

Hidden Valley Homeowner Association News

March/April 2015

President's Message

Dear neighbors,	
Pima County Dept of Transportation	<p>Our HOA was recently contacted by the Pima County Department of Transportation with an offer to speak to our group regarding the abysmal condition of roads throughout the county. You are invited to attend a meeting on Monday March 30 at 7 pm. This is an information gathering meeting. Pima County has a number of proposals to address road conditions all of which consist of some combination of tax increases. They need to hear from citizens to gauge the level of support or opposition to their ideas.</p> <p>Information about Road Conditions and Pima County Transportation Funding is posted on our HOA website. Click the links above to view them.</p> <p>Please come prepared to hear what they have to say, but also to put forth your ideas.</p>
Sabino Recovery	<p>At the conclusion of the discussion on roads, Jack O'Donnell of Sabino Recovery will be on hand to meet residents and answer questions. See elsewhere in the Newsletter for more information about Sabino Recovery.</p>
Next Board Meeting	<p>The HOA Board of Directors will meet from 6:30 to 7:00. As usual all members are invited to attend the board meetings.</p> <p>At this point we are planning to host the meeting at my home at 8258 E Big Horn Trail. If there is significant neighborhood interest in attending this meeting we will locate another venue. Therefore, if you are planning to attend please RSVP by 3/20 to Rich Holladay (rich.holladay@gmail.com 206.412.1054).</p>
HOA Membership Drive	<p>We have concluded our membership drive for 2014/2015 and to date have 133 new and renewing members. Thank you all for your support for Hidden Valley. The new roster is at the printers and will be delivered to you later this month.</p>
Neighborhood Watch	<p>Thanks to Penny Nickles Larkin, our Director of Neighborhood Watch, and Pat Packard who have redrawn maps of Hidden Valley. Penny has revamped the NW Block Leader assignments. See elsewhere in the Newsletter for more information.</p>
Spring Picnic	<p>Our next planned event is the picnic in Wes Miller Park on Saturday April 11 from 3:30 to 6:00. More information about this later, but save the date.</p>
Snyder Bridge Contact	<p>While there hasn't been any activity of late regarding prospects of a bridge across Sabino Creek on Snyder Road, the prospect is always of great concern to us. Stephanie Tashiro, a long time HV resident, has agreed to be our point of contact with the county regarding this issue. We are grateful she has taken this on. She will keep us informed of any action.</p>

CC&R Compliance	While our HOA is one of the few in the State which is voluntary it is important to remind everyone that compliance with CC&R's is required whether one belongs to the HOA or not. One in particular which has recently come to our attention is that of livestock. Residents are prohibited from keeping chickens, geese, goats, cows, sheep, etc. on their property. While we have received a few complaints recently we haven't located the "home" of the livestock yet. We would appreciate voluntary compliance with the CC&R's.
Meetings, meetings	Needless to say, it has been a busy few months for Hidden Valley. We have attended several hearings and testified on behalf of what the board has determined to be issues that matter to Hidden Valley. We've let the Pima County Board of Supervisors know how we feel about the recently approved treatment facility on the former Fenster School property and lamented the condition of the roads in our neighborhood and that of the County. I've personally received more letters of support re: Sabino Recovery from our members than any other subject to date. To those of you who disagree with our decision I hope you will come to see it was the best for HV.
See you in the neighborhood ...	Norie Nelson President, Hidden Valley Homeowner Association

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Neighborhood Watch

Hello from Penny Larkin	Your Neighborhood Watch Director
Neighborhood Watch Meeting	The Annual Neighborhood Watch Meeting scheduled for March 10, 2015 has been postponed. We will reschedule after we have our program more fully defined.
Neighborhood Blocks	We are making progress on redefining the Neighborhood Watch block units. Pat Packard has been working on making the map readable and user friendly. I have emailed and called most of the people on the list that I was given by Leland Montell but have only had responses from the folks listed below as actively wanting to participate.
Block Leaders Annual Meeting	On Feb 10, 2015 Bob and Penny Larkin, Rene Coy, Ann and Gary Catren, Sally Dooley and Joy Gurgavich met at the Larkin home to discuss the neighborhood watch program. At the February Board meeting we confirmed a few more volunteers to be Block Leaders. We have increased the size of the areas and decreased the areas from 28 to 12.
Block Leaders	<p>These are the current Block Leaders. We are looking for three more area Block Leaders. Should we get an overwhelming number of volunteers we can add more block units and make the areas smaller. Neighborhood watch is a small time commitment that you can include in your routine. Lets round out this team by adding your name.</p> <ul style="list-style-type: none">• Vince Schantz• Salley Dooley• Dan Rhodes• Ben Jacobs• Penny and Bob Larkin• Gary and Ann Catren• Joy Gurgavich• Pete Cinquemani• Todd and Rene Coy <p>All their phone numbers or emails can be found in the 2013-2014 HVHOA roster except for mine. See the signature below for my contact info. Please contact me if you would like more information on how you can help keep your neighborhood the safest place to live in Pima County.</p>
Block Leader Responsibilities	As a block leader your responsibility is to keep the Director up to date on any criminal activity on your block. You'll be asked to welcome new neighbors to your watch area. Block Leaders are asked to host one meeting a year for the neighbors on their block.

Plma County Fire Districts - Property Taxes

Frank Sax, HVHOA member, is a member of the Hidden Valley Fire District Board. He shared the following information:

Each fire district gets its money, to pay expenses and capital costs, from taxes on the property of its members. Some districts have stations, vehicles, and personnel; others contract services from Rural/Metro Corp, or districts which can provide those services. Four fire districts on the northeast side contract with Rural/Metro. Fire districts which actually do the work are shown below for comparative purposes.

The median market value of Hidden Valley FD property is \$300,000, so the median annual property tax for the fire district is \$240. Tucson CC Estates has a 50% higher median market value, and a higher tax rate, so their median annual property tax approaches \$400.

The maximum tax rate by law is \$3.25, which applies to Picture Rocks and several small fire districts, and would be applied to median market values of their properties, which is \$80,000 for Picture Rocks (for a tax of \$260).

Tax Rate per \$1,000 Value	Annual Property Tax Paid by Members	Tax Name and Location of Fire District
\$0.80	\$200,000	Hidden Valley
0.86	155,000	Tucson Country Club Estates
1.25	375,000	Sabino Vista (South of Canyon Ranch)
2.00	240,000	Tanque Verde Valley
2.04	12,500,000	Golder Ranch (Oro Valley)
2.28	7,750,000	Green Valley
2.60	26,000,000	Northwest
2.70	2,700,000	Rincon Valley
3.25	1,000,000	Picture Rocks

Sabino Recovery - Integrative Behavioral Health & Wellness

February 17th	<p>Today the Pima County Board of Supervisors voted to approve the application of Sabino Recovery LLC to open a 55 bed residential substance abuse diagnostic and treatment facility on the former Fenster School property. As you know, your board of directors also voted unanimously to support Sabino Recovery's application, as did the other HOA which borders Fenster. There were a few people who spoke in opposition, most citing the inappropriateness of a treatment facility in a residential neighborhood. However, the Fenster family is free to lease or sell the property to anyone who can get the permits, and we felt this option was the best of other potential uses. One other we are aware of was a facility for treatment of troubled youth.</p> <p>Representatives from Sabino Recovery assured us after the meeting that they intend to be good neighbors, and we intend to hold them to that commitment. We will continue to have discussions with them as they move forward. Jack O'Donnell will be at the March 30th Board meeting to meet people and address questions.</p>
Website	For up to date information about Sabino Recovery see their website: Sabino Recovery
Information	<ul style="list-style-type: none">• Owners of Sabino Recovery LLC are Pat Manley, Thomas Isbell, Nancy O'Donnell and Jack O'Donnell. All are licensed behavioral health professionals with extensive experience in the field.• They plan extensive landscaping and interior improvements• The exteriors of the buildings they use will remain the same• Individual and group therapy to private pay patients who will be charged \$1100 - \$1500 a day• The program duration is 35 days• Most of their clients will be from out of town• All participants will be in the program voluntarily• Felons or sex offenders will not be accepted in the program• Participants will be picked up at the airport and transported to the facility• Program participants will not be allowed off the premises• Buildings will be locked at night and there will be 24/7 security

A Few More Things

New Neighbors Welcome	New arrivals in HV receive a welcome packet and a personal visit from Vice President, Mike Gollon who is responsible for membership development. If you notice a new arrival let Mike know at mgollon@sbcglobalnet.com and he'll take it from there.
HVHOA Web Site	Do you know we have a web page? Visit it at http://www.hvhoasite.com . You will see the latest information about what's going on, who's who and the latest discounts.
Next Board Meeting	Our next board of directors meeting is at 6:30 on Monday, March 30 at the home of Norie and Maynard Nelson, 8258 E Big Horn Trail. HOA Members are always welcome at board meetings. See the President's Message above for more information about special guests at the meeting.

Tucson Bird & Wildlife Festival August 12–16, 2015

FIELD TRIPS

KEYNOTE PRESENTATIONS
by Paul Baicich & Rick Wright

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2015 Fiscal Year Calendar of Events

Pat Packard, Social Director

638-6248, pmpackard@yahoo.com

Month	Event	Date and Time	Hosted/Organized by
January	Board Meeting	Monday, Jan. 26, 7pm	Vince Schantz and Pat Packard
	Saturday Night Social	Saturday, Jan. 31, 6:30 to 8:30pm	Penny and Bob Larkin
February	Neighborhood Watch Blocker Leader's Meetings	Tuesday, February 10, 7pm.	Penny and Bob Larkin 4911 North Hummingbird Lane 760-7736
	Board Meeting	Monday, February 23, 7pm	Pete and Linda Cinquemani
March	Board Meeting	Monday, March 30, 6:30pm	Norie and Maynard Nelson
	Pima Dept of Transportation Q&A	Monday, March 30, 7pm	Norie and Maynard Nelson
	Jack O'Donnell of Sabino Recovery Q&A	Monday, March 30, 7pm	Norie and Maynard Nelson
April	Spring Picnic	Saturday, April 11, 3:30 to 6:30pm	Wes Miller Park
	Board Meeting/Annual Meeting for election of officers	Monday, April 27, 7pm	Ben and Mary Ann Jacobs
May	Saturday Night Social	Saturday, May 9 6:30 to 8:30pm	Vince Schantz & Pat Packard
	Board Meeting	Monday, May 18, 7pm	(one week early due to Memorial Day)
June	Board Meeting	June 29, 7pm	
July	Board Meeting	July 27, 7pm	
August	No Events Scheduled		

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