

Riverhaven

News from the River's Edge

Riverhaven Community Association [website: www.riverhaven.us] Volume 2—Issue 1 September 2006

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

Changes in Community Association Law

by Jeff Jacobson, President HOA

The following is a selected review of new legislation signed into law by Governor Napolitano affecting community associations in Arizona. Because Riverhaven in a “planned community” as defined in Arizona law, this article does not include laws or references to changes specifically affecting condominiums. For more information on these bills, or other bills not reviewed in this article, visit www.azleg.gov.

These new laws are effective Thursday, September 21, 2006.

Enforcement of Association Documents: Senate Bill 1007 and House Bill 2824; modifies Arizona Revised Statutes, Section 33-1803.

Before an association can take any action against an owner to enforce its documents regarding the “condition of the owner’s property,” the association must provide written notice of the violation to the owner. The owner may respond to the violation notice and request specific information about the violation by certified mail within 10 business days after the date of the notice.

The response must be mailed to the address on the violation notice or to the address in the recorded notice of the community association. If the owner complies with these requirements, the association must disclose the following information to the owner within 10 business days of the owner’s response:

1. The provision of the governing documents that has been allegedly violated;
2. The date of the violation or the date the violation was observed;
3. The first and last name of the person(s) who observed the violation; and
4. A description of the process the owner must follow to contest the notice.

The association is not required to include this information, however, if it is merely sending a “courtesy” or “warning” notice to the owner without any planned enforcement action.

(Continued on page 6...CHANGES)

History Nook

..... The Hohokam, Part I: “Those Who are Gone”

By Sandy Chan, resident of Lilly Pond Place



The Tucson Basin has been a home to people for over 10,000 years. About 5,000 years ago villages started to develop along the Santa Cruz River and then along the Rillito River. The Hohokam [Pima Indian for “those who are gone”], ancestors of today’s Tohono O’odham and Pima Indian tribes, probably migrated from southwestern Mexico to the Salt River Valley, where Phoenix is now located, about 300 B. C. Their culture extended from just south of Flagstaff to

what is now northern Mexico. The largest and oldest Hohokam settlement was Snaketown, located just outside of Phoenix. The Hohokam also built the magnificent ruins at Casa Grande [“big house”] located north of Tucson.

The Hohokam were farmers who lived in settled villages. Like villages in Mexico and Central America, their villages had central ball courts and pyramid shaped mounds. The ball courts were thought to have played important part in the religious and ritual life of the villages. They were football shaped and plastered with mud. Rubber balls, similar to the balls used in the central Mexican ball courts, have been found at Hohokam

(Continued on page 5...Chronicles... Hohokam)

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Assessments

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.

River Bend Roadway Improvement

DOT-4 and DOT-5

Construction of the River Bend Roadway Improvements between Campbell Avenue and Alvernon Way is on schedule, with good progress being made on the widening and realignment of River Road, and the construction of a new Alvernon Way bridge over the Rillito River. The work will be completed in the late fall of 2006.

This summer, motorists will experience more detours and activity along River Road between Campbell Avenue and Hacienda del Sol, as the work focuses on that end of the project. The previous work focused on the area near Alvernon Way.

The Pima County Department of Transportation would like to thank motorists, businesses, residents and property owners for their patience, and request that they continue to be cautious as they travel through the construction zone and obey the reduced speed limit.

When the construction is completed, River Road will be realigned so that it connects into a new section of Alvernon Way that will carry traffic over the Rillito River over a new bridge. The new River-Alvernon roadway will be four lanes wide with paved shoulders, sidewalks, storm drains, public art and landscaping.

The roadway improvements will handle future increases in traffic in the project area and improve safety, while respecting the unique historic area. Pima County worked in cooperation with the City of Tucson, local residents, parks advocates, businesses and schools for three years to develop plans for these roadway improvements. County officials are pleased with the progress of construction, and are looking forward to completing the work. Taken from:

<http://www.roadprojects.pima.gov/riverbend/pdf/Spring06newsletter.pdf>

SOCIAL COMMITTEE....We need IDEAS & PEOPLE !!!

Luis Camacho, 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 at 327-0178 or email him at camachos@hotmail.com. Some really fun activities are being planned and the committee would like as many residents as possible to join in the planning. We're sure that lots of you have some really great ideas for activities that would bring our community together. Please call and share your ideas. Better yet, join the Social Committee. We're waiting to hear from YOU!

Gamers Wanted

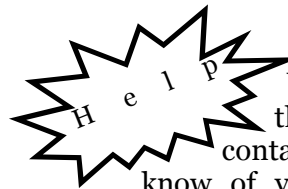
POKER..... Want to get together once or twice a month for a friendly game of poker? Call Eric Han of N. Pebble Rapids Place—phone 293-7951.

BRIDGE..... If you'd like to play some friendly bridge, please call Cindy & Bob Hagerman of E. Boulder Springs Way—phone 325-6848 or email Cindy at cindytucson@yahoo.com.



OTHER GAMES?..... Call Luis-327-0178— if you'd like to put together a Game Club.

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	Beth Barry	298-3668
Website/Covenants	Tiffanie Bialis	624-5508
Social	Luis Camacho	327-0178
Landscape	Rebecca Weinberg	790-7870
Newsletter	Cindy Hagerman	325-6848
Safety	Jeff Jacobson	349-8988

Good Neighbor Policy . . . Parties and "RED TAGS"

Arizona Daily Star
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Published: 08.27.2006

Noisy off-campus parties may bring UA penalties. . .

University of Arizona "Red Tag" Citations Aimed to Stop Unruly Parties

On top of city's fine, 'red tag,' school's punishment aims to quell complaints

By Eric Swedlund

UA officials are joining Tucson police in the fight against unruly off-campus parties, proposing for the first time additional campus penalties for students busted with red-tag citations.

In response to a history of complaints from campus-area neighborhood groups, the student code of conduct will be extended to off-campus behavior under a Dean of Students Office plan to comb red-tag records from police and identify students who are cited. . . .

For the full text go online: <http://www.azstarnet.com/sn/printDS/143856>

These headlines appeared recently in the daily papers and may cause concern for some Riverhaven residents. Knowing the Tucson City Noise Codes, Party "Best Practices" [see below], and practicing good neighbor habits should provide all residents with enjoyable quality of living and avoid an unwanted visit from the Tucson Police Department.

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>

Some excerpted portions of the Tucson "Noise" laws:

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

"Best Practices" Parties

Everyone enjoys a good party. Here are some ways to throw parties that won't require visits from police.

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. 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. Volunteers abstain from alcohol, watch 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: Let your neighbors know 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. External indicators -- noise levels / people and cars loitering in or blocking streets -- are 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.

The Gardener's Gloves



RIVERHAVEN COMMUNITY LANDSCAPING

By Maureen Morrell

The following article is intended to be a review of the Riverhaven Community Covenants, Codes, and Restrictions. It also includes some helpful suggestions for the maintenance, preservation, and protection of your important investment- YOUR HOME.

LANDSCAPING COVANTENTS, CONDITIONS, AND RESTRICTIONS.

1. **FRONT AND SIDE YARD LANDSCAPING:** Within 90 days of acquiring an improved (graded) lot, each owner shall landscape (If not already landscaped) such lot and any public right-of-way areas (other than side walks or bicycle paths) lying between the front or side boundaries of such lot and adjacent street (i.e. mail box area). No turf is allowed in the front yard. Rock ground cover must be an "earth tone".

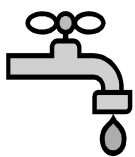
Each owner shall maintain the landscaping as above and shall keep the land free of debris and weeds at all times and promptly repair portions of the landscaping which have been damaged.

2. **BACK YARD:** Rear yard landscaping does not require Architectural Committee approval except on lots with view fencing. All rear yard landscaping must be installed within one (1) year after becoming the owner of the lot. (See CC&R's).

3. **DUST CONTROL:** Owner shall take necessary and appropriate measures to prevent and control the emanation of dust and dirt. Owner shall continue to maintain lot in a manner that minimizes the possibility of dust being transmitted into the air and over to adjacent properties.

4. **APPROVED PLANT LIST:** Riverhaven Community uses the Regulatory List for the Arizona Department of Water Resources, Tucson Active Management Area, etc. (Attached to your copy of CC&R's). Also see the Arizona Department of Water Resources website for a downloadable PDF of the list. A link for this guide is also available on the Riverhaven website. http://www.azwater.gov/dwr/content/Find_by_Program/Drought_and_Conservation/LowWaterPlantLists/TucsonAMA/2006_Plant_List_complete_w_DYWU.pdf

LANDSCAPE MAINTENANCE SUGGESTIONS



IRRIGATION AND DRAINAGE: Maintain drainage at all times. If proper drainage is impeded or negated, your home or your neighbor's home could be severely damaged. Watch irrigation systems, hoses, etc. for excess watering- especially in the winter. If water is permitted to pool

(Continued on page 5).....LANDSCAPING

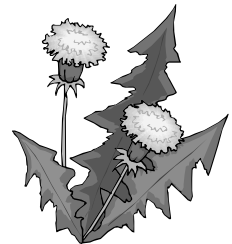
WEED CONTROL

Rebecca Weinberg, Chairman Landscaping Committee

This is the time of year we have the most difficulty with weeds. I have some tips to help you with the job.

1. The best control can be attained by using pre-emergent preparations twice a year. They should be applied in the fall (for control of winter weeds) and in the spring (for control of summer weeds). A granular product called Amaze can be sprinkled and must be watered into the ground. There are other products, such as Garden Grass Killer, that can be sprayed. These products can be used in gardens as well as front yards, as long as you aren't planting from seed.

2. Here are several ways of getting rid of existing weeds. "Tender" weeds can be killed by spraying a mixture of 2 cups of vinegar, 1 Cup of salt, with 1 gallon of water, on the foliage of weeds. If you choose this method, you need to be careful not to spray much on the ground because it will add salt to the soil. Clove oil can be purchased and sprayed to kill weeds.



Systemic weed killers such as Remuda can be purchased and are very effective. If you use them near ornamentals, hold a piece of cardboard between the weed and ornamental as you spray. Desert Broom is especially difficult to kill because of the plant bark. In this instance, the herbicide must be used in a higher concentration in order to be effective. Often this weed grows within our ornamentals making it hard to spray without killing the ornamental. One solution is to separate out the Desert Broom, flatten it on the ground, and spray it.

3. It is best to pull weeds after a rain because it is when you are most likely to remove all of the root system-- besides, it's easier!

Information provided by Patrick Tobin at Harlow Gardens. Call him with any gardening questions at 886-5475.



Some Helpful Gardening Links:

Harlow Gardens (<http://www.harlowgardens.com>)

National Gardening Q&A Library (www.garden.org/searchqa/)

Tohono Chul Park (www.tohonochulpark.org)

University of Arizona Campus Arboretum (arboretum.arizona.edu)

Monrovia Growers (www.monrovia.com)

History Nook . . . Hohokam

(Continued from page 1)

excavations in Arizona. The Hohokam had extensive trade networks that brought pottery from central Mexico and seashells from the Gulf of California into the Tucson basin. But their real claim to fame was their amazing irrigation systems. With baskets, sticks and stone tools they excavated a canal system of almost 600 miles around the Salt and Gila Rivers. Clay lined canals, some up to 10 miles in length, brought to water their fields. Recently, Hohokam canals have been excavated in the Phoenix area that were 45 feet wide and 16 feet deep. To put this into perspective the length of the entire Central Arizona Project aqueduct system is 336 miles, with an average aqueduct size of 80 feet across the top, 45.5 feet across the bottom and 16.5 feet deep.

By 1450 environmental changes forced them to abandon their large centralized settlements and they disappeared as a cultural entity. In 1694 Father Kino found the Hohokam settlement at Casa Grande abandoned and in ruin. The next article in this series we will explore Hohokam village just a few miles east of Riverhaven on the Rillito River.



Web Sites to Visit:

3D Hohokam Pit House <<http://www.pleione.com/pithouse/>>

Casa Grande Ruins <<http://www.nps.gov/cagr/index.htm>>

Hohokam Indian Page <<http://carbon.cudenver.edu/stc-link/hohokam/Hohokam.htm>>

A virtual recreation of a Hohokam village.

The Hohokam <http://www.statemuseum.arizona.edu/exhibits/blm_vignettes/history_hohokam.shtml>

Hohokam

<<http://www.library.csi.cuny.edu/westweb/ancient/hohokam/main.html>>

Fun activity: Visit the Arizona State Museum <<http://www.statemuseum.arizona.edu/>> Located on the UofA campus, this museum has many Hohokam artifacts on display.

LANDSCAPING CC&R's

(Continued from page 4)

against foundations, it may cause structural damage due to erosion or expansion of the soil. Also watch for under watering as drip caps often plug due to accumulation of calcium from the water, and debris.

PLANTING: Do not plant close to foundations. Three feet should be the minimum distance.

TRIMMING: Keep all trees, plants, and shrubs trimmed so as to not obstruct sidewalks, public access areas, or common walls.

SEASONAL IRRIGATION GUIDELINES

JAN-MAR	30 minutes	1 x day, 2 days/week
APRIL-JUNE	30 minutes	2 x day, 3-4 days/week
JULY-SEPT	30 minutes	2 x day, 4-5 days/week
OCT-DEC	30 minutes	1 x day, 1-2 days/week

The times and settings are intended only as a guideline. Customize your own settings according to your particular landscaping needs. Review your owner's manual for programming the drip system. If the manual is displaced, call KB customer service for advice to locate a copy of the HUNTER EC manual or go online at http://www.costlessirrigation.com/pdf/Hunter_EC_Owners_Manual.pdf for a downloadable PDF copy. A link for this guide is also available on the Riverhaven website.

Fido Safety Tips

Some reminders to help keep our furry "family" members happy and safe:

Shelter Is Essential: Remember we have extreme desert temperature and pets need adequate shelter when outside.

Licenses are Mandatory for Dogs: 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 and where it will not get hot.

Animal Waste: Owners must clean up their pets' waste on their own property every 24 hours. Please pick up your animal's 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.) For a great printable resource guide for pet owners go to: <http://www.azstarnet.com/subsections/includes/pets/PetResources.pdf>



Changes in Community Association Law

Continued from page 1)

Administrative Law Judges:

House Bill 2824; modifies Arizona Revised Statutes, Section 41-2198.

This law marks a significant change in how disputes between owners and associations are handled and resolved. Concerning violations of association documents or state law affecting planned communities, both owners and associations may petition for a hearing before an Administrative Law Judge (ALJ). The petitioning party must pay a nonrefundable filing fee. This new law does not apply to owner-owner disputes or disputes involving the developer or other third parties.

The ALJ may order any party to abide by Arizona law or the association's documents. The ALJ is also empowered to levy civil penalties. This law also allows the association to be represented at the hearing by a contractor of the corporation; this provision is likely to be challenged, however, as it may run contrary to Arizona Supreme Court rules regarding the unauthorized practice of law.

For more information on the ALJ system, which has been in place for many years and is used by numerous state agencies, visit the Arizona Office of Administrative Hearings on the web at www.azoah.com. Look for frequent updates from your Riverhaven HOA Board on the mechanics of how this new law will be implemented.

Flag Display: Senate Bill 1055; amends Arizona Revised Statutes, Section 33-1261.

The law currently protects the outdoor display of the following flags: 1) the American flag; and 2) an official flag (or a replica) of the U.S. Army, Navy, Air Force, Marine Corps and Coast Guard. As long as the American or military flag is displayed consistent with federal law, an association cannot prohibit the display of these flags.

The new law adds the following to the list of protected flags: 1) the POW/MIA flag; 2) the Arizona state flag; and 3) the Arizona Indian Nations flag. An association can, however, adopt reasonable rules and regulations regarding



the placement and manner of display of these flags.

Municipal Utility Employee Parking: House Bill 2205; amends Arizona Revised Statutes, Section 33-1809.

An association cannot prohibit a resident from parking a motor vehicle on a street or driveway if all of the following conditions apply:

1. The vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment;
2. The resident is employed by a municipal utility and is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electric or water infrastructure;
3. The vehicle has a gross vehicle weight rating of 20,000 pounds or less and is owned by the municipal utility; and
4. The vehicle bears an official emblem or other visible designation of the corporation.

Association Books and Records: House Bill 2824; amends Arizona Revised Statutes, Section 10-11602.

Owners are now entitled to review association books and records regarding matters in "contemplated" litigation. The HOA cannot charge a member for making the records available and the HOA has ten business days from an owner's request to make the records (or copies of the records) available. Copying charges are also capped at fifteen cents per page.

Foreclosure Limitations: Senate Bill 1008; amends Arizona Revised Statutes, Section 33-1807.

Associations can only foreclose on an assessment if it is past-due for a period of at least one year or if the owner owes \$1,200 or more, whichever occurs first.

This article is for informational purposes only and is not intended to provide legal advice. If legal advice is required, please seek the services of an attorney or other professional counsel.

* * *

Neighborhood Watch

* * *

The Riverhaven Board of Directors is encouraging Riverhaven residents in the set-up of Neighborhood Watch programs—simply neighbors watching out for each other during the workday, evenings, vacations or any other absence. The purpose of the Neighborhood Watch program is to create an alert neighborhood by using simple crime prevention methods. The program works through the mutual aid of neighbors watching the property of other neighbors.

If you interested in setting up a Neighborhood Watch group for your section of the neighborhood, call Cindy Hagerman [325-6848 or 661-3483] or Jeff Jacobson



[349-8988] for more information and a copy of *Neighborhood Watch—A Leader's Guide To Getting Started*. This booklet has information on the basics of putting a Neighborhood Watch group together for your area of our community. Talk to your neighbors on your street, block, or cul-de-sac about joining the watch.

Check out the Riverhaven community website for more information: www.riverhaven.us or go to the Tucson Police Department website at:

http://www.ci.tucson.az.us/police/Crime_Prevention/Neighborhood_Watch/body_neighborhood_watch.html

Deep into that darkness...

. . . and so it is in Riverhaven, 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.

Please help keep our community a safe place to live keeping your driveway lit.



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



Welcome new residents! Fall always 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. And with a new school just around the corner, we all need to drive especially carefully.

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 TO PARK ANY VEHICLEIN THE FOLLOWING MANNER:

- | | |
|---|--|
| 1. On a sidewalk area including the accessibility ramp | 7. <u>In the opposite direction of the traffic flow</u> |
| 2. In front of/across 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 or over 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 | |



The past few weeks have seen an increase of parking infractions in the community. All residents and guests are asked to 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**. This includes all of Paradise Falls. School is in session; please drive carefully.

Board of Directors

Officers

President Jeff Jacobson
Vice Pres Rebecca Weinberg
Treasurer Cindy Hagerman
Secretary Tiffanie Bialis

Directors

Member at Large Luis Camacho
Member at Large Beth Barry
Member at Large *(to be filled)*

Next scheduled HOA BOARD MEETING

WEDNESDAY, September 13th

Time: 6:30pm

**Location: Lighthouse YMCA
N. Columbus Blvd**

HOA Board Meetings are normally scheduled for the
2nd WEDNESDAY of each month

*Drive Safely
Speed Limit 25mph*



Riverhaven Community

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

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

RESIDENT ADDRESS: