



Rancho Valencia (Valstate)



Homeowners Association

4th Quarter Newsletter 2023

Board of Directors

President- Valerie Golembiewski

Vice President- Chris Dunham

Secretary- Gabby Medina

Treasurer- Marjorie Coleman

Director at Large- Alex Oberman

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All correspondence and payments should be sent to:

**Rancho Valencia (Valstate)
c/o Platinum Management
P.O. Box 14198
Tucson, Arizona 85732**



A message from your Board of Director President– Valerie

The monsoon rains have been gentle so far this year, but weeds will sprout at the least encouragement. Please keep these pests under control while still early to avoid reminders from Platinum.

The community is looking good with some exceptions. There are still incidents of destruction of the grass in some areas. If you see any areas where attention is needed, please notify us ASAP.

Also, one of the signs at Fairy Duster Park was damaged. The pole was bent and the sign ripped off.

There was also some vandalism at one of the Little Free Libraries. Another door was damaged. It is very discouraging to see this, especially since homeowners continue to use the libraries and leave books despite the missing door, where they are subject to the weather. It shows that the libraries are wanted and needed.

Rancho Valencia is our community – our home. Please take care of it as you would your own home.

Platinum is having to make some difficult decisions about foreclosure proceedings on various properties that are seriously in arrears. If you are experiencing financial hardships, please contact Platinum so that they can work with you to avoid possible penalties.

The climate change has hit the Southwest very hard, and Tucson is no exception. We ask that you please stay safe and keep hydrated. You are valued members of our community!

The Board of Directors is looking for homeowners to become part of the HOA. Nominating forms have been sent. Please consider volunteering for this most important part of the community where you will be able to share your opinions as to the future of Rancho Valencia. Especially needed are homeowners to be on the Architectural Review Committee.

School busses will be on the move again shortly. Please be careful and obey all traffic rules for the safety of our children – thanks!

Enjoy the remaining days of summer!

Community Resources

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 your Platinum Management via email or phone.

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

**After hours emergency line-
(520) 205-2285**

Don't forget to visit the community website for important updates and community documents. If you have not created an account please take a moment to do so and explore what it has to offer!



Rancho Valencia Annual Meeting of the Members

Tuesday, October 17, 2023 at 6:00 PM

Join online via Zoom Meeting:
<https://us02web.zoom.us/j/87626966373>

Or

Join via Phone Audio Meeting:
Dial: 1 669 444 9171

Meeting ID: 876 2696 6373

All homeowners are encouraged to attend meetings, they are a great way to stay informed about ongoing and future plans for the community! If you have any questions or concerns regarding the community this is the perfect time. Come join the Board of Directors in through Zoom or Phone Call for the upcoming Annual

Community Updates/Maintenance

Rancho Valencia is always looking for ways to improve the community for its residences. Below is a list of projects completed as of late.

- Mesquite Tree removed and concrete under ramada repaired at the American Beauty Park.
- Wood Chips replenished at the Main Park
- Community wide tree trimming done in August
- Sand at the volleyball court replenished in the Main Park
- Miscellaneous paint touchups throughout the community parks
- Grass seeding will commence throughout the following parks: Fairy Duster Main Park, Spring Beauty/Desert Straw Park, American Beauty Park, and Mexican Hat/ Pepperweed Park (parks not listed will go doormat for the winter)

There has been multiple occasions where the parks throughout the community have been disfigured; majority at the main Fairy Duster park. This year already two sit n spins have had to be repaired, and now \$5,859.78 was spent on irrigation control and maintenance at the main Fairy Duster park. This is due mainly to the sprinklers located throughout the grass being damaged. Please keep in mind that your quarterly dues are used to repair issues like this. If you see someone with a vehicle on the grass, vandalizing, or destructing anything please take photos and report it to Platinum Management via phone or email.

Community Reminders

- Please don't forget to pick up after your furry friends, if you forget to bring a baggie with you while walking. Don't forget to utilize the baggie stations located throughout the community!
- All homeowners should utilize their garage and driveway parking—however if overflow street parking is needed we ask all parking rules are followed and that no vehicles are parking in landscaping and blocking driveways or sidewalks.
- In the desert grass is not common, Rancho Valencia is lucky to have so many well maintained parks. We ask you utilize and enjoy these, but please do not take advantage of them
- With monsoon season coming to an end many of our native plants will go doormat for the winter, however that leaves dead vegetation and tree debris behind. Please keep this in mind as we transition out of summer.
- Help keep your community safe for all pedestrians by keeping your sidewalks clear of bushes, tree debris, and gravel.
- With holidays comes seasonal décor, all outdoor décor is allowed so long it is put up and taken down within 30 days of the holiday.

Quarterly Compliance

This chart reflects the amount of violation notices sent out from 6/1/23 through 8/31/23. As you can see parking and landscaping violations remain the most common, keep this in mind as we go into the last quarter of the year.

- With monsoon season coming to an end yard maintenance should be more manageable, but don't forget about dead vegetation and tree debris.
- All homeowners are encouraged to utilize garage and driveway parking, however if overflow street parking is needed please follow all parking rules. Vehicles should never be parked in landscaping, or blocking driveways or sidewalks.

Category	Sub Category	Count
VIOLATION	Architectural Control	11
VIOLATION	Garbage	202
VIOLATION	Landscaping	339
VIOLATION	Maintenance	0
VIOLATION	Miscellaneous	29
VIOLATION	Nuisance	0
VIOLATION	Nuisances	0
VIOLATION	Parking	335

Architectural Changes

There has been an increase in unapproved architectural changes throughout the community. If you are planning on making any change to the exterior of your property visit the website or contact Platinum Management to get approval and make sure your plans follow the community's Design Guidelines.



Reporting

If you see something out of compliance report it to us, it is important to that we are kept in the loop, and no one knows a community better than its residents. If you have any questions or concerns don't hesitate to reach out to us via phone or email with anything Association related!

Are you receiving communications from Platinum?

It is important that all homeowners are receiving communications from Platinum management. That includes emails and mailings that go out. Please make sure to keep your contact information up-to-date. If anything changes please reach out to us!