



October 2009



Common Area Landscape News

Dear Paseo del Rio Homeowner,

The Board of Directors of the Paseo del Rio Homeowners Association has approved enhancements and improvements to the landscape of the common areas around the community. These areas include the two front entrances and the large park. You have probably noticed that the grass has been allowed to turn brown at both parks. This is to allow the landscape to be properly maintained and the weeds eradicated. The Tot Lots will be under repair—so they will be closed while repairs to the concrete curbing and the mulch is removed and new sand added. Trees and gravel will be added to different areas of the common areas. The trees will help to create a barrier and reduce noise from River road in the front and the school in the back of community. Trees will be planted to line the large park and add more shade when grown. Flowers and curbing will be added to the two front entrances where you may have noticed that lights have been added.

The landscape work will begin on October 15th and continue for approx. two weeks. During this time the large park will have equipment, dumpster and a lot of activity going on. We ask for everyone's cooperation while this project is underway. Please do not allow children to play in the Tot Lots and ask that everyone is respectful of all common areas while undergoing improvements.

The Board of Directors has changed the vendor for the common area landscape. The new landscape vendor is Gothic Grounds Management. You will note them in the community once a week and their crew will be working on the landscape improvements. All of their employees should be easily identified by their company name and logo. If you have any questions or concerns concerning any work that is being done you may contact your managing agent and she will be happy to assist you.

Thank you all for helping to keep the community a safe and beautiful place to live!

**CHECK OUT THE PASEO DEL RIO
COMMUNITY WEBSITE
Paseodelrioaz.com**



Neighborhood Watch



Some people believe that crime is a police problem, and there is really nothing we as citizens can do about it. They are wrong. Crime is not inevitable. Individuals can have an impact on crime by getting involved with the community and making crime prevention every-one's business. Studies have proven that an active community can reduce burglaries by as much as 61 percent and reduce all other crimes by 58 percent, based on local police reports and observations.

The Neighborhood Watch for Paseo del Rio is in the process of being formed. Once the paperwork is processed by Pima County Sherriff, you will see the signs installed at the entrances of our community. Block leaders are needed and if you are interested and would like further information, please contact Kathy Thygersen, Community Manager at 520-297-0797.

Area Leader: Mike Czechowski

Block Leaders: Jerimya Fox, Aaron Lampert,
Theresa Allison and Anthony Moran

WE NEED YOU TO VOLUNTEER!

More information forthcoming—If you are interested in signing up for the Neighborhood Watch, contact the Management Company or a Board member.

Dates to remember...

FUTURE BOARD MEETINGS November 3rd and December 1st, 2009. Board meetings begin at 6:00PM at Metro Water on LaCanada (just south of Orange Grove) Homeowners are encouraged to attend and voice your concerns, questions and suggestions. Homeowner input is always on the Agenda and we want to hear form you.



PARKING



It goes without saying that we have had a continuing problem in Paseo Del Rio centered on how to meet our members' demands for parking cars and trucks in areas other than those ideally suited for them (i.e. garages and driveways).

Emergency vehicles are not able to maneuver around the vehicle parked on the street in into the cul-de-sacs. You will be cited by these emergency departments should they encounter your vehicle obstructing them.

There are simply too many vehicles involved. And if we add those belonging to guests and vendors it runs almost out of control. The streets are relatively narrow to begin with. Factoring in an average 15 to 25 mph normal speed, together with a number of blind corners and you have even more concerns.

Another element to contend with is that many of our residents are small children and the elderly crossing our streets at points other than ordinary street "corners." Even 25 mph is dangerous where those folks are walking around.

First suggestion: **Clean out those garages and driveways and make room for your two or three primary vehicles.**

Second suggestion: **When possible, park in driveways rather than streets (but NEVER blocking sidewalks).** Streets are for your visitors and may only park there on an occasional basis. Parking on street is not for your own personal vehicles.

Third suggestion: **If visitors are parking on the street, especially overnight, park with the flow of traffic exactly at the edge of the curb, and do not park on either the curb itself or the verge between curb and sidewalk.**

Obviously, we do not allow extra cars to be parked on the landscaping. Nor do we allow oversized vehicles Paseo Del Rio other than as temporary conveniences subject to oversight by the Board of Directors. Vehicles are at no time are allowed to block sidewalks or fire hydrants. Parking in the cul de sacs or along the drainage basins are not permitted.

Using common sense beats having to enforce rules any day. It's in everyone's best interest.



Halloween Fun Fact



The tradition of dressing in costume for Halloween has both European and Celtic roots. Hundreds of years ago, winter was an uncertain and frightening time. Food supplies often ran low and, for the many people afraid of the dark, the short days of winter were full of constant worry. On Halloween, when it was believed that ghosts came back to the earthly world, people thought that they would encounter ghosts if they left their homes. To avoid being recognized by these ghosts, people would wear masks when they left their homes after dark so that the ghosts would mistake them for fellow spirits. On Halloween, to keep ghosts away from their houses, people would place bowls of food outside their homes to appease the ghosts and prevent them from attempting to enter.



Homeowner's Advice



Recently the Board of Directors has been looking carefully at issues affecting general upkeep of our properties with an eye to passing along good advice to homeowners. Some of these issues have already been discussed in the newsletter, like the need to repair gates that have missing slats and making sure your yard front and side is weed free and the landscape trees and bushes are trimmed and maintained. Landscape of your lot is one of the primary concerns of the Board. We all know it is not easy to pull those pesky weeds, but if you use weed killer like Round Up this may help control them to make it easier in the future. Maintaining our yards help to keep the community a beautiful one for all.

Because most of our houses are still using the original compressors that came with their air conditioning units, it may be time to have them serviced or replace them - particularly if they haven't received annual servicing during that time. It is an expensive proposition is regular service is not maintained. They tend to become noisy and may disturb neighbors, now that the weather is cooler and the windows are open. We recommend seeking an opinion from service providers who may or may not be interested more in selling a new unit than in continuing to service the existing one. Use common sense and ask your neighbors what they have experienced in that regard.

Another common item that may need attention is the pressure control valve on your main water intake. These tend to wear out over time and can result in low water pressure in your house even though your neighbor may not have the same problem. A good plumber or handyman can replace it in short order, so that when you flush a toilet you don't scald the spouse in the shower.

It goes without saying that trees and shrubs next to sidewalks need to be kept from interfering with pedestrian traffic. We ask that you do trim the tree limbs that over hang the sidewalk and trim back if low lying bushes.

Architectural Review Procedures



Just remember! When wishing to make any exterior changes or modifications to your home, be sure to read through the ARC guidelines where most of your questions can be answered! This includes changes to landscape, gates, adding additions such as pergolas, ramada's and anything that can be seen from street or neighboring properties. Any addition, change or modification that is not per-approved is subject to non-approval and you may be required to remove it. Don't forget to fill out an ARC request form and return it to Cadden Management before any work is started.



Paseo Del Rio Homeowners

Take advantage of our Fall carpet sale, and beautify your home before the Holidays!

T.D.C. has been a leader in the home fashion business for over 30 years. We originally installed the flooring in your home, and have your information on file which makes the process of selecting new carpet very simple.

Please contact Cheyenne Clark at 327-8827 or CClark@TDCInteriors.com to set up your consultation today. Financing is available

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 For a limited time, buy any Karastan carpet featuring Stainmaster® nylon and get a \$3 per square yard rebate directly from Karastan.
 Stainmaster® Texture® plus/less, carpet styling and a beautiful.

TDC Interiors Tucson
 3950 N. Oracle Road | Tucson, AZ 85705
 520.327.8827 | www.tdcinteriors.com

STAINMASTER

Karastan





**Contact Information for your
Homeowners Association/Management:**

Kathy Thygersen, CMCA
Association Manager
Cadden Community Management
1870 W. Prince Rd. STE 47
Tucson, AZ 85705
kthygersen@cadden1.com
520 - 297-0797

**PASEO DEL RIO
COMMUNITY WEBSITE
Paseodelrioaz.com**

Paseo Del Rio HOA
c/o: Cadden Community Management
1870 W. Prince Rd. #47
Tucson, AZ 85705

**Paseo Del Rio Homeowners Association
Board of Directors**

- Mike Czechowski President
- Jerimya Fox Vice-President
- Theresa Allison Secretary
- Aaron Lampert Treasurer
- Anthony Moran Member at large

Please attend the next Board of Directors meeting. Homeowners are always welcome to attend, we look forward to your comments, questions or concerns. Input is always welcome! Notice of meeting will be sent to all homeowners prior to meeting. Be sure to mark on your calendars. We look forward to seeing you there!