



## **News from the River's Edge October 2008 Update**

### **Front Lights Unscrewed on Riverhaven Drive.**

A few weeks ago it was reported to Cadden that the porch lights for *all* of the houses on Riverhaven Drive had been unscrewed. By unscrewing the lights someone gave themselves the cover of darkness to rob or vandalize the homes. If you notice that your lights are out don't assume they have burned out, check to see if they have been unscrewed. If they are burned out, replace them ASAP. We recommend using compact florescent bulbs for your outside lighting. Because they last 8-15 times longer than incandescent bulbs you will have to replace them less often saving at least \$30 per bulb over the CFL's life. (Notice posted to the Yahoo! email group on 9/17/08.)

### **New Mission Statement Approved by the Board**

To develop a sense of community, preserve the aesthetics and lifestyle of the neighborhood thereby enhancing property values and security of our community. As your Board of Directors, our mission is based up the following principles:

- Demonstrate leadership, confidence and professionalism.
- Provide an open forum for residents to come together to discuss concerns and interests.
- To seek continuous improvements beneficial to the Riverhaven community and members.
- We expect our fellow members to join and support our efforts to maintain high standards of community.

### **Backyard (Rear Yard) Landscaping Complaints**

According to the Design Guidelines, "all rear yard landscaping must be installed within one (1) year after becoming owner of the Owner of the Lot." The Board is aware that many lots in Riverhaven have no landscaping in the backyards. The only way to check to see if a backyard has been landscaped is to have our community manager, Cindy Borquez, look over the wall into every backyard in Riverhaven – something the Board will not ask her to do. There are two ways a backyard landscaping violation notice will be sent out: 1. If the yard has weeds clearly visible above the fence. 2. If we get a *signed complaint accompanied by photos* from a resident about an unfinished or weedy backyard. At a minimum the Board encourages all homeowners to put gravel in their backyards. A thick layer of gravel will stop dust pollution and will better resist water erosion.

### **No Renting of Single Rooms**

Several homeowners in Riverhaven are renting out single rooms in their homes. Renting a single room is a violation of the CC&Rs (5.14) "No Owner may lease less than his, hers or its entire lot." Owners found to be renting out rooms will receive violation notices.

### **Storm Damaged Roofs Must be Repaired**

Many residents still have not repaired roofs damaged by the violent storm on the night of August 13th. Loose roof tiles pose a danger to neighboring homes and violation notices will be sent out for any roof that has not been repaired. It is the homeowner's responsibility to maintain their property.





Riverhaven Community  
 c/o Cadden Community Management  
 1870 W. Prince Road  
 Tucson, AZ 85705  
 Riverhaven HOA website: [www.riverhaven.us](http://www.riverhaven.us)

**- - - COUPON - - -**

**Finally, a Booster Juice  
 in Tucson !!!!!**



Riverhaven neighbors.....  
 Now you can get  
 All natural fruit filled  
 smoothies with 100%  
 pure juice and no added  
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**NW corner of Swan and  
 Camp Lowell**  
 Buy one get one free with this ad  
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**Your business could be  
 showcased here!!**



email Cindy Hagerman at  
 cindytucson@yahoo.com for  
 ad rates for business card-  
 sized ads in the updates and  
 business card-sized, 1/4 and 1/2  
 page ads in the fall & spring  
 newsletters.

**Riverhaven Homeowner's Association Board Meeting  
 Wednesday October 8, 2008  
 6:15 pm**

**Lighthouse YMCA  
 2900 N. Columbus**