



News from the River's Edge JULY 2015 Update

Required Home Maintenance Deadline: January 31, 2016

As Riverhaven houses get older, they require more *attention* and *upkeep*. Stucco homes generally require repainting every 5-10 years. The **original paint colors** of our homes have **faded** over time. **Cracked stucco** requires patching to avoid further damage and painting. **Weathered wood trim** along the roof and patio should be repaired or painted if damaged or peeling. Other common problem areas include **faux shutters, roof tiles** and **backyard gates**. Missing or damaged faux shutters should be replaced and falling ones should be repositioned. Missing roof tiles should be replaced. Gates in disrepair should be fixed, and faded wood should be re-stained to restore the original beauty. **For the best interest of the Riverhaven community, the HOA Board is requiring homeowners with visibly noticeable issues to fix and paint problem areas as per the CC&Rs.** We appreciate your assistance in keeping Riverhaven a beautiful and desirable neighborhood. **Homeowners have until January 31, 2016 to complete any necessary repairs and painting, after which notices will be sent to homeowners and fines will be assessed.** For information on the approved paint schemes, including new color palettes, consult the website at www.riverhaven.us. If you have any questions or concerns please contact our Community Manager, **Chelsea Kelsey**, at ckelsey@cadden.com or (520)297-0797.

Leave the Landscaping to the Professionals

Riverhaven has a lot of common area land with communal landscaping. **Professional landscapers** carefully maintain all of the common area vegetation. *Residents are prohibited from trimming, pruning or cutting any trees, shrubs or other landscaping within the common areas.* Doing so may cause damage to the plant and may result in the need for a replacement. **Any resident that causes damage to common area landscaping, including trimming, pruning or cutting vegetation, will be called to a hearing, may be assessed a fine for the offense and shall be responsible for the cost of a replacement.** If you notice an issue with any of the common area landscaping, such as overgrowth or damage, please contact **Chelsea Kelsey** to have the issue addressed by our professional landscapers, The Groundskeeper.

No Dumping in Riverhaven

Dumping of any sort is prohibited in Riverhaven. **Anyone caught dumping trash, landscape trimmings, furniture or other debris in common areas will be called to a hearing, may be assessed a fine for the offense and shall be responsible for the cost of the removal.** If you have an excess of large items, consider contacting the *City of Tucson Environmental Services* to schedule a special **Brush & Bulky** pickup at www.tucsonaz.gov/es/residential-services-overview. If you witness any dumping or see debris, please contact **Chelsea Kelsey**.



32nd Annual National Night Out Tuesday, October 6th at 6:00 p.m.

This year **National Night Out** will celebrate its 32nd anniversary! Here in Riverhaven you can help build a *stronger, safer community* by participating in National Night Out on **Tuesday, October 6th**. We are looking for **volunteer residents** to host the **BBQ block parties**. We are looking to have at least three stations spread throughout the neighborhood. *Limited funds are available for reimbursement toward food and beverages purchased by BBQ station hosts.* If you would like to host a **BBQ station**, please contact **Shannon Nolen** at sknolen@ymail.com. If you'd like to know more

about National Night Out please visit www.natw.org. Look for more info in the next newsletter!



Questions or concerns? Contact **Chelsea Kelsey** at ckelsey@cadden.com or (520) 297-0797.