

PASEO DEL RIO

Homeowners Association

Community Newsletter



2nd Quarter Volume 5 Issue 1

NOTICE OF CC&R ENFORCMENT

Dear Paseo del Rio Homeowner,

This is a notification to **ALL** homeowners/residents of your community that the Board of Directors of the Paseo del Rio Association will be enforcing all sections of the CC&Rs, including but not limited to parking, trash cans, maintaining the landscaped area of your Lot etc.

The duty of the Board of Directors is to enforce all portions of the CC&R's. As a Board, we respectfully ask that you start taking whatever steps necessary to ensure you bring your Lot into compliance no later than July 30th, 2009 in accordance with the CC&R's. The Board can and will impose fines to lots that remain in non-compliance with the rules & regulations. If you are a homeowner that rents your property, you are responsible for making sure your tenants are aware and follow the regulations set forth in the CC&R's. Should a fine be imposed due to your tenant not abiding by the rules, you as the homeowner will be held responsible. Please review the Enforcement Policy for our community ~ if you do not have a copy, please contact the Management Company.

This is a brief review of the policy (this is not all inclusive and is just an overview):

Enforcement Procedures. Before a fine/penalty is levied, the following enforcement procedure will be followed :

Written notice(s) to cease and desist from an alleged violation shall be served upon the owner specifying: (1) the alleged violation; (2) the action required to abate the violation; and (3) if the violation is a continuing one, a time period of not less than ten (10) days, or if the violation is not a continuing one, a statement that any further violation of the same rule may result in the imposition of sanctions after notice and hearing. Service of the third (3rd) notice shall be by certified mail, return receipt requested. All notices shall be sent to the owner. If a tenant or other non-owner occupant occupies the dwelling unit, notice may also be provided to him or her.

**FINANCIALS AS OF
April 2009**

**Operating Account
\$6,919.86**

**Reserve Account
\$47,853.91**



AUTO PAY

**SIGN UP FOR AUTO-PAY AND
NEVER BE LATE ON YOUR
ASSOCIATION FEES.**

No charge to you!!

Call or e-mail for a form.

You must have a \$0 balance to begin auto pay. If your HOA dues are past due

Neighborhood Watch

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.

Area Leader: Mike Czechowski

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



Homeowner Association Manager

We are pleased to introduce Kathy Thygersen as the new managing agent for your community. Please contact Kathy with any questions, concerns or comments or just to say hello! Contact Info:

**Kathy Thygersen, CMCA
Association Manager
Cadden Community Management.
1870 W. Prince Rd. Ste. 47
520-297-0797**

DID YOU KNOW: KNOW YOUR GOVERNING DOCUMENTS

In this and future issues we will be giving you an overview of the CC&R's and Design Guidelines.

PARKING: All vehicles shall be permitted to park only in the garage, or on the paved driveway, and may not obstruct the sidewalk. Parking on the sidewalk is prohibited. This is not only a violation of the Governing Documents but it is against a Pima County Ordinance that could cost you a fine with the County. Additionally, as a homeowner, you are responsible for the maintenance of the sidewalk in front of your home. So if it cracks for ANY reason, you must get it repaired at your own expense.

Bottom Line: Do not park on any landscape portion of the lot or sidewalk areas. Park in the driveway or garage.

TRASH CONTAINERS: In no event shall trash containers be maintained so as to be visible from neighboring Lots except to make such container available for collection and then only for the shortest time, not to exceed 24 hours.

Bottom Line: Store trash containers out of view behind the rear yard wall or in the garage.

ARCHITECTURAL REVIEW: Prior to the commencement of any construction or installation, all plans must be submitted, if required, to the Board of Directors. . Approval to proceed shall be required in writing from the Board. The Board shall have up to 30 days after submittal to approve or disapprove plans.

Bottom Line: Submit ARC form for any modifications or additions to your lot, before beginning any work.



WEEDS

IT'S THAT TIME OF YEAR AGAIN!

The weeds and overgrown trees and shrubs have taken over many lots—Please take a time and pull those weeds and trim!

Tucson and Pima County Animal Laws

The Basics

Leash Law – your dog must be kept confined to your home or property, either inside the home or within an enclosed yard or area on your property. When you take your dog outside of its confined area, it must be restrained on a leash no longer than 6 feet in length.

Rabies Vaccination – any dog four months or older must be vaccinated against rabies by a licensed veterinarian. This protects your dog and the public from the spread of rabies. Although not a law, it is recommended to have your cat vaccinated against rabies also.

Dog License – any dog four months or older must have a current Pima County license. The license must be affixed to a collar and should be worn at all times.

Animal Bites – all animal bites must be reported to Pima Animal Control. All biting animals must be quarantined.

Cruelty – it is illegal to inflict unnecessary cruelty on an animal.

Waste – you must pick up after your dog immediately while on public property. On private property all animal waste must be cleaned up within 24 hours in the City and 72 hours in the county.

Noise – it is illegal to permit an animal to howl, bark, meow or make other sound frequently or for continuous duration.

Welfare

You must provide:

Access to clean water in a clean container at all times. The container must be kept in the shade and be stable enough to not tip over.

A fresh supply of food for your pet daily. The food must be nutritious and be free of dirt and insects.

Access to clean shelter with a top, a bottom and sides to protect from heat, cold and rain. The shelter must be large enough for the animal to enter, stand, turn around and lie down.

Shade for the animal during daylight hours and in all seasons.

Medical care to your pet for parasites, diseases and injuries to keep your pet healthy and to prevent it from suffering.

Prohibited:

Chaining or tying your dog. The safest alternative to a chain or tie-out is a securely fenced yard.

Abandonment of domestic animals. If you find that you can no longer care for a pet, please take it to a local shelter.

Dogs on school grounds.

Pets in hot vehicles. Animals must have adequate ventilation and be protected from temperature extremes at all times.

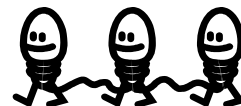
To report an animal bite, stray dog or for more information:

Pima Animal Control Center, 4000 North Silverbell Road, Tucson, AZ 85745

www.found-pets.org/pacc.html (520) 743-7550

Holiday Decorations

We all like to decorate for the holidays. The governing documents of your community; Article 3 section 3.27 states: ...Seasonal decorative lights may be displayed between November 15 and January 15th.... Many homeowners in the community continue to have holiday lights on their home and these lights must be removed! Please keep in mind that decorating for any Holiday is allowed but the decorations must be removed within a few days of the holiday. If any one has any questions regarding decorating and lights, please call the community manager and she will be happy to answer your questions, comments or concerns.



Amendment to the By Laws

The By Laws of the Association has been amended and approved pursuant to the Bylaws of the Paseo Del Rio HOA. The following is the amendment:

Whereas, the Bylaws of the Paseo Del Rio Homeowners Association were adopted on the 8th of September, 2005; and

Whereas, Article 1 of the Bylaws provides that the same Bylaws may be amended by the Affirmative vote of 50% of the votes entitled to be cast by the Members present; and

Whereas, Article III of the Bylaws provides that all directors elected by the Members shall be elected for a term of one (1) year.

Whereas, the Association wished to amend the ByLaw provision regarding the term of office to two (2) year terms with the first elected board having staggered terms of three members with three (3) year terms and two (2) members for one (1) year term.

Now Therefore, Article III Section 3.3 the second sentence is amended so that “all directors elected by the members shall be elected for a term of two (2) years. The first elected board shall have staggered terms of two (2) years for three (3) directors and one (1) year for two (2) directors.

This amendment is approved pursuant to the Bylaws of the Paseo Del Rio Homeowners Association as of June 11, 2009.

Managing
Agent

**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
520 - 742-2618 fax

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!