Little Free Garden Stand has the same idea as The Little Free Libraries — take one and give one. We appreciate all community efforts to bring one another together!

