



## **News from the River's Edge**

### **August 2009 Update**

#### **Opening for New Board Member**

After many years of service to Riverhaven Tiffanie Bialis has left the Board; many thanks to her for spending endless hours passing traffic petitions and for her exemplary work on the HOA budget over the last two years.

We have a busy year planned and would like to fill the Board position as quickly as possible. Because the position is short term (it will be up for election next March) it is perfect for a homeowner who wants to see what being on the Board is like but doesn't want to commit to a full 2 year term. Donate some time to make Riverhaven a spectacular place to live and join the Board! If you are a homeowner interested in joining us call Cindy Borquez at 297-0797.

#### **The Landscaping Corner: Pruning Mesquite Trees**

There are almost two months of the rainy season left and many residents have overgrown mesquite trees that could blow over or split in one of our violent monsoon storms. Mesquites are very hardy trees; they can be pruned and thinned during the summer without causing them any harm.

#### **Riverhaven's Violation Notification & Fining Process**

Riverhaven's contract with Cadden Community Management states that our manager, Cindy Borquez, will drive through our community two times a month. On these drives Ms. Borquez observes and records violations of the *CC&Rs* and the *Design Guidelines*.

The violation notification process was written by KB Homes and is detailed in the *Riverhaven Homeowners Association Policy and Procedures and Fining*. Homeowners and residents with violations are first sent a reminder notice requesting that the situation be corrected. After approximately two weeks, if the situation has not been corrected, a second reminder is sent. Again, approximately two more weeks are given to correct the situation. The Board is informed in writing of every violation reminder sent to homeowners and residents. These reports are carefully reviewed by the Board.

If, two reminders over the span of approximately 6 weeks do not correct the situation, a certified letter is sent inviting the homeowner/resident to a hearing to show cause why a fine should not be assessed. The hearings are always scheduled for the night of the regular Board meetings. After listening to the homeowner/resident, the Board decides if a fine should be imposed or not. If a homeowner/resident does not appear at the hearing, fines may be imposed by the Board in absentia. If a fine is imposed, the homeowner/resident will be sent written notification, stating the amount of the fine and the time allotted to remit payment. The Board can waive the three-notice policy requirement for any act it believes presents a clear and present danger to residents and guests.

The actual amount of the fine is also dictated by the *Riverhaven Homeowners Association Policy and Procedures and Fining*. The Board can and has amended this policy. The most recent amendment was in November 2007 when the Board instituted a fine for loud gatherings. (See the December 2007 Update for information on this fine [http://www.riverhaven.us/PDF/Update\\_2007-12.PDF](http://www.riverhaven.us/PDF/Update_2007-12.PDF) )

#### **Chairs & Lounges Left on Porch Roofs**

Dangerous as it is, if residents want to use their porch roofs as a deck we can't stop you. However, please remove the chairs from the roof when you are not using them or you will get a violation reminder in the mail.

#### **Davidson Elementary School – Fall Schedule**

First day of school for students at Davidson (<http://edweb.tusd.k12.az.us/Davidson/>) is Monday August 17<sup>th</sup>; the last day of school before winter recess is Friday December 18<sup>th</sup>. The full 2009/10 schedule for the Tucson Unified School District is available at <http://www.tusd.k12.az.us/contents/distinfo/Documents/cal10.pdf>.



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

***Your business could  
be showcased here!!***

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*email Cindy Hagerman at  
cindytucson@yahoo.com*

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**Riverhaven Homeowner's Association Regular Board Meeting**

**Wednesday  
August 12, 2009 at 6:15 pm**

**Lighthouse YMCA, 2900 N. Columbus**