

Riverhaven

News from the River's Edge

Riverhaven Community Association Volume 1, Issue 4 February 2005

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



And the Winners Are . . . ?

Winter Holiday Decorating Results



Riverhaven Community looked wonderful during the holiday season....many colorful decorations and lights....making our neighborhood "holiday" attractive and welcoming. Our first annual holiday decorating contest was a success and we look forward to continuing this tradition. Winter decorations should be down* to make way for Spring. Thank you all for participating. And the winners are.....

Most Tradition: Christ & Pat Trimble, 4233 E. Sapphire Falls

Most Humorous: Jane Ledoux, 4197 E. Sapphire Falls,

Most Original: Suzy Bastet, 4291 E. Parting Waters



Signs for the winners' yards were done by Laurie Meininger and Matt Pridans.

Judging was done by Matt Pridans and Tucson Police Officer Shane Sholl. Thank you to the Tucson Police Department for having Officer Sholl available for the judging.

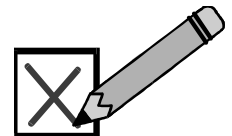
Prizes awarded were provided by Joshua Seo of Bonzai Restaurant, 3305 N. Swan Rd; Tom Kruszewski, General Manager, Risky Business, Sunrise & Kolb; and Tim Sisk, Service Manager, Brake Max, 3245 N. Swan Rd.

Many thanks to Social Committee members Joanne Roethleim, Susan Rubin, and Laurie Edgar for all their hard work to make this such a success.

*(from Design Guidelines page 4: "Holiday Decorations may be installed 30 days prior to the holiday and must be removed within 30 days after the holiday.")

ANNUAL MEETING

Wednesday, March 9 — ANNUAL MEETING — 6:00 PM



The **Annual Meeting** for the Riverhaven Board of Directors will be held on **Wednesday, March 9th, at 6:30PM** at the YMCA on N. Columbus Blvd.

Sign-in and Social Gathering will take place from **6:00-6:30 pm**. Three members terms are expiring and an election will take place to fill these three seats. Nominations will also be taken from the floor at this meeting. Any owner is eligible and encouraged to run for office. All residents (owner or tenant) are welcome to volunteer and serve on various committees.

A proxy has been mailed to owners for use if not able to attend the meeting. Please review the notice sent to you by Cadden Management regarding the Annual Meeting.

If you wish to have an item placed on any meeting 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. Please include your name, lot number/street address and a phone number where you can be reached.

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Financial Health

Summary of Financial Report

End of January 2005

Operating account	\$21,662.35
Reserve Account	\$51,203.03
Prepaid Assessments	\$ 5,316.29
Delinquent Accounts	\$ 6,281.06

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

The Board of Directors requests that delinquent homeowners bring their account current.



Cars & Parking another reminder



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 OR PROHIBITED IN THE CCR'S TO PARK A VEHICLE

- | | |
|--|---|
| 1. On a sidewalk area | 7. Within 20 feet of a crosswalk or intersection |
| 2. In front of a driveway | 8. Where "no-parking" signs are posted |
| 3. Within five 5 feet of a driveway | 9. Within 15 feet of a fire hydrant |
| 4. On a crosswalk | 10. Within an intersection. |
| 5. Within 20 feet of a crosswalk or intersection | 11. On the gravel at the side of the driveway or the gravel at the side of the home |
| 6. In the <u>opposite direction of the traffic flow</u> —part in the same direction as traffic | |

Some of these restrictions are also part of City of Tucson Parking Codes.

Our streets are public City of Tucson streets

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.

RIVERHAVEN RESIDENT DIRECTORY – AN OPT-IN OPPORTUNITY

Getting to know you.....so goes the song. And one opportunity to get to know your neighbor is coming in the form of a Riverhaven Resident Directory. The HOA is publishing a homeowners' directory listing the name(s), addresses and phone numbers of residents and /or owners for distribution to all homeowners and residents in Riverhaven. Your occupation and hobbies/interests may be listed, if desired. Local merchant and resident advertising will also be solicited to help defray the cost of this directory. We are seeking input and suggestions from Riverhaven residents on this subject. The directory will be an "opt-in" version (no resident would be listed without their express permission).

Please visit our website www.riverhaven.us to comment and/or "opt-in". Any questions, please call Cindy 325-6848.



Joshua Seo

3305 NORTH SWAN ROAD #111
TUCSON, AZ 85712

T 520.325.4494 • F 520.325.2527 • C 571.274.1025
INFO@BONSAIAZ.COM • WWW.BONSAIAZ.COM



6866 E. Sunrise Dr.

Tucson, AZ 85750

Phone 520.577.0021

Fax 520.529.0693

Tom Kruszewski
general manager

OUR WONDERFUL HOLIDAY LIGHTING SPONSORS

Please stop in and thank our sponsors for their generous support of our Annual Holiday Lighting Contest. Your support of their business is very much appreciated.



Tim Sisk
Service Manager

(520) 318-4000
FAX (520) 318-1490
3245 N. Swan Rd.
Tucson, AZ 85712
E-mail max8@brakemax.com



www.brakemax.com



Ready to Protect, Proud to Serve

S. J. Sholl

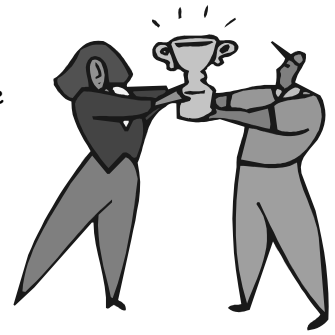
Officer
Badge #: 43487

270 S. Stone Avenue
Tucson, Arizona 85701-1917
www.ci.tucson.az.us/police/

RIVERHAVEN GOOD NEIGHBOR AWARD

There are a lot of nice people here in Riverhaven. People who never hesitate to do a good deed. People who look out for your place when you're not there. People who help you out in a crisis, or maybe look after your children and pets. People who make a difference and make the whole area a better place.

Do you have a good neighbor? Tell us what makes your neighbor special and deserving of the *Riverhaven Good Neighbor Award*. We will award several Good Neighbor awards throughout the year. A small gift will be given to the "Good Neighbor" and winning entries will be published in a future newsletter and be featured on our website.



Please nominate your good neighbor using this form [or in a letter that includes all the information requested on this form] and mail it to Cadden Community Management (address below).

Your Name: _____

Your Address: _____ Ph: _____

Your Neighbor: _____

Their Address is: _____ Ph: _____

(If you'd like to send a picture of them, please include your name & address on the back of the photo so that we can return it to you.)

I'm nominating my neighbor for the Good Neighbor Award because:

Signature _____ **Date** _____

Please return this form to Riverhaven Good Neighbor Award, % Cadden Community Management, 1870 W. Prince Road, #47, Tucson AZ 85705

Submission of a nomination does not guarantee that the Nominee will receive a Good Neighbor Award.

CC&R's and DESIGN GUIDELINES REVISITED

The HOA encourages you to re-read your CC&R's and the DESIGN GUIDELINES. These guidelines are "designed" to help you maintain your yard and home and to assist us all in keeping our community looking . Below are some highlights:

Article 5.5 WINDOW COVERINGS: Owners/resident must install permanent window coverings. Window coverings must show cream or white toward the outside. Exception: Interior shutters/blinds may be made of natural wood colored material. Windows may not be covered with foil or bed sheets.

Article 5.8 HEATING, Ventilation and Air Conditioning Units: No window air conditioning units may be installed.

Article 5.14 LEASING: Obligations of Tenants and Other Occupants (Renters): All tenants (renters) must comply with the CC&R's of the community.

Should you need a copy of the Riverhaven CC&R's and/or the DESIGN GUIDELINES, please call Cadden Management 520-297-0797.

It seemed ... that the creation of a landscape-garden offered ... the most magnificent of opportunities. Here indeed was the fairest field for the display of the imagination.... - Edgar Allan Poe

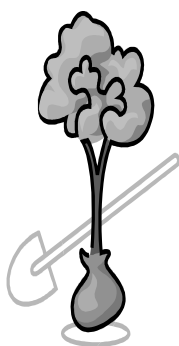


A gentle reminder to all homeowners ... If you haven't done so, please landscape your rear yards ...

LANDSCAPE GUIDELINES:

***** REAR YARD LANDSCAPING:** Rear yard landscaping does not require Architectural Committee approval. All rear yard landscaping must BE INSTALLED WITHIN ONE (1) YEAR after becoming an owner. ***

At a minimum there needs to be some form of ground cover in the rear yard to help with dust control.



FRONT YARD LANDSCAPING: If landscaping is not installed by the Builder, it shall be installed by the Homeowner within 90 days after becoming the Owner of a Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Committee prior to installation of such landscaping. The Owner shall maintain the front yard of their Lot in a weed-free condition.

Front Yard Landscaping must have a minimum of:

1 (one) - 15-gallon tree (may be substituted with approved cactus that has a minimum height of 5 (five) feet)

5 (five) - 5-gallon shrubs; Organic or inorganic ground cover; Underground irrigation (drip system)

HARDSCAPE: Any hardscape items proposed for front yard installation must be approved by the Architectural Committee. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining wall, decorative walls and foundations.

TURF: NO turf (grass) is allowed in the front yard.

ROCK GROUND COVER: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and NOT white, green, blue or other bright color. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.



DUST CONTROL

The Owner shall take steps to prevent and control the spread of dust and dirt... this may include the use of gravel, grass, ground cover, etc. Please see BACK YARD LANDSCAPING!!

Article 5.15 LANDSCAPING AND MAINTENANCE: RECONSTRUCTION

Owners are responsible for maintaining the landscaping of their front/side yard as well as the right-of-way area lying between the front/side boundaries of their lot and the street. These areas must be kept free of weeds and debris at all times and repairs to damaged landscaping must be done promptly, Each owner is to maintain their front/side yard landscaping and the exterior of their home in neat, clean and attractive manner consistent with other properties within Riverhaven. Front Yard Landscaping plans need to be approved by the Architectural Review Committee (ARC) prior to installation and the landscaping must comply with Design Guidelines.

What's happening? — have some fun, meet your neighbors

Riverhaven HOA Events Calendar

MARCH 25 - FRIDAY - 5pm - HIKING WASSON PEAK: King Canyon Trail

Join your neighbors and bring a friend for a fun evening hiking Wasson Peak at King Canyon Trail. Hikers will meet at 5:00pm in Riverhaven (place TBA) and carpool to Wasson Peak. Call Matt at 977-6615 by MARCH 10th to let him know that you'll be joining the hike.



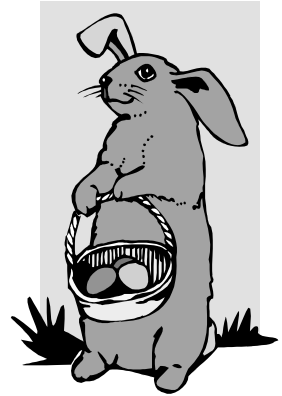
This is an excellent peak climb; spectacular views of Tucson and the Sonoran Desert; of moderate difficulty with a well maintained trail. Elevation 1939 ft. 4 hours out and back - what a night ! ! ! ! Check out the LOCALHIKES website for a description and further details on the area.

(www.localhikes.com/Hikes/Wasson_King_Canyon_8520.asp)

MARCH 26 - SATURDAY - 10 am - EGG HUNT EGG HUNT at COMMON AREA B

Come have a fun Saturday morning with your children as they hunt for eggs. Children in age groups 3-5, 6-8 and 9-12 will scramble around Common Area B searching for eggs and prizes. The fun starts at 10am.

This Common Area should be graded, landscaped and trees planted in time for this event. For further information, please contact Joanne at 648-7327 by MARCH 12th and let her know you'll hopping by.



APRIL 10 - SUNDAY - 3-6PM - NEIGHBORHOOD PICNIC

This event is still in the planning stages. More details will follow in the next newsletter and on the website.

Mark your calendars! This will be a potluck picnic. Volunteers are needed to help make this a great occasion. Please call Laurie 207-2189.

MAY- Weekend TBA

1ST ANNUAL BACKYARD LANDSCAPE TOUR

"Spring will have sprung, and the grass will have riz, now let's go see where the flowers is!"

Encouraging neighbors to meet and get to know one another is one of the aims of the HOA. This year will be the "First-Annual Riverhaven Backyard Landscape Tour" for neighbors to open their yards and show off their efforts in landscape design and improvement as well as get the chance to meet new and old neighbors and share landscape ideas.



For those who are interested in participating, please fill out the form below or go to the Riverhaven

website (www.riverhaven.us) and let us know you'll participate. The event is planned for a Saturday and Sunday in May, possibly either the weekend of May 14-15 or May 21-22. Half of the homes would be open on Saturday and the other half on Sunday, hopefully this way everyone will get a chance to visit their neighbors. Further details will be on the website and in the next newsletter. Any questions, call Cindy at 325-6848.

— — — Cut and Return this form — — —

1st ANNUAL BACKYARD LANDSCAPE TOUR WEEKEND (SAT & SUN) TBA- mid MAY

Name(s): _____ Lot # _____

Street Address: _____

Phone (home): _____ (cell): _____ Best time to call: _____

Participate: (please circle) YES NO

Return to: Cindy Hagerman, 4127 E Boulder Springs Way 85712 ... or call (h)325-6848 or (c)661-3483

Sanitation Guidelines - updated

No garbage or trash may be placed on any lot or parcel except in covered containers meeting the City specifications.



Garbage and/or Trash Containers **must be stored out of sight** with these **exceptions**: In the event that the lot's blockwall gate is too narrow to accommodate the passage of the Garbage and/or Trash Containers or the garage is too small to accommodate the storage of the Garbage and/or Trash Containers, the Garbage and/or Trash Containers may be stored as close as possible to the lot's blockwall, garage, or side of house in a neat and sanitary manner. This exception also applies to any occupant/owner with a disability

that makes them unable to comply with the "out of sight" guidelines.

Trash cans may be placed for pickup no more than 12 hours prior to pickup and must be removed from view no more than 12 hours after pickup. Rubbish, debris and garbage shall not be allowed to accumulate.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right-of-ways either fronting or along side his lot or parcel, excluding (a) public roadway improvements and (b) those areas specified on a Tract Declaration of subdivision plat to be maintained by the City or the Association.

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 Speed Limit
25 mph**



Riverhaven Community Association

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

Only you can prevent speed humps!

Our website is up and running....visit us at www.riverhaven.us