

# Riverhaven

## News from the River's Edge

Riverhaven Community Association Volume 1, Issue 6 Oct/Nov 2005

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

### 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 <http://rfcd.pima.gov/FCP/RillitoAlvernon/RillitoSum.html> and <http://roadprojects.pima.gov/> for road projects

*Dot 4: River Road from Campbell to Alvernon Way and Dot 5: Alvernon Way from River Road to Fort Lowell Road*

Ward 2 Council Member Carol West's office may be able to answer any other questions you may have about these and other ongoing projects in our area. Call the office at 791-4687

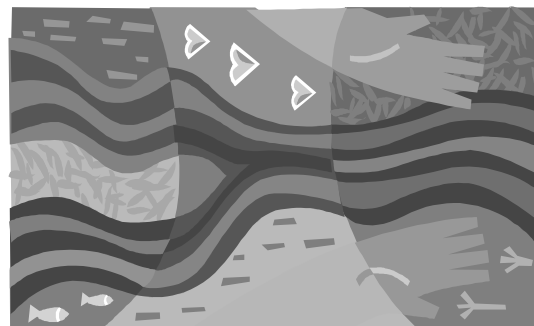
#### Table of Contents

History Nook	1
Linear Park	1
Financials	2
Social Committee News	2
Parties & Red Tags	3
HOA Legislation	4
You and Your Dog	4
Gardening	5
Lighting	7
Parking Rules & Regs	7

### History Nook

#### The Rillito River

By Sandy Chan, resident of Lilly Pond Place



This is the first in a series of articles about the history of the area in and around what is now Riverhaven. Over the series of articles we will get to know the Hohokam, the Mormon farmers of Binghampton, the married college students of Christopher City and others who have shared the land on which we now live. There is history just outside of your front door; you just need to know where to look.

The major geographic feature in our area is the Rillito [Spanish for "little river"] River/Creek. It is the "river" in Riverhaven. The Rillito and other water sources in the Tucson valley have attracted people for about 10,000 years. It is the major east/west water feature in the valley, draining 934 square miles of mountains and desert and it is the major tributary of the Santa Cruz River. One of the tributaries of the Rillito that drains the south side of the Catalinas is Sabino Creek. From the east, the Tanque Verde Creek drains the Rincons and the Pantano Wash drains the Santa Ritas from the south. The Tanque Verde and the Pantano join near what is now Fort Lowell Park to form the river we know as the Rillito. These water ways have always supplied seasonal water to the river but it was ground water that kept the Rillito flowing year round.

In the 1850s the Rillito flowed year around in a narrower channel than we now see on our morning walks. It meandered through a lush riparian area that included cottonwoods, ash, walnut trees and seep willows. Mesquite bosques flourished in the floodplain terraces near the river

*(Continued on page 6...Chronicles...the River)*

## Financial Health

Summary of Financial Report  
End of September 2005

Operating account	\$ 34,953.49
Reserve Account	\$ 61,686.33
Prepaid Assessments	\$ 16,879.75
Delinquent Accounts	\$ 4,336.77

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.

Various payment options are available, including automatic withdrawal, prepaid and credit card. Contact Alicia Waldo at Cadden Management to make arrangements for payment.

## 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/Website	Cindy Hagerman	325-6848
Safety	Jeff Jacobson	349-8988

## SOCIAL COMMITTEE....IDEAS & PEOPLE NEEDED!!!

Dominic Escamilla, chairman of the social committee for the Riverhaven Home Owners Association, invites anyone in our neighborhood interested in joining the Social Committee and helping plan social activities to call him. Some really fun activities are being planned and the committee would like as many residents as possible to join. Dominic is sure there are a lot of you that have really great ideas that the committee can use. He can be reached at 690-3852 or e-mailed at [descamilla1@cox.net](mailto:descamilla1@cox.net). Thank you.

## CARD PLAYERS WANTED

**POKER.....** Want to get together once or twice a month for a friendly game of poker? Call Eric Han of N. Pebble Rapids Place—phone 293-7951.

**BRIDGE.....** If you like to play bridge, Cindy & Bob Hagerman of E. Boulder Springs Way—phone 325-6848, are looking for other couples/singles who like to play. Please call or email Cindy at [cindytucson@yahoo.com](mailto:cindytucson@yahoo.com).



## Mommy (Daddy) and Me.....

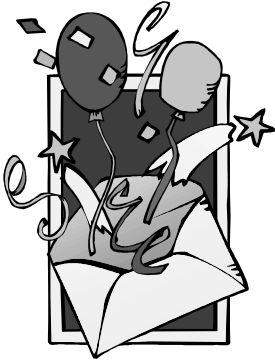
Nevenka Gigena of 3251 N. Rambling Creek Place and mother of a two toddlers would like to start a "Mommy and Me" playgroup here in Riverhaven. (Dads are welcome, too!)

Some suggestions for the group would be to plan quarterly speakers and discussions, organize monthly Mom's Night Outs, arrange weekly playgroups, special outings for mothers and their children, plan family events, and form a babysitting pool.

Please contact Nevenka at Cell (520) 429-4697 or email her at [ngigena@cox.net](mailto:ngigena@cox.net). Nevenka looks forward to hearing from other parents of small children. You probably will see Nevenka around the neighborhood with her double stroller! Stop, chat, become friends!

Check out this wonderful resource for these types of groups at [www.mommyandme.com](http://www.mommyandme.com).





# Keeping your party under control

Who doesn't enjoy a good party? Here are some ways to throw parties that won't require visits from police, according to Tucson police, the University of Arizona and party-wise students from the University of Wisconsin at Madison:

**Watch the front door:** The best way to avoid trouble is to keep it out of the house. "The first line of defense is to control the front door," said Lt. Mike Pryor of the Tucson Police Department. "It's your house. You get to say who comes in and who doesn't."

**Confine where a party happens:** Keeping control of noise means keeping a party indoors, within designated rooms. Putting physical boundaries on a party also lets hosts measure when a party grows out of control. Once a line forms at the door or a party spills into a street, a party has grown too large.

**Assign monitors:** This means appointing people who stay sober and vigilant. In the University of Arizona Greek system, these student party-watchers are called "officers in charge," said Beth Conder, coordinator for Greek Life. They volunteer to abstain from alcohol. One officer watches the door and others circulate through the gathering, trying to anticipate problems and make sure a party runs smoothly.

**Don't advertise:** With cell phones and instant messaging, word spreads quickly. Messages like "everyone's invited" often attract more people than a host can handle.

**Talk to your neighbors:** Advise your neighbors when you are having a gathering. Give them the date and approximate start and end times. Let them know you would like to hear from them if they feel the party is too noisy. Be sure you neighbor has your name, address and phone number so they can get in touch with you. This approach is endorsed in the student party guides, because the external indicators - noise levels, or people and cars loitering in or blocking streets - offer signs of how well a party is being supervised and managed.

Be aware of the law: No one in Riverhaven wants to see red tags on homes. Getting together with friends should be fun. Don't let a party end with the wrong color.

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## Red Tags

Knowing the Tucson City Codes can help.

**You will be violating the law if:**

- There is a gathering of 5 or more persons on your premises who are behaving in a manner which disturbs your neighbors. Tucson City Code §16-32
- Your party causes excessive noise or traffic, obstruction of public streets by crowds or vehicles, drinking in public, the service of alcohol to minors or consumption of alcohol by minors, fighting, disturbing the peace or littering. Tucson City Code §16-32



**The penalties you face are:**

- A notice [RED TAG] posted on the premises stating that the police have intervened because of an unruly gathering. This notice stays up for 120 days. If you have another unruly gathering within that time, your premises are re-posted for another 120 days and you will be fined \$500. For second and third offenses, the fines are

\$1,000 and \$1,500. Tucson City Code §16-32.

- The owner of the property will also be notified of the posting of the notice of unruly gathering. If there is another unruly gathering at least two weeks later and within the 120 days, the owner will also be fined \$500. Tucson City Code §16-32.
- You may be cited or arrested for disorderly conduct, a class 1 misdemeanor, or another related offense. A.R.S.. §13-2904

These websites offer detailed information on this subject. <http://www.union.arizona.edu/csil/csa/housingguide/noiseordinance.php> and <http://legal.asua.arizona.edu/parties.html>

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Paraphrasing Mr. Rogers...

It's a beautiful day in this neighborhood,..

I've always wanted to have a neighbor just like you...

Won't it be nice if this comes true!

# Homeowner Association Legislation

Arizona House Bill 2154, changes the way HOAs can remove members of the board of directors, vote in elections and apply members' payments to bills, among other features. The changes become law August 12, 2005. Here are some of the basic components of House Bill 2154 and what they mean for members of homeowners associations:

## SIMPLIFIED PROCESS TO REMOVE DIRECTORS AND BOARD MEMBERS.

### For homeowners this means:

Want to recall/remove your board president or board members? This law sets forth a simple process for what used to be a daunting task in many HOAs.

It spells out how many people must sign the petition to recall a board member or president, as well as when and how the board must allow residents to vote on the petition.

### For board members this means:

For some HOAs, this law may make it easier for board members to be recalled or removed. But they can no longer be ambushed at annual meetings with removal threats because the petitions have a required process, said HOA attorney Curtis Ekmark. And the law allows one recall effort per board member/director per term.

## NO MORE VOTING BY PROXY.

### For homeowners this means:

Proxy voting, a source of contention and conflict for HOAs no longer will be allowed. The association must provide for votes to be cast in person and by absentee ballot or some other form of delivery.

### For board members this means:

Absentee ballots must specify each proposed action, and it must provide an opportunity to vote for or against either action. The HOA must specify when the absentee ballot is to be returned, and residents must be given at least seven days to return it.

## HOMEOWNERS' PAYMENTS MUST BE APPLIED TOWARD UNPAID ASSESSMENTS FIRST.

### For homeowners this means:

Unless you tell your HOA otherwise, your fees will be applied to unpaid assessments first.

Under Arizona law, HOAs use liens to eventually take a home for unpaid assessments, but not for unpaid fines.

### For board members this means:

The Board and homeowners can't pick and choose how the payment is applied.

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## You and Your Dog

For those of us who are pet owners, our pets are an essential part of the family. We offer some reminders to help keep our "family" members happy and safe:

**Shelter Is Essential:** Animals must have easy access to shelter which protects them from extreme desert temperature.

**Leash and License are Mandatory for Dogs:** If your dog is on a leash, it is safely under your control and is less likely to be hit and killed by a car, to be lost, or to suffer any of the many tragedies that often befall free-

roaming animals. Your dog must wear a collar displaying its current Pima County license. Adding a separate tag which lists your name, current address and telephone number is a good idea.

**Food and Water:** Animals must have access to clean, drinkable water in a container which cannot be tipped over or spilled. Be sure to situate the container where it will not be heated by the sun during the day.

**Animal Waste:** Owners must clean



up their pets' waste on their own property every 24 hours. It is unlawful to leave your animals' waste on private property or public right of ways. It must be disposed of in a sanitary manner (i.e. carry a "poop" bag when you walk your dog.) The *Arizona Daily Star* has a wonderful printable resource guide for pet owners at <http://www.azstarnet.com/subsections/includes/pets/PetResources.pdf>

# The Gardener's Gloves ... *The Right Plants for your Yard*

by Traci Nation



Before buying plants at your local nursery, make sure you do some research. First, since we live in the desert, always choose a plant that can tolerate our dry, alkaline (salty) soil. It's a good idea to choose native or arid adapted plants, which usually do not need fertilizer, a lot of water, or maintenance.

Second, do not choose a plant that is an invasive species. Invasive species are plants grown for pasture use or landscape that can escape into the desert. These plants end up competing with native vegetation and choking them out. Some nurseries still sell the invasive fountain grass (*Pennisetum setaceum*). It looks like a clump grass with a 12" pinkish-purple flower spike. A supposedly non-invasive hybrid called *Pennisetum staceum* "Cupreum" or Red Fountain Grass with sterile seeds may still produce some viable seeds which can make their way out into the desert. Another plant that has invaded the desert is the Salt Cedar (*Tamarix sp.*) tree. It can be seen in the washes and dry riverbeds of Tucson. It has leaves that look like pine needles and light pink flowers borne at the tips of the branches and almost look like dead pine needles from far away. These trees compete with our native Cottonwood (*Populus fremontii*), and other native trees.

Third, when buying a tree, figure out how large of a tree can fit in your yard. You should always choose a tree that will fit your lot at maturity so that it does not grow too close to your house and allows

enough sun to filter down to smaller plants. Good adaptive trees are most Acacias which are from Australia but do well in our environment. But many trees have invasive roots which could crack your house's foundation or walls, or even break underground pipes. The mesquite tree is one that has invasive roots and can grow to 25' (in diameter) or larger in an ideal environment.

There are many plants to choose from at our local nurseries, but being available does not make each of them a good choice. The best list of plants to choose from is in your CC&R's handbook (given to you with the purchase of your home and also found on our website). Make sure that the plants you choose are not listed as "invasive" before making your final decisions.

Some good plant books for our climate are:

- *Landscape Plants for Dry Regions* by Warren Jones and Charles Sacamano
- *Native Plants for Southwestern Landscapes* by Judy Mielke
- *Pruning, Planting & Care* by Eric A Johnson

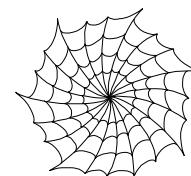
Happy planting!



Traci Nation of Babbling Brook is the owner of Nation's Landscape Design & Consulting. For a design consultation, call 250-8129.



## NEWSLETTER- WEBSITE IDEAS - SUGGESTIONS ? !



Do you have ideas or suggestions for the HOA Newsletter and/or the website? If so, please email Cindy Hagerman at [cindyucson@yahoo.com](mailto:cindyucson@yahoo.com). We're looking for any items that might be of interest to our residents.

Anyone who likes to write is encouraged to submit articles for consideration in the newsletter or the website. These can be emailed to [cindyucson@yahoo.com](mailto:cindyucson@yahoo.com) or "snail" mailed to Cindy Hagerman, 4127 E. Boulder Springs Way, Tucson AZ 85712. Please be sure to include your name, address and a phone number where you can be reached.

Coming soon...we will also be accepting business card size advertising from our residents to include on our website and in our newsletter. Details about this program will follow in a future newsletter and on the website.

## History Nook (cont.)

*(Continued from page 1)*

water cress grew in its clear waters, beavers built dams across it and migrating birds were attracted to it. For generations people living near the river built canals, ditches and flumes to channel the consistent water supply to the fields and holding ponds that once lined both sides of the river in our area.

Because of increased use of ground water, by the 1920's the Rillito began to sputter out and become the dry skeleton we know now. Between 1942 and 1990 groundwater level drops of more than 100 feet have been recorded and up to 90% of the riparian areas in the Tucson valley have now disappeared.

But as we know the Rillito isn't always dry. Seasonal flows such as the summer thunder storms or spring snow melt in the Catalinas still occur and, unfortunately, so do floods. Since 1878 16 major floods and storms have affected the Rillito. The largest of these was the September 27 - October 3, 1983 storms and floods that affected all of southern Arizona. Incredible amounts of rainfall were recorded for example; Mount Lemmon recorded a whopping 8.90 total inches during this period and the University of Arizona 7.33 total inches. The heaviest day was October 1<sup>st</sup> with Mount Lemmon recording, in one 24 hour span, 5.10 inches of rain. Because of the record levels of the rain in its watershed the Rillito experienced its all time record peak discharge of 29,700 cfs [cubic feet per second] on October 2, 1983. There were floods again in 1993 and on January 8, 1993 the river gage on the Dodge Bridge recorded its peak flow of 24,100 cfs and a gage height of 14.84 feet.

In late 2005 or early 2006 a project designed by the Army Corps of Engineers will be started to restore the riparian ecosystem along our area of the river. The project will extend from just outside the northwest corner of Riverhaven and will end at Craycroft Road. The open area behind the homes on Sapphire Falls and to the east of Columbus will be restored to its original riparian state.



Mesquite Bosque and river

This area will become the largest restored area in the whole project. Trees and other vegetation native to the Rillito will be replanted and maintained on a drip system. No, the Rillito won't be running again so we can't expect to see any beaver dams but there should be an increase in the number and type of birds and maybe other wild life will be seen in our area.

In about 2 years the residents of Riverhaven will have the unique opportunity to live in close proximity to an ecosystem that hasn't been viable in our area for over 70 years. We will experience a

living landscape that is now visible only in old pictures and remembered by only a few of the areas oldest residents.

The next article in this series will be on the Hohokam, a major Pre-Columbian Native American civilization that flourished in south/central Arizona until about the year 1400. They were incredibly skillful farmers and artisans and traces of their lives can be found very near where we live today.

For more information:

1. Water in the Tucson Area: Seeking Sustainability  
[http://www.ag.arizona.edu/AZWATER/publications/sustainability/report\\_html/cover.html](http://www.ag.arizona.edu/AZWATER/publications/sustainability/report_html/cover.html)

Chapter 1 is a discussion of Tucson's climate; Chapter 2 is a review of historical water use practices in the Tucson basin.

2. U.S. Army Corps of Engineers Reports  
<http://www.rfcd.pima.gov/reports/>

NOTE: The "El Rio Antiguo" reports are about the Rillito

3. USGS Real-Time Water Data for the Rillito at the Dodge Bridge  
<http://waterdata.usgs.gov/az/nwis/uv?09485700>

4. USGS Web Cam on the Rillito at the Dodge Bridge  
<http://az.water.usgs.gov/webcams/09485700cur.htm>

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## Good Neighbors

Many a man hath gold to guard  
And house to keep him warm,  
And ale to drink and bread to eat  
And strong and ready arm;  
But many a man when time is come  
To rest him from his labors  
Hath not so rich a store as I  
Who boast me of good neighbors.

There's many a lad would scale the hills  
And sail the fickle ocean,  
And touching keels at every quay  
Live ever in commotion.  
But what a man may buy with sweat  
Or carve with hearty saber  
He may not own so sure as I  
Who have a jovial neighbor.

Oh, some would cram a granary  
With oats and corn and barley,  
And some would dance a round or two  
With every fiddling Charlie.  
I like the time when malt is ripe  
And Jenny brings the tabors,  
But mostly I like every day  
Because I have good neighbors.

By Willard Wattles

# A Very Dark Community



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“It was a dark and stormy night...” It may not be stormy, but 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. Each home has a solar sensor on the side of the garage or home. These **dusk to dawn** lights are intended to provide a measure of safety within our community.

Recently, the HOA Board was informed that there are three different set-ups for the **dusk to dawn** lights for homeowners in Riverhaven.

1. Garage lights are wired with no switch to activate the **dusk to dawn** feature and require no action by the homeowner .

2. Garage lights have an on/off switch that must be in the “on” position in order for the solar sensor to

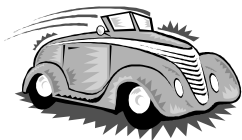
work. In this instance, the garage light switch should be left in the “on” position to activate the **dusk to dawn** feature of the garage lights.

3. Garage lights and porch light are wired together. In order for the garage lights’ **dusk to dawn** feature to work “automatically”, the porch light must be left on at all times. In this instance, the homeowner should contact KB customer service (520-918-6400 M-F 7am-6pm) and ask that the problem be corrected so that the garage lights work independently of the porch light.

In all cases, please check to be sure that your light bulb is not burned out and that the solar sensor is working properly.

For those homeowners who would like to keep down the ambient light emitted by either the garage lights or the porch light and who do not wish to incur the expense of a new “shielded/full cut-off” light fixture, using a Philips Halogen PAR Lamp (PAR20 medium base) 50w flood bulb provides a similar effect as a shielded light. To see the effect, look at Bob & Cindy Hagerman’s home at 4127 E. Boulder Springs Way.

A lighted community is a safer community!



## Cars - Parking - Speed Limit..... a friendly reminder

With many new residents joining the Riverhaven community, it seems like a good time to review the parking regulations of the City of Tucson as well as the CC&R’s parking policies. Riverhaven streets are city streets, not private community streets and all City of Tucson auto/parking regulations apply.

Per the CC&R’s, vehicles must be parked within the garage or on the driveway (not the sidewalk) 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. *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 and the mail carrier when parking.

### IT IS UNLAWFUL OR PROHIBITED TO PARK ANY VEHICLE .....

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

Unfortunately, quite a few parking infractions have been observed— especially #1 (motorcycles), #5, 6, 7 and 9. We ask that all residents and guests observe and abide by the City of Tucson law and the CC&Rs when parking.

The speed limit on ALL Riverhaven streets is **25 MPH**; including **all of Paradise Falls**. School is in session; please drive carefully.

**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



Drive Safely  
Speed Limit 25mph



**Riverhaven Community Association**

% Cadden Community Management

1870 W. Prince Road, #47

Tucson AZ 85705

... visit us on the web at [www.riverhaven.us](http://www.riverhaven.us)

RESIDENT ADDRESS: