



News from the River's Edge December 2022

The Riverhaven Board sends you warm wishes for a happy and joyful holiday season. May you have a prosperous 2023!

2022 PRESIDENT UPDATE

The following is a list of Riverhaven maintenance and repairs that were completed and other items of note during 2022:

February

- Early February a driver speeding on Pebble Rapids lost control of vehicle and crashed through Mesquite trees

March

- Irrigation valve box repair, zone 5 Pebble Rapids
- Tree work – safety, removed a broken branch from wind damage on Riverhaven Drive
- Mesquite trees were replaced along Pebble Rapids due to vehicle crash damage

April

- CMU (concrete masonry unit) minor block repair off Columbus

May

- Mainline irrigation repair - Riverhaven Drive

July

- Professional removal of a wasp nest on the north commons, off the bike path

August

- Irrigation repair, ¾" lateral line, Riverhaven Drive near Ft. Lowell

September

- Two trees removed on Paradise Falls due to wind damage and safety concerns
- Removal of abandoned basketball equipment

October

- A tenant information form was mailed only to Riverhaven owners that rent out their properties. The deadline to submit the form to Cadden is January 3, 2023.



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November

- Irrigation repair - replaced broken pressure valve regulator, SW corner Paradise Falls & Columbus

2023 ANNOUNCEMENTS

BRUSH AND BULKY REMOVAL

As a reminder, please do not leave furniture or other large items on the curb. **Bulky trash will not be picked up unless you have scheduled a brush and bulky pickup.** If you have excess or large items, you can contact **City of Tucson Environmental Services anytime** to schedule a special **Brush & Bulky** pickup at (520) 791-3171 or visit www.TucsonAZ.gov/EGSD for more information. Otherwise, pick up for our area (11) will be scheduled as follows: collection week one is on (2/13/23) and collection week two is on (8/14/23). Here's some tips to keep in mind when preparing and for pick-up:

- 1) Have items ready for pickup by 6 a.m. Monday of your collection week.
- 2) Pick-up can happen any time during the week starting with that Monday.
- 3) Don't set out Brush & Bulky items **more than (2) two weeks before our collection** week as it gives the community an unsightly appearance.
- 4) Keep items away from utility meters and mailboxes.

Thank you for your consideration and for keeping our community beautiful!

OWNER ASSESSMENTS

Good news for all homeowners! There will be **NO INCREASE** to owner Assessments for 2023. Assessments will remain at \$100 per quarter (\$400 annual) as they have been since 2020.

SCHEDULED RESERVE MAINTENANCE

- 1) Tree Thinning
- 2) Repair of CMU Wall (Concrete Masonry Unit) Section
- 3) **Safety Concern:** The Board is considering the possibility of adding speed tables along a section of Paradise Falls (west from Columbus past Riverhaven Drive) to slow down traffic. There have been multiple vehicle crashes over the years along Paradise Falls causing damage to property from drivers speeding. Some of these vehicle crashes have been hit and runs leaving the repair expenses a responsibility for the Association.



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FRIENDLY REMINDERS

PET WASTE

Riverhaven is a great neighborhood for dogs and their owners because of all the great walking paths and sidewalks. Unfortunately, some owners do not clean up after their pets. Pet waste can harbor diseases and parasites that can easily be transmitted to humans and other animals. When walking your dog, please bring a bag to pick up solid waste to dispose of into a garbage container. Let's be honest, no one wants to pick up after someone else's pet. Please be considerate of other people and pets living in our community.

PARKING

Occasional overflow parking on the street for guests or other reasonable purposes is permitted, provided NO INCONVENIENCE is imposed on the residents of other homes. **Parking is not allowed** on sidewalks, on the gravel in front or side yards, in front of mailboxes, fire hydrants, in common areas, blocking neighbor driveways, or in **NO PARKING** posted areas. Vehicles may not park against traffic. Park Tucson will be driving through Riverhaven to ensure parking is according to City of Tucson ordinances. Failure to follow parking rules may result in fines. Please be considerate of your neighbors when parking!

For more information, consult the CC&Rs located under the document tab at www.riverhaven.us. To report any parking problems call Park Tucson, Tucson's parking enforcement division, at (520) 791-5071 Monday-Friday 7:45 a.m. to 5:15 p.m. For CC&R parking violations, or if you have any questions, please contact the Community Manager.

HOLIDAY LIGHTING & DECORATIONS

Please remember that per Riverhaven's Design Guidelines, holiday decorations may be installed 30 days prior to the holiday and **must be removed within 30 days after the holiday**.

HELPFUL TIPS

SAVE PAPER & POSTAGE. GO ELECTRONIC!

Did you know that you have the option to sign up for **electronic statements (E-statements)** from **Cadden Community Management**? Printing and postage costs continue to rise. By signing up for an E-statement, you are helping to save on the Association's overall annual statement costs. All statements now include information on how to sign up for E-statements. If you need additional assistance on how to register for E-statements or to change statement delivery options, contact the Community Manager.



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IS YOUR HOME A RENTAL?

PLEASE KEEP YOUR MAILING ADDRESS CURRENT!

If you are renting out your home, please make sure that Cadden has your current mailing address on record. This will ensure that statements and community notices about your property will be mailed to your current address. Unfortunately, Cadden has no way to track down a different mailing address from your Riverhaven address unless an owner provides the information.

You can update your mailing address with Cadden by emailing or calling the Community Manager.

Questions, updates or concerns? Contact Jessica Woods, Community Manager, at jwoods@cadden.com or at (520) 297-0797.