

Riverhaven

News from the River's Edge

Riverhaven Community Association Volume 1, Issue 1 September 2004

Questions: Call Alicia Waldo, Cadden Community Management 520-297-0797

"Turnover" Meeting

On July 27, 2004 the "Turnover" meeting was held at the Lighthouse YMCA. The Governing Documents of the Riverhaven Homeowners Association state that when 75% of the lots have been conveyed, KB Home would turn over the community to the Owners.

After introductions of the candidates and nominations from the floor, there were ten homeowners running for the seven-member Board of Directors.

The Board of Directors will have the powers necessary and be responsible for the administration of the affairs of the Association. These powers include some of the following:

- To make and amend rules

and regulations respecting the operations, use and maintenance of lots and the common areas.

- To hire, employ, dismiss and control personnel necessary for the maintenance and operation of the common areas.

- To use, disburse and expend the proceeds of the Assessments in the exercise of its powers and duties.

- To maintain, repair, replace and operate the Common Areas.

- To pay taxes, utilities for Common Areas.

- To enforce, by legal means if necessary, the provisions of the Declaration, the Articles, the By-Laws, the Associations Rules

and Regulations, the Design Guidelines, and any other documents and laws respecting the association.

The Board of Directors has met two times for training and orientation and will continue with ongoing training throughout their term of office.

Other items discussed at the turnover meeting were:

- speeding along Riverhaven
- lack of landscape maintenance by some

homeowners

- loud parties
- residence not picking up after their dogs

The Board will conduct regularly scheduled meetings.

The first meeting will be Wed, September 8, 2004 at 6:00 P.M. at the YMCA on N. Columbus. All owners are welcome and encouraged to attend.

HOA FINANCIALS
AS OF JULY 2004

Operating account
\$33,135.06

Reserve Account
\$19,760.56

Delinquent Accounts
\$ 4,365.29



Your Neighbors and New Board of Directors

President Jeff Jacobson, a native of Queens, NY and a graduate of NAU and Whittier Law School. returned to AZ in 1999 and practices law in Tucson. Jeff is an avid NY sports fan and participated in the HOA since its inception. Jeff and his "better half"

Rachel were recently married. Look for them around the neighborhood walking *Liberty and Justice*, their shepherd-mix puppies. *Linda Closs, Vice President*, purchased her Riverhaven home in July 2003. She also participated in the HOA from the beginning

and served on the Structural Committee. She has worked with other HOA's through her job as manager of Pima County Real Property Services and has a background in real estate. Linda enjoys hiking in the mountains and walking along

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Pets - best friends and how to treat them (and your neighbors) well

Tucson and Pima County Animal Laws require that owners abide by the following laws:

Leash Law: your dog must be kept confined to your home or property, either inside the home or within an enclosed yard or area on your property. When you take your dog outside of its confined area, it must be restrained on a leash no longer than 6 feet in length.

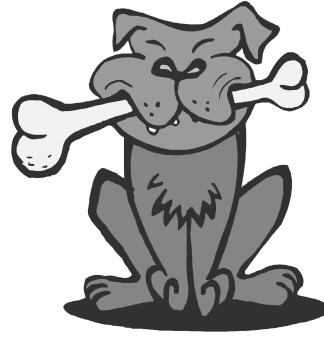
Waste: you must pick up after your dog immediately while on public property or on property not your own. On your own private property in the city, all animal waste must be cleaned within 24 hours.

Noise: it is illegal to permit an animal to howl, bark, meow or make other sounds frequently or for

continuous duration.

Shelter: your pet must have easy access to natural or artificial shelter which protects them from extreme desert temperature. The shelter must also provide adequate ventilation and drainage, and must be available throughout the year.

Food & Water: your pet must be provided with food and clean, cool, drinkable water and shelter. All animals must receive food on a daily basis; that food must be free from contamination, and must be offered in



Taking care of Rover

a quantity and quality sufficient to maintain the animal's good health.

Chaining: your pet is illegal. Besides being dangerous, tie-outs and chains can cause frustration and aggressiveness, increasing the possibility of dog bites.

The **Arizona Humane Society** website has more

detailed information on caring for your pets.

http://www.humane-so-arizona.org/animalcare_pet_laws.htm#

This site also contains links to the Pima County and City of Tucson codes.

Credit Card Payments Now Available for Assessment Fees

Cadden Community Management is now offering homeowners the option to pay their assessments by Visa or MasterCard. This service can be utilized in two different ways. You can make a single payment by phone with your credit card or you may call the office and set up to have your quarterly assessment automatically

charged to your card. A convenience fee of \$2.50 for this service will be charged in addition to your HOA assessment fee.



Please call the office at 297-0797 extension 112 and speak to Alicia Waldo our Cadden Community Manager.

Keep your
HOA
assessment
current
pay by
credit card

Do You Own Rental Property in Riverhaven?

If you are a Property Owner who rents their home, Arizona Residential Rental Property Statement (ARS 33-1901 and 33-1902) states that an owner of residential rental property shall maintain with the Assessor in the county where the property is located



information required by this section.

Forms can be obtained from the Assessor's Office or printed from their website at http://66.165.131.74/planning_zoning/PDF/RentalRehab%20form.pdf or <http://www.asr.co.pima.az.us/ASRT/HTML/pservice/pservice.htm>.

[pservice/pservice.htm](http://www.asr.co.pima.az.us/ASRT/HTML/pservice/pservice.htm).

Please contact Ed Abrigo c/o Pima County Assessor 115 N Church Ave., Tucson, Arizona 85701 (520) 740-8138 for further information regarding assessment questions. The Assessor Office Website is: <http://www.asr.co.pima.az.us/>

Red Tags — Not a Sale But a Warning

Don't let some harmless fun turn into a legal nightmare. Knowing the Tucson City Codes can help.

Notice of Unruly Gathering states that the premises at which an unruly gathering occurs shall be posted with a notice (RED TAG) stating:

- That an unruly gathering has occurred
- The date of the gathering
- That any subsequent gathering at the same location within 180 day period (6 months) shall result in penalties from \$100-\$1000
- The owner of rental property will also

be notified. If there is another unruly gathering after 2 weeks and within 120 days the owner shall be fined \$500.

Removal of Notice: The removal, defacement or concealment of a RED TAG is a civil infraction and carries a penalty of a minimum **mandatory** fine of \$100 in addition to other penalties that may be imposed.

These websites offer detailed information on this subject.

<http://www.union.arizona.edu/cs/il/csa/housingguide/noiseordinance.php>

<http://legal.asua.arizona.edu/parties.html>

REMEMBER: IGNORANCE OF THE LAW IS NOT A DEFENSE.

**Be a Good Neighbor
Get to Know Your Neighbor
PLAN GATHERINGS WELL
HAVE A GOOD TIME!**



Know Your CCR's ~ Landscaping and Plant List

Your *Covenants, Conditions and Restrictions* (CCR's) is an important document that needs to be read and reviewed **before any major changes are made to your home or yard.** If you don't have a copy, call Cadden Management at 520-297-0797.

Check the Tucson AMA Drought Tolerant/Low Water Use Plant List (also a part of the CCR's) for approved plants for your yard.

Prohibited Plant List: The following types and varieties of plants and trees are **expressly prohibited:**

1. Olive trees (*olea europaea*) - "Swan Hill" variety is allowed
2. Oleanders (*nerium oleander*) - dwarf variety and *Thevetia* (*thevetia* species) is allowed.
3. Fountain Grass (*pennesethus setaceum*) or Pampas grass (*cortandaria selloana*) is prohibited.
4. Mexican Palo Verde (*parkinsonia aculeata*) is prohibited.
5. All varieties of mulberry trees are prohibited.
6. Citrus trees are permissible within the REAR yard only.



Rear yard landscaping does not require ARC approval and needs to be installed within one year after becoming an owner. No turf (grass) is allowed in the front yard. Owners/tenants shall maintain the front yard in a weed-free condition. **Most building changes need approval from the Architectural Review Committee.**

Garden Calendar

Courtesy of Harlow Gardens <http://www.harlowgardens.com/calendar.htm>

September:

- Late in the month, if the weather has moderated (90-95 degrees) seeds for **cool season vegetables** may be planted outside in the ground. Now is the time for beets, carrots, chard, kohlrabi, lettuce, peas, radishes, spinach, and turnips



October:

- The ideal planting time for all **trees and shrubs** that are not frost sensitive.
- Select and plant **fall/winter bedding and bulbs.**
- Beginning in the middle of the month, cut down on the **frequency of irrigation** in order that plants may harden off and be better able to resist cold weather.

November:

- Check to see if **indoor plants** are still receiving adequate light. Reduce frequency of feedings during the winter months.
- **Trees and shrubs** planted now will not put on much top growth now but roots will develop all winter.
- Continue to **plant winter and spring flowering annuals.**

New Board (Continued from page 1)
the Rillito River Walk.

Secretary Chris Mayer, a native Tucsonan and veteran of the HOA Advisory Board, works for Big Brothers/Big Sisters of Tucson as the Events and Marketing Coordinator. Chris is married to Kelly (12 years) and they have 2 great children, Molly and Mason.

Tom Stitt, *Treasurer*, has been a resident of Riverhaven since Thanksgiving 2003 and a Tucson resident since 1998, moving here from Georgia. A former higher education administrator, Tom now has a thriving career with Long Realty in residential real estate. He chose Riverhaven for its wonderful central location.

Member at Large **Edward Assante**, is

a senior software engineer with Intuit. He has been with Intuit for 4 years. He and his wife Pam purchased their home in Riverhaven in June 2003. Edward also participated in the HOA from its start.

Cindy Hagerman, *Member at Large*, a home-based web designer, moved to sunny Tucson and Riverhaven in September 2003 after 30 years in Buffalo, NY. She is married to Bob (33 years), a retired finance professor. Cindy is also an original member of the HOA Advisory Board can be found most mornings striding along the River Walk for her daily constitutional.

Susan Rubin, *Member at Large*, moved to her new Riverhaven home in November 2003. She was an active member of the Beautification

Committee at her former residence and is looking forward to being active with the Riverhaven Home Owners' Association. Susan enjoys gardening, spending time with her cat *Sunshine* and visiting Sabino Canyon.

Board of Directors

Officers 2004-2006

President	Jeff Jacobson
Vice President	Linda Closs
Treasurer	Tom Stitt
Secretary	Chris Mayer

Directors 2004-2005

Member at Large	Edward Asante
Member at Large	Cindy Hagerman
Member at Large	Susan Rubin



Riverhaven Community

% Cadden Community Management
1870 W. Prince Road, #47
Tucson AZ 85705

DRIVE SAFELY
Riverhaven Speed Limit ~ 25 mph