



News from the River's Edge September 2009 Update

We Have A New Board Member!

We are happy to announce that Scott Beck, longtime Riverhaven homeowner, has joined the HOA Board.

Update on Roofing Defect Lawsuit

Since April 2009 the Board has been working with the law firm of Kasdan Simonds Riley & Vaughan, to investigate if there is a basis for a group or HOA lawsuit against KB Homes because of the construction defects found on many roofs in our community. That firm has decided that this is *not a group or an HOA issue*. Because our homes are single family homes the firm must deal with the homeowners on an *individual basis*. Since this is the same decision reached by the first law firm the Board contacted (Dicks, Coglianese, Lipson, and Shuquem) in January of this year, the Board considers this matter closed. However, individual homeowners are free to pursue any legal option they feel is appropriate or necessary regarding the construction of their home.

Homeowners who have not repaired roofs damaged in last year's storm must now complete all repairs.

Community Appearance Is Both an Economic and a Safety Issue

Our community manager and the HOA Board often hear comments from residents such as: "Don't you have anything better to do than send me a notice for a few weeds in my front yard?" Actually, the way Riverhaven looks is an important issue for all homeowners and residents and is one of the main responsibilities of your HOA Board. Here's why:

- Weedy yards cost all homeowners money. The money to purchase the card stock used for the reminder postcards as well as the cost to print and mail the reminder postcards to homeowners is paid for by homeowner assessments. The 8/5/09 violations report for Riverhaven contained almost 400 violation reminders; most of these reminders were for landscaping and weed violations. At 28¢ per postcard that is \$112 for postage alone; over a year that would cost the HOA \$1,344 just to mail the reminders.
- Neighborhoods with uncared for homes are more attractive to criminals. From litter on the streets to weedy, junky homes bad guys can judge whether they are likely to be challenged if they deal drugs or pursue other illegal activities. The more cared for a community appears the less attractive it is to criminals.
- The appearance of the whole neighborhood makes a big difference when homeowners (or banks) are trying to sell homes in any community. Every weedy, junky yard a potential home buyer sees can negatively affect their decision to purchase a home in Riverhaven. Keeping front yards and Common Areas in Riverhaven neat and weed free helps homes sell quickly and for the best price possible.
- Hard to sell homes may be unoccupied for long periods of time. Unoccupied homes attract squatters and criminals and can become targets of vandalism.
- Hard to sell homes may ultimately become rentals. Potential buyers frequently take the number of rentals in the area into consideration when purchasing a home. Because neighborhoods with a high number of homeowners are more likely to rise in value, they attract buyers more often than neighborhoods with a high number of rentals.
- Properties can be more difficult for buyers to finance if they are located in high rental neighborhoods. A neighborhood with 30%-40% rentals is considered to have a high number of rentals. Currently, 33% of homes in Riverhaven are rentals.

By pulling your weeds and keeping your front yard clean you will be helping everyone in Riverhaven.

The Report on "National Night Out" from Our Safety Committee Chair

Tuesday August 4th, 2009 was Riverhaven's 2nd year of celebrating "National Night Out". The weather was kind this year – no Monsoon storm! At around 7:30pm, time we asked residents to go for a walk and meet their neighbors, many residents were seen out walking. More porch and garage lights were turned on this year resulting in fewer pockets of darkness in our community. The residents of the Wading Pond Neighborhood Watch, currently our only Neighborhood Watch group, had a potluck Watch meeting that was held in the driveway of the Watch Leader's house. This meeting was attended by Becky Noel, the Community Services Officer at TPD's Midtown Division, who arrived in a police cruiser. For information on how to setup a Neighborhood Watch in your area of Riverhaven call Officer Noel at 791-4806, x1019 or visit: http://tpdinternet.tucsonaz.gov/crimeprevention/neighborhood_watch.html.

Grace Period for Weed Violation Notices

Weed violation reminders will *not* be sent to homeowners until after September 21st.
Everyone is encouraged to remove the weeds from their front yards during this grace period.



Riverhaven Community
c/o Cadden Community Management
1870 W. Prince Road
Tucson, AZ 85705
HOA Website: www.riverhaven.us
HOA Email Group: groups.yahoo.com/group/Riverhaven_HOA/

NOTICE to Riverhaven Landlords

- Starting immediately violation reminder postcards will be sent only to homeowners.
- Tenants and management companies will no longer be sent violation reminder postcards.
- The responsibility to correct HOA violations found on rental properties will belong entirely to the landlord.

Riverhaven Homeowner's Association Regular Board Meeting

Wednesday
September 9, 2009 at 6:15 pm
Lighthouse YMCA, 2900 N. Columbus