

Riverhaven

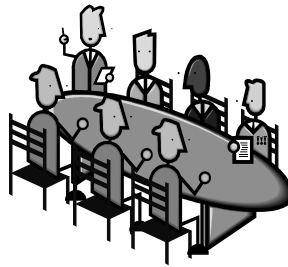
News from the River's Edge

Riverhaven Community Association Volume 1, Issue 5 May 2005

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

Board of Directors

The Annual Meeting of the Home Owners' Association was held March 9, 2005. Three member positions expired and elections were held to fill these seats. New members elected were Tiffanie Bialis and Dominic Escamilla and Cindy Hagerman was re-elected to a second term. These members will serve a two (2) year term until March 2007. The remaining members of the board are Jeff Jacobson, Linda Closs, Tom Stitt and Chris Mayer whose terms expire in March 2006.



board since its inception. She is a Mary Kay consultant and in her free time she enjoys tending her flower garden, walking along the Rillito River Park and some light hiking. She advocates compliance with the landscape and architectural guidelines set out by KB Homes so that the homes in the community continue to appreciate in value. Linda chairs the Landscape Committee.

Tiffanie Bialis, the new HOA Secretary, lives on N. Winding River Way with her husband Jon, a manager with AOL, and their 5 cats. Tiffanie is currently working on her PhD in medicinal chemistry at the U of A and enjoys roller-blading around the neighborhood. She chairs the HOA Covenants Committee.

Second term President Jeff Jacobson, a graduate of NAU and Whittier Law school is a native of Queens, NY, who returned to AZ in 1999. He is a local attorney and has been active on the board since its beginning. Jeff and his wife Rachel, a pharmacist, reside on N. River Rapids Drive and enjoy walking their shepherd-mix dogs, *Justice* and *Liberty*. Jeff chairs the Safety Committee.

Cindy Hagerman of E. Boulder Springs Way was re-elected to the board and will serve as Treasurer. She and her husband, Bob, a retired university finance professor, relocated from Buffalo, NY, in 2003. Cindy

Linda Closs of E. River Falls Drive is HOA Vice-President for a second term and has been active on the

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Dusk to Dawn Lights



Riverhaven is a dark community, partly because many homes do not have their **dusk to dawn** lights on at night. The *dusk to dawn* lights on each home are intended to come on automatically each evening and go off each morning. There is a solar detector on the side of each home. If the lights were wired correctly, there is no need to turn on the porch light as it should come on automatically. If the light does not come on automatically, please check to be sure the light bulb is not burned out. If the light bulb is not the problem, you may want to file a claim with KB Homes to check

if the *dusk to dawn* lights were wired separately from your porch light and to have the problem corrected. Also, occasionally the solar detector may be the problem and should also be checked to see if it is working properly.

The KB customer service department can be reached at 520-918-6400 [M-F 7am-6pm] or a customer service request can be submitted on the web at

<http://www.kbhome.com/CustomerCare.aspx>

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Financial Health

Summary of Financial Report
End of March 2005

Operating account	\$ 25,816.24
Reserve Account	\$ 51,326.84
Prepaid Assessments	\$ 13,286.9
Delinquent Accounts	\$ 1,932.16

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.



SUMMER BOATING

Summer is upon us and some residents enjoy boating as a summer past-time. Please remember that boats are NOT ALLOWED TO BE PARKED on Riverhaven streets or in driveways. Residents with boats must find another place to park their boats. If you have questions about this, please contact Alicia Waldo at Cadden Management Company at 297-0797.

RIVERHAVEN RESIDENT DIRECTORY

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. We are seeking input and suggestions from Riverhaven residents on this subject before publication. The directory will be an "opt-in" version (no resident would be listed without their express permission). We look forward to *getting to know you!* Please visit our website www.riverhaven.us, go to the *Contact Us* page and let us know what you think or to "opt-in". You can call Cindy at 325-6848 for further information.

RILLITO RIVER LINEAR PARK

Rillito River: Alvernon Way to Craycroft Road

The Pima County Regional Flood Control District and Natural Resources, Parks and Recreation departments will combine their efforts to construct a linear park on the Rillito River from Alvernon Way to Craycroft Road. The proposed park improvements will include facilities to accommodate jogging, inline skating, walking, equestrian and photography activities. The linear park will have a *Divided Urban Pathway* system consisting of two separate paths; one Asphaltic concrete and one decomposed granite on each bank of the river.

The proposal also includes two **park staging areas**: parking and restroom facilities, drinking fountains, sidewalks, informational kiosks, seating, picnic facilities and landscaping. Both staging areas will provide a circuit trail to accommodate all access needs.

Of particular interest to the residents of Riverhaven is the **first staging area which will be located east of the new Alvernon Road Bridge (currently under construction) on the south bank of the river. Vehicular access to this staging area will be off the newly constructed Paradise Falls Drive.** The second staging area will be located west of Craycroft Road on the north bank of the river. Access to this area will be from the first driveway north of the Craycroft Road Bridge. More information about this project can be found on the web at www.dot.pima.gov/flood/fcp/RillitoAlvernon/RillitoSum.html.

HOA Committees



We are looking for volunteers to serve on the various HOA committees. Please contact the chair of the committee to let them know of your interest and desire to serve.

A homeowner or resident may only serve on one committee at a time.

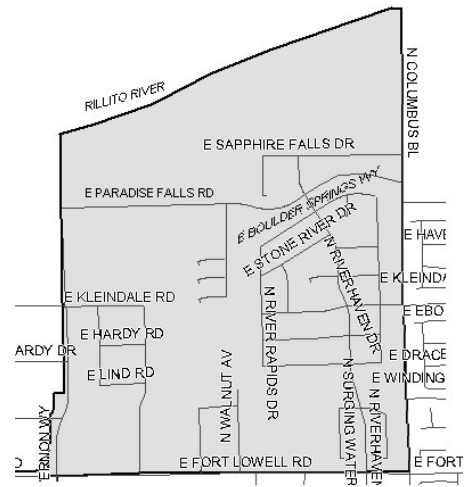
<u>Committee</u>	<u>Chairman</u>	<u>Phone Contact</u>
Architectural Review	Tom Stitt	909-5252
Covenants	Tiffanie Bialis	624-5508
Social	Dominic Escamilla	690-3852
Landscape	Linda Closs	207-7946
Newsletter	Cindy Hagerman	325-6848
Safety	Jeff Jacobson	349-8988

Rillito Neighborhood Association

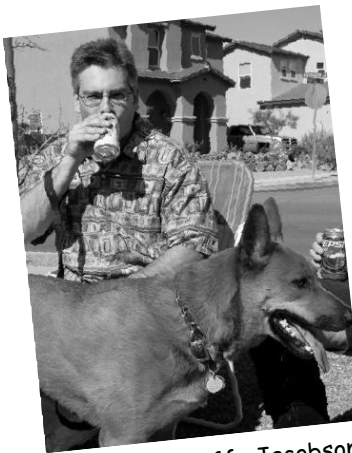
The Rillito Neighborhood Association (which is separate from the Riverhaven Home Owners' Association) is chartered with the City of Tucson. The Rillito Neighborhood Association covers the area between Columbus Boulevard and Alvernon Way on its east and west, and Fort Lowell Road and the Rillito River on its south and north. This area encompasses all of the Riverhaven development. As a Riverhaven resident you are a part of the Rillito Neighborhood Association. The Neighborhood Association has the collective abilities to work with City government to address neighborhood concerns about issues such as local land use, traffic, quality of life, and law enforcement etc. Having a collective voice can often provide more clout and visibility than acting as individuals.

The Association was formed in 2001 and in that time we have formed a good working relationship with Ward 2 Councilwoman Carol West. Officers of the Association are President Roger Anyon 881-4258, Vice President Kelly S. Seddons 327-2268, Treasurer Art Radtke 326-6712, and Secretary Mary Sisson Eibs 323-7150.

More information about Neighborhood Associations can be found in the City of Tucson website at www.cityoftucson.org.



1ST ANNUAL RIVERHAVEN PICNIC



President Jeff Jacobson and Liberty



Neighbors enjoying the day



Board Member Tom Still, Vice President Linda Closs and a neighbor



Sunshine and good company

Want to meet your neighbors and have a good time? How about planning another Picnic for sometime in September?? Contact Dominic at 690-3852.



Sharing food and conversation.

Board - Continued

is a bookkeeper for an educational publishing company and has been active in the HOA from the beginning. You can usually find her on the River Walk early in the morning with her friendly canine, *Abby*. Cindy is the Newsletter editor.

Tom Stitt of E. Deer Dancer Way was re-elected to the board and will serve as a Member at Large. He moved from Georgia to Tucson in 1998 and has been a Riverhaven resident since 2003. A former education administrator, Tom has a successful career with Long Realty in residential real estate. Riverhaven's central location is what drew Tom our community. Tom chairs the Architectural Review Committee.

Re-elected to a second term, native Tucsonan Chris Mayer will serve as a Member at Large. Chris is the Events and Marketing Coordinator for Big Brothers/Big Sisters and has been active with the HOA since its start. He and his wife Kelly, residents of N. Winding River Way, have two great children, Molly and Mason. Chris coordinates the *Punch List* work with KB Homes and the City of Tucson.

New Member at Large Dominic Escamilla is the owner of *Dominic's Cafe* in downtown Tucson. He and his wife Karla, a reporter for *Telemundo*, reside on N. Riverhaven Drive with their son Dominic Jr. They are expecting their second child soon. Dominic is chairman of the Activities/Social Committee.

Board of Directors	
Officers	
President	Jeff Jacobson (06)
Vice Pres	Linda Closs (06)
Treasurer	Cindy Hagerman (07)
Secretary	Tiffanie Bialis (07)
Directors	
Member at Large	Tom Stitt (06)
Member at Large	Chris Mayer (06)
Member at Large	Dominic Escamilla (07)
(06) member term expires in 2006	
(07) member term expires in 2007	



Riverhaven Community Association

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

... visit us on the web at www.riverhaven.us

Drive Safely
Speed Limit 25mph

THE BACKYARD LANDSCAPE
TOURS HAVE BEEN POSTPONED
UNTIL THE FALL 2005

RESIDENT ADDRESS: