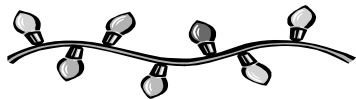


# Riverhaven

## News from the River's Edge

Riverhaven Community Association Volume 1, Issue 2 November 2004

Questions: Call or email Alicia Waldo, Cadden Community Management 520-297-0797; Email: awaldo@cadden1.com



### Winter Holiday Decorating



Plans are now underway for Riverhaven's first annual holiday decorating contest and we encourage all residents to get into the holiday decorating spirit. Winter holiday decorations may be put up the first week of December.

Judging of homes will take place between December 17, 2004 and December 21, 2004.

To qualify for judging, holiday decorations must be lit between 5 p.m. and 8 p.m. during the judging time period. Judging will be done by NON-residents of Riverhaven.

A Gift Certificate for Dinner for 2 from Bonzai Restaurant in Bashas' Plaza will be awarded to **The Most Elegant**. Gift certificates from other local vendors will be awarded to **The Most Traditional** and **The Most Humorous**.

No property can win more than one category.

For questions and further details, please call Joanne 548-7327, Susan 327-1705, or Laurie 207-2189.



## Board Meeting, Wednesday, November 10th

The Riverhaven HOA Board of Directors will hold its regularly scheduled monthly board meeting on **Wednesday, November 10th at 6:15 pm** at the Lighthouse YMCA on N. Columbus Blvd. All residents are welcome to attend. We have two speakers: **Cat Coltrell** of *US Bank* who will discuss a lockbox system for homeowners' assessments; and **Jill Tsiakilos** of *Carpenter Hazelwood PLC* whose talk will focus on recent changes in HOA laws.

The December board meeting will be **TUESDAY, December 14th at 6:15 pm** at the Lighthouse YMCA.

Regular monthly meetings are usually held at **6:15 pm** on the **2nd Wednesday** of the month at the YMCA on N. Columbus Blvd. The proposed dates for the beginning of 2005 are Wednesdays, January 14th and February 11th.

The **Annual Meeting** for the Riverhaven Board of Directors will take place in **March 2005** (date TBA). At that time, three Members at Large will be elected. Owners are eligible to run for office. All residents are welcome to volunteer and serve on various committees.

For future meetings, if you wish to have an item on the agenda, please write or email Alicia Waldo (awaldo@cadden1.com) at Cadden Community Management, 1870 W. Prince Road, #47, Tucson AZ 85705, at least **one week prior** to the regularly scheduled board meeting.

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## Financial Health

Summary of Financial Report  
as of Sept 2004

Operating account	\$44,749.13
Reserve Account	\$20,662.77
Prepaid Assessments	\$12,372.51
Delinquent Accounts	\$ 3,528.58

All Homeowners are reminded that as a member of the Riverhaven community you are a member of the Association and therefore obligated to your quarterly assessments.

As of the end of October, eighteen (18) homeowners accounts have been sent to the Association's attorney for collections. These homeowners are all a minimum of two quarters past due.

The Board of Directors is requesting that these delinquent homeowners bring their account current.

## Cars & Parking...

With the holiday season rapidly approaching, this is a good time to review the parking regulations within our community and the City of Tucson.

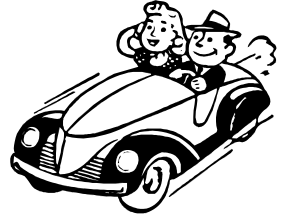
All vehicles shall not exceed one (1) ton or eighty-four (84) inches in height or width or two-hundred-twenty-eight (228) inches in length. No vehicle may be repaired, constructed or reconstructed on the property or roadway. Such activity must take place within the garage.

Vehicles must be parked within the garage or on the driveway of the property. If the driveway is not sufficiently wide or long to permit vehicles to be parked on the driveway, the occupant is allowed to park on the street in front of their dwelling.

It is unlawful to park a vehicle in any of the following places:

1. On a sidewalk area.
2. In front of a driveway.
3. Within five (5) feet of a driveway.
4. On a crosswalk.
5. Within twenty (20) feet of a crosswalk or intersection
6. Where "no-parking" signs are posted
7. Within fifteen (15) feet of a fire hydrant
8. Within an intersection.

*Occasional* overflow parking on the street for guests or other reasonable purposes is allowed provided that NO inconvenience is imposed on the owners or occupants of other homes. Please be considerate of your neighbors when parking! Thanks.



## River Bend Roadway Improvement Design

The Pima County Department of Transportation and Flood Control District is currently conducting the design of roadway improvements to an area we are calling River Bend.

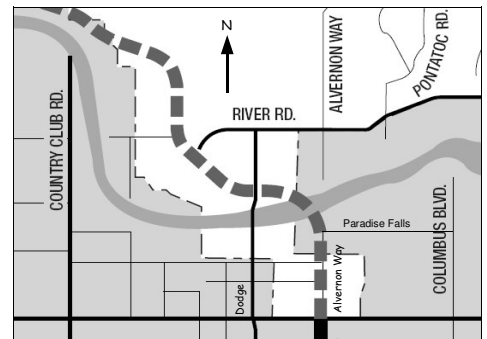
The River Bend area improvements consist of two distinct design projects being conducted simultaneously. The first project encompasses River Road from Campbell Avenue to Alvernon Way and the second project is the extension of Alvernon Way from Fort Lowell Road to River Road, including construction of a new bridge spanning the Rillito River.

The goal of roadway improvements to River Road between Campbell Avenue and Alvernon Way is to reduce congestion and enhance safety along River Road, while maintaining the integrity of this historic area.

The first project will widen and realign River Road from just east of Campbell Avenue to the extension of Alvernon Way, creating a new intersection at Dodge Boulevard. The new roadway will provide two through lanes in each direction with paved shoulders; storm drains, sidewalks, and landscaping. Acquisition of an open space area, which will be incorporated with the Rillito Linear Park, will create the new Brandi Fenton Memorial Park.

The second project will extend Alvernon Way north from Fort Lowell Road to River Road, improve and widen Alvernon Way in the project area, and create a new bridge across the Rillito River. This project will also affect Dodge Boulevard by reducing vehicular traffic along this roadway, helping to alleviate congestion and enhance safety in the area. The Camino Real and Finger Rock Washes as well as other smaller drainages along the project area will be significantly improved. Construction is anticipated to begin in Summer 2004 and completed in late 2005-early 2006.

For complete information on this project, please visit the River Bend Roadway Improvements website at [www.roadprojects.pima.gov](http://www.roadprojects.pima.gov)



# Know Your CCR's (Covenants, Conditions & Restrictions)

As owners and residents, you are probably aware that the CC&R's relating to your property are strongly written to protect the appearance of the neighborhood and the value of your home.

Any plans for additions, improvements, landscaping or other work which alters the exterior appearance of your property should be submitted to Cadden Community Management using the *Riverhaven Architectural Design Review Form* which was included with your CC&R's.

Your request will be forward to the ARC (Architectural Design Committee) for review. Should you need a copy of the form, please call Cadden at 297-0797. The CC&R's also provide guidance to other rules governing your HOA.

An important section of the CC&R's is the **Design Guidelines/Rules and Regulations**.

When submitting a request for changes to your property, the following items should be included (if possible):

1. Application Form
2. Plot Plan
3. Elevation Plans
4. Specifications
5. Photograph

Some highlights of the Design Guidelines.

## **Signs:**

Political signs may be posted within 45 days before an

election and must be removed 7 days after an election.

## **Decorative Items:**

Holiday decorations may be installed 30 days prior to the holiday and must be removed 30 days after the holiday.

## **Flags:**

The American flag and seasonal flags which is house mounted below the roofline does not need approval. Seasonal flags need to be removed within 30 days after the date of the holiday. In-ground flagpoles are prohibited.

## **Window Coverings:**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows. NO REFLECTIVE material (aluminum foil, reflective screens,/glass, etc.) shall be installed on the outside or inside of any window. Window coverings should be white or cream in color (please submit ARC form for other colors).

## **Garages:**

Garages are to be used for Parking vehicles and storage only and shall NOT be used or converted for living or recreational activities. Garage doors should be kept closed except for limited times for entry of vehicles/ persons and "workshop" use for light and ventilation.

Your CCR's is an important document that needs to be read and reviewed periodically and **before any major changes are made to your home or yard.**

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## Davidson Elementary School

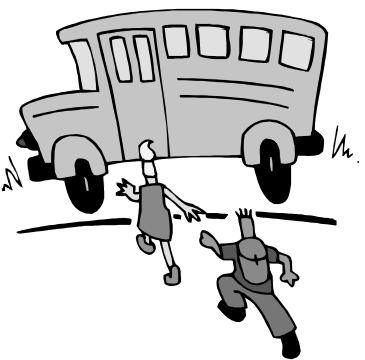
### one of Tucson's oldest - getting new location

The Tucson Unified Scholl District (TUSD) unveiled site plans on Wednesday, April 7, 2004, for a new Davidson Elementary to be located at the southeast corner of N. Alvernon Way and E. Paradise Falls Boulevard. Our neighborhood school is currently located at 3915 E. Fort Lowell Road at the northeast corner at N. Alvernon Way.

The current school was built nearly 90 years ago, and mold was found growing in some classrooms in 2002.

Burns Wald-Hopkins Architects of Tucson presented the site plan and a model of the new school buildings showing the traffic patterns, parking, bus drop-offs, driveways, and the two new roads that will be created.

The new school building will be a modern replacement to the current structure. It is slated to open October 2005.



## Winter Landscaping

Now is a good time for cleaning up, weeding and generally getting our yards ready for winter and the holiday season.



Fall and Winter are the best times to prune trees and shrubs. Trees should be properly staked and basal sprouts and vigorous epicormic sprouts should be removed.

The main reasons for pruning trees include safety, health, and aesthetics. Pruning now can help develop a strong structure and *crown raising*-removing the bottom 1/3 branches-will help develop a strong, clear stem. Some *crown thinning*

may also be in order.

Young trees planted now will not put on much top growth until spring. However, their roots will develop all winter. By spring the plant is ready to take

full advantage of the spring growth surge.

The *Pima County Cooperative Extension* at 4210 N. Campbell Avenue-Phone: 626-5161 is a valuable resource or you can call a local Landscaper or Tree Surgeon for more information and help with pruning your trees and getting your landscape *beautified* for the holidays.

### 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

School's in Session  
DRIVE SAFELY  
Riverhaven Speed Limit  
25 mph



### Riverhaven Community Association

% Cadden Community Management

1870 W. Prince Road, #47

Tucson AZ 85705



Look for our new website coming soon! [www.riverhaven.us](http://www.riverhaven.us)