

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

Majorie Coleman
TREASURER

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BOARD MEMBER

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

Letter From the President

Welcome to Fall! Hope you all had an enjoyable and relaxing summer.

Things are looking great for the Rancho Valencia community. Everywhere you look, there are signs of upgrades and improvements.

Homeowners are taking care of their properties, and it shows. Homes are being repainted and re-roofed, and there is a definite sense of pride in our community.

Rancho Valencia is developing its own style and personality. We are becoming the jewel of the area – keep it up!

The Board is still seeking new members. Please consider joining. Your expertise and insight are valuable.

One distressing note. Both Little Free Libraries were vandalized beyond repair, but both have been replaced by new composite versions, one in red by Fairy Duster, and the other in blue by Pepperweed. Amazingly, the community continued to use both old ones until they were replaced. That shows that these libraries are important to the homeowners! Thank you for your support. Please stop by to see the new ones, and “take a book – leave a book”, or in some cases, toys, edibles and entertainment items.

Here is a photo of Heath, who removed the old ones and installed the new ones. Great job, Heath! Thank you very much for your taking the time to do this-much appreciated!

The pandemic is not quite over, and some homeowners are struggling to make ends meet as prices continue to fluctuate. It is vital that families feed and provide for themselves, and honestly, paying the quarterly dues to the HOA is not a priority. However, neglecting this obligation can lead to severe consequences down the road-late fees, fines, and even foreclosures. If you are experiencing financial difficulties, please contact Platinum.

Thank you and be safe, especially with school resuming and school busses are on the streets again.

Valerie Golembiewski, President



~ MARK YOUR CALENDERS ~

2022 Board of Directors Meetings:

Meeting ID (same for all meetings): 835 6821 9566

Passcode: 932670

Thursday, November 17, 2022 at 6:00pm

Thursday, February 16, 2023 at 6:00pm

Thursday, May 18, 2023 at 6:00pm

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

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



Landscaping Maintenance

From time to time, weather restrictions and other unexpected surprises prevent homeowners from maintaining the exterior of their homes. The Association is taking into consideration the monsoon season and we do understand that some landscaping issues may take longer to address. A Lot in need of landscaping maintenance detracts from the appeal and beauty of the Association. Preparing and sticking with a maintenance schedule will help address small unseen problems before they become noticeable. Regularly monitoring your property eliminates surprises and a schedule can help specify when certain things will be routinely inspected, adjusted and repaired. Developing a schedule will allow you to be able to catch minor problems and correct them before expensive measures are needed. Please note that when site tours are conducted, the following are examples of some things the Association always looks for:



Weeds: The front/side yards, the curb strip between the sidewalk and the street in front of your home should be free of weeds at all times. Dead weeds should be pulled or raked away. If you reside in a corner Lot, the Homeowner is also responsible for the areas along the sides of the home. Spraying a pre-emergent will stop weeds before they start.

Desert Broom: This shrub-like weed with broom-like stems can reach 12-foot tall heights and can crowd out other plants and steal their valuable water. It is best removed by pulling it out at the roots while it's still young. It is usually found growing in other plants

Dead Vegetation: If a bush/shrub or tree is not showing new growth, it is dead and will need to be replaced within 30 days. If a bush/shrub or tree is alive but has some dead components, you will need to remove the dead tops/branches to encourage new growth.

Trimming: All trees should be trimmed to provide a distinct canopy (a minimum of 8 foot clearance above any street, walkway, sidewalk, driveway, etc.) and should be clear of all saplings/suckers around the trunk and tree base. All shrubs should be trimmed to a maximum height of 4-5 feet and well-manicured so as to not encroach upon the sidewalk or drive way areas. Large portions of ground cover plantings must be kept well pruned and at a low height. All vegetation should also be trimmed so that the address plate on the front of the home is not obscured.

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.



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

www.RanchoValencia.org