



News from the River's Edge July 2009 Update

Time to Celebrate National Night Out - America's Night Out Against Crime!



Riverhaven will be celebrating the 26th annual National Night Out on Tuesday August 4th. Last year NNO involved 37 million people in 15,449 communities (including Riverhaven) from all 50 states, U.S. territories, Canadian cities, and military bases worldwide. National Night Out 2009 is expected to be the largest ever! We will send more information to residents about this event in the near future.

Riverhaven's Governing Documents: CC&Rs and the Design Guidelines

Riverhaven is an organized group of homeowners, known as a homeowners association (HOA), whose members help to regulate and enforce the rules and standards of the community. These rules and standards (the CC&Rs and the Design Guidelines) were written by the developer and builder of Riverhaven, KB Homes. Every homeowner agreed to abide by the conditions in these documents and to paying the annual association assessments when they signed the mortgage to their home in Riverhaven. These documents are legally binding contracts that homeowners are responsible for following and the HOA Board is responsible for enforcing. The association assessments are also legally enforceable. In addition, homeowners are held responsible for their tenants, guests, and contractors following all association rules and standards. It's a good idea to know what they require!

The *CC&Rs* or covenants codes and restrictions for Riverhaven, technically named "Declaration of Covenants, Conditions, Restrictions and Easements for Riverhaven Community Association, Inc.", are located on line at http://www.riverhaven.us/PDF/RVH_CCRs.pdf. This document contains information on the property and persons bound by the CC&Rs, easements and rights of enjoyment in the common areas and lots, design control, permitted uses and restrictions, the organization of the association, memberships and voting, assessments, uses of association funds, rights and powers of the association, maintenance, assessments and more. This document is difficult to amend, requiring the vote or written consent of 67% of homeowners.

The second important document is the *design guidelines* or the "Design Guidelines Rules and Regulations for Riverhaven Community, Inc.", online at http://www.riverhaven.us/PDF/Design_Guidelines.pdf. This document covers, in great and minute detail, standards for architectural design, landscaping, plant selection, color schemes, signage, display of flags and much, much more. The document is "intended to enhance property values and high standards of development that exist within Riverhaven." These guidelines can, and have been, changed by a majority vote of the HOA Board. All restatements and additions to the design guidelines are online at <http://www.riverhaven.us/documents.htm>.

If our community rules and regulations differ from the laws of the City of Tucson, Pima County, the State of Arizona or the United States of America those laws take precedence.

Architectural Review & Approval Needed for All Construction Projects

The design guidelines state that prior to the beginning of new construction or installation, all plans must be submitted for review and approval. Structures must also comply with all city zoning and code requirements. The application procedure and the approval/disapproval process are online with the design guidelines (see above). Failure to follow this process could result in a fine. Call Cindy Borquez, 297-0797 if you have any questions.

Parking Problems on Your Street?



Are people on your street parking on the sidewalk or parking against traffic or blocking a fire hydrant or have RV's parked for more than 24 hours or anything else illegal? Call ParkWise, Tucson's parking enforcement division, 791-5071, Monday – Friday 7:45am-5:15pm to report any parking problems. After hours you can call the police at 911. We understand that because the city makes money from parking tickets they are more willing to respond to parking complaints.



Riverhaven Community
c/o Cadden Community Management
1870 W. Prince Road
Tucson, AZ 85705
Riverhaven HOA website: www.riverhaven.us

<p><i>Your business could be showcased here!!</i></p> <p>-----></p> <p><i>email Cindy Hagerman at cindytucson@yahoo.com for ad rates for business card-sized ads in the monthly updates</i></p>			<p><i>Your business could be showcased here!!</i></p> <p><-----</p> <p><i>email Cindy Hagerman at cindytucson@yahoo.com for ad rates for business card-sized ads in the monthly updates</i></p>
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Riverhaven Homeowner's Association Board *Working Session*
During a working session no normal Board business will be conducted.
Issues will be discussed in depth but no votes will be taken. Homeowner input will be taken at 6:15.
Wednesday July 8, 2009
6:15 pm
Lighthouse YMCA at 2900 N. Columbus