

Hidden Valley Homeowner Association News

March 2021

President's Message

Dear neighbors, Your board of directors is working virtually with zoom meetings and carrying on the business of our HOA.

Membership Roster A big thank you to Data Management Director, Gary Catren. The 2021/22 roster is off to the publisher and you should have already received your copy in the mail.

Road Repair We were delighted with the repaving of Ocotillo, but surprised to see the neighboring communities to the north of Ocotillo repaved while most of Hidden Valley was not. Rockgate, part of Moonstone and some of Hummingbird were also repaved during the current fiscal year.

I've reached out to Supervisor Rex Scott, and have talked with representatives from DOT. Norie attended DOT's committee on Roads meeting on Feb 23 virtually. Her question and the county's response are below. The budget for roads for the next fiscal year will be determined in April.

Included in this newsletter are a number of communiques I wanted to share with you.

Potholes Please continue to report all road issues via the SeeClickFix phone app. Alternatively, you can fill out the [Report a Problem](#) form on the Pima County Transportation website and select the Pothole Patching category.

While this will only address potholes we want the County to know how we are impacted by the poor condition of our roads.

District 1 Newsletter Click to [sign up to receive the Pima County District 1 newsletter](#)

Wes Miller Park Pete Cinquemani, Park Director, reports that many in the community dropped off their Christmas Trees in the receptacle in the park. We will make this an annual event. A dumpster is now in

Wes Miller park for the use of current members of the HVHA. It will be available until March 26th. Remember, the dumpster is for the disposal of green waste only. Also, please make sure all your tree, shrub and bush trimming make it inside the dumpster, and large pieces are cut small enough so they fit inside the dumpster easily. Pete reports an increase in beer cans and garbage in the park. Of concern were the fires started using some of the Christmas trees. If you see any unusual activity please call 911.

Park Learning

Wes Miller Park continues to provide teaching and learning opportunities for area educators who bring students to study the creek. The Watershed Management Group also brings interns and students to the park to study water flow and conservation measures.



At our February board meeting we discussed possible solutions to the dog poop problem in the neighborhood. Among some of the ideas were more signage or installing dispensers. None of these ideas seem viable so we are just going to implore people to be responsible and pick up after their pets.

Dog Lost & Found

Gary Catren's system for matching missing pets had a successful outcome this month with a small dog being reunited with its owner. Remember, if you find a lost pet or yours goes missing email him at GaryCatren@comcast.net.

New Board Member

The Board is happy to welcome long time member and attorney Kelly Relich. She was elected to serve as Director, By-laws.

Take Care & Stay Safe

See you in the neighborhood ... Norie Nelson

Jigsaw Puzzles to Borrow

One upside of the stay-at-home year is that we have a pile of finished jigsaw puzzles. We enjoyed them all. No missing pieces.

If you'd like to borrow one click the picture below to see what we still have on hand. Send me an email at rich.holladay@gmail.com or call me at 206.412.1054 and let me know the title of the puzzle you'd like. I'm happy to deliver it to you, freshly antiseptic wiped!



Cozy Retreat by Steve
500



Garden Stairway by John R
500



Good Neighbor Stores by
500



Grandiose Greece by
1,000



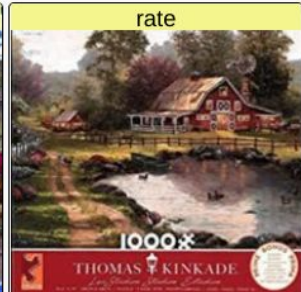
Paris by Unknown
500



Parisian Sunset by
500



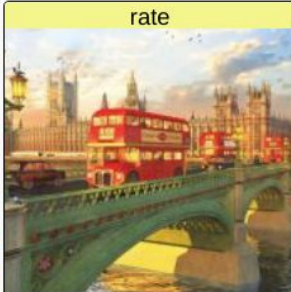
Quaint Shops by Unknown
500



Red Barn Retreat by
1,000



Rooftop Garden Larae
500



Westminster Bridge by
500

Park Safety - A Friendly Reminder

As you are aware, only HVHA members are permitted to use the Hidden Valley Park. This is a beautiful, natural park, and like all of nature, includes some risks. Use of the Park is at the Members own risk. Here are some guidelines to help everyone stay safe!

Covid-19 Safety

When in the Park, you should follow all State and local mandates and CDC guidelines regarding masks and social distancing. HVHA does not sanitize surfaces where COVID germs possibly may lurk such as barbeque grills or trash cans. It is recommended that Members bring wet wipes and/or hand sanitizer to use before and after use of communal surfaces.

Wildlife

While in the Park, you should be cautious about wildlife such as rattlesnakes, bobcats, javelinas, etc. If you do see wildlife, give the animals a wide berth. Even seemingly harmless animals may be dangerous if they feel threatened.

Water in the Creek

Although the creek is not always running, when it is, use caution. Rocks can be slippery and children should always be observed around water.

Children

Children should not be permitted to play in the Park without an adult present and should be in the view of adults at all times.

Dogs

Dogs should be on a leash while in the Park for the safety of everyone (including the dogs!)

Enjoy our beautiful park safely!

Wes Miller Park Rules & Regulations

Wes Miller Park is a 12.6 acre nature preserve which borders Sabino Creek. The Hidden Valley Homeowner Association has the responsibility for maintaining the park as a nature preserve. No alterations or additions may be made to any part of the park without the written express approval of the Hidden Valley Board of Directors.

- 1 Fires are permitted only in barbecues. Extinguish all fires completely. Bonfires are not permitted.
- 2 Trees, shrubs and native plants may not be trimmed or removed unless under the direction of the Director, Wes Miller Park.
- 3 Firearms, pellet guns, BB guns, archery equipment are prohibited. Trail bikes, motorcycles, three wheelers are not permitted beyond the parking lot.
- 4 Pets must be under the control of their owner at all times. Owners must clean up after their pets.
- 5 Under no circumstances may existing paths be obstructed, and no new trails or paths may be erected.
- 6 Recreational equipment such as swings, badminton or volleyball nets are not permitted without the express prior approval of the Hidden Valley Board of Directors. There is a designated area for horseshoes.
- 7 Sabino Creek and the dam across it may not be obstructed or amended in any way such as erection of a bridge or walkway.
- 8 Use of Wes Miller park is restricted to HVHA members and their guests. Guests must be accompanied by a member.
- 9 Failure to comply with the rules and regulations may lead to revocation of park access.



Rex Scott, District 1

February 3, 2021

Dear District One HOA Representatives,

As the newly elected Pima County District One Supervisor, I wanted to introduce myself to you and your Home Owner Association members. It is an honor to serve District One--neighbors, schools, and businesses alike. As part of the five-member Board of Supervisors, I will work alongside my colleagues to ensure safe communities, foster economic development, sustainably manage natural resources, and protect public health and safety.

The partnerships between government and our constituents is vital. As your District One Supervisor *and* your neighbor, I promise to listen to the needs of all who reside in our district. Neighborhoods make our home life that much richer and we want to know what your neighborhood needs. You deserve a supervisor who is approachable, communicative and supportive.

My team has experience in the private, public and nonprofit sectors of our community. They are professional, knowledgeable and focused on providing responsive service. ***Supervisor Scott and the District One staff would like to set up regular meetings with your HOA.*** We can set up virtual meetings during the rest of the pandemic and transition to in-person meetings when doing so is appropriate. These meetings will give your residents frequent opportunities to share your concerns, ideas and suggestions with us.

We are here to serve and want to help you navigate Pima County programs and offerings and find ways to improve or expand on them. I encourage you to reach out to our District One staff to discuss areas of interest, and ideas to strengthen our current neighborhoods and all of Pima County. If you would like to sign up for our monthly newsletter, please sign up here: <http://eepurl.com/hpAiiir>

Please refer to our website www.District1.Pima.gov for links to important and continually updated information and links on Covid-19 testing and vaccination, Pima County resources, news, etc. to keep up with what we are doing to help you! You can also call our office at (520) 724-2738 to set up a meeting with us. We are here for you!

Sincerely,

Rex Scott

Pima County Supervisor

Kim Challender
Executive Aide

Kate Hiller
Executive Aide

Cami Evans
Special Staff Assistant

Pima County Road Repair Communications

Dear Supervisor Scott:

I am the president of the Hidden Valley Homeowners Association which is in your district. The roads in our subdivisions are in horrible condition. Recently the roads in communities adjacent to ours and a main street, Ocotillo, were repaved. Needless to say they are wonderful. However, we recently learned that only three streets in Hidden Valley are scheduled for repaving: Moonstone, Rockgate and Hummingbird. Those streets are certainly in need of attention, but not more than others. This is just unacceptable. All the streets in this community are a disgrace.

I have attended numerous meetings, spoke in previous hearings conducted by the Board of Supervisors, written letters and posted on the Department of Transportation's program Clickfix. The criteria that DOT is using to determine the condition of the roads just doesn't match our experience.

The County is very responsive when we report potholes, but this stop gap repair only lasts a short time. It seems that the County could find a way to shift costs somehow from this short term solution to something more long term.

As my constituents point out they don't get a refund on their taxes because their roads are not up to par and don't make the arbitrary cut. I'd appreciate a response. Thank you.

Norie Nelson
President, Hidden Valley Homeowners Association

Melissa Cancio <Melissa.Cancio@pima.gov> wrote:

Good afternoon Noreen.

I hope this information can help answer some of your questions.

In December 2020, Pima County Department of Transportation (PCDOT) realized cost savings from lower contractor costs. PCDOT was able to add additional roadways to the program and did so by incorporating the criteria enacted by the Pima County Transportation Advisory Committee (PCTAC), please see attached memorandum. We are currently in the process of updating our maps with this additional information.

Hidden Valley Subdivision made the criteria based on the Pavement Condition Index (PCI).

- Moonstone from Snyder to Rockgate (PCI 33 - Failed)
- Rockgate from Hummingbird to Moonstone (PCI 35 Failed)
- Hummingbird from Moonstone to Siesta Drive (PCI 38 - Failed)

It sounds like some of the roadways have not been repaired in quite some time.

We recognize how frustrating it is that some roadways are not scheduled this year. We will continue working with the PCTAC to coordinate the criteria for roadway repair to ensure all roadways will be improved to be in very good or better condition (PCI 80) by 2030.

Please feel free to call me or email me with additional questions. Hope this information has helped.

Thank you.
Melissa

From: Noreen Nelson <nelson2772@comcast.net>

To: Melissa Cancio <Melissa.Cancio@pima.gov>

Subject: Re: Hidden Valley Roads

Thank you. Are there any further hearings or anything else that could put us higher up on the Priority list?

Recap of Mar 17th meeting with District 1 Supervisor Rex Scott

Thank you for attending our first meeting with District 1 Supervisor Rex Scott and two of his three person staff. See below for Rex's response regarding continuation of Pima County Administrator Chuck Huckleberry's contract.

The bulk of this meeting's agenda which we hosted in Wes Miller park was devoted to the condition of roads in our community. We shared our concerns and Supervisor Scott said that he is proposing additional funding of \$50 million in the County's 21/22 [PAYGO](#) budget for local road repair. He encouraged us to continue to report all road issues using the DOT's process, but to also correspond directly with his office.

We shared our issue with Canyon Ranch's assault on our neighborhood roads during the recent construction on the property. We feel they should be held accountable for the damage done.

We discussed Scott's position on the renewal of the County Administrator's contract and he assured us that he intends to share the concerns he has heard from constituents directly with Mr Huckleberry.

We discussed concerns over construction of 5G towers in communities especially if there is no input from residents.

From: Rex Scott

Date: March 19, 2021 at 7:04:03 AM MST To: Noreen Nelson

Subject: Re: Meeting in Hidden Valley

Norie, it was a great pleasure to meet with you and your neighbors! Looking forward to future gatherings. Please let our office know anytime we can be of service to the Hidden Valley community.

Rex



Rex Scott, District 1

FOR IMMEDIATE RELEASE

CONTACT: Rex Scott: (520) 724-2738 or Rex.Scott@pima.gov

**STATEMENT OF SUPERVISOR REX SCOTT ON THE RENEWAL OF THE COUNTY
ADMINISTRATOR'S EMPLOYMENT CONTRACT**

The decision I have made to vote to renew Mr. Huckelberry's contract is not one that I made quickly, or lightly. Dozens of people throughout our community contacted me during the last two weeks to share their opinions on this matter. I read every email and engaged in any conversation to which I was invited, hearing from people who strongly opposed, or very much supported Mr. Huckelberry's retention as county administrator. Along with public input, I also weighed many other factors.

A significant reason for this decision is Mr. Huckelberry's record of service and achievement throughout all the years he has worked for Pima County, not just as the administrator. His extensive knowledge of all aspects of county government and its operations is vast, almost encyclopedic. He also manifests many of the traits of a true servant leader. One of the other attributes of a strong leader is the quality of the team he has built. The deputy administrators and department heads Mr. Huckelberry has cultivated and trained are an exceptionally skilled and dedicated crew. This has been a point made to me by many people in our community, most especially those in the business, environmental and human services sectors.

The overall financial health of Pima County was another major factor in my decision. Our budgets have garnered praise from the Government Finance Officers Association. All general obligation debt will be paid off before the end of this decade and overall investment debt has been reduced 40% in the last eight years. The county's credit ratings are at the highest levels and the reports from the rating agencies point to our strong liquidity, reductions in debt and very conservative budgeting practices. This may be the strongest testament for the decision I am making to support the renewal of Mr. Huckelberry's contract, especially given the ongoing fiscal uncertainties for local governments brought about by the COVID-19 pandemic.

The work Mr. Huckelberry has done to promote conservation and environmental protection is noteworthy, as is the effort he began in recent years to implement necessary reforms in our criminal justice system. He secured unanimous support from the previous Board for a program

that will address the 70% of our roads that are in poor or failed condition by 2030 and ensured that program would continue unhindered during the pandemic. Mr. Huckelberry and his team have also worked with care and skill to meet all the public health challenges brought about by the pandemic, especially the daunting logistical task of advancing the immunization plan.

I am not without concerns. As a new supervisor, it is very troubling to me that so many of our employees do not see Pima County as a caring, supportive, and positive place to work. Many of these employees place much of the blame for their feelings and experiences at the feet of Mr. Huckelberry and his team. Their concerns must and will be addressed. No organization can move forward if its employees do not feel acknowledged, respected, and supported. I share the view held by many of them about the inappropriate nature of a raise being considered for the highest-paid county employee during this time of challenge and crisis, which is why this renewed contract contains no raise for Mr. Huckelberry, but instead reduces his salary from its current base.

For our employees and others in the community who do not support this decision, I invite them to hold the Board accountable for the actions of county government, not the county administrator. Mr. Huckelberry answers to the Board and his charge is to implement our policies and decisions. I said many times during the recent campaign that the Board needs to be the face and voice of county government. My four colleagues have made similar statements.

During the next four years, I hope every person in Pima County will demand that this Board defend every decision it makes. We have the solemn obligation to ensure that every service you depend on is provided with the highest levels of equity, constituent service and respect for the public revenues entrusted to us. We will demand that Mr. Huckelberry and every other county employee meet our expectations for public service, but the Board and each individual supervisor will answer to you if we do not meet your expectations. It is with those understandings that I make this decision to support the renewal of Mr. Huckelberry's contract.

Today, the Board voted 4-1 to take the following actions with regard to Mr. Huckelberry's contract:


- Reduced the level of annual compensation from this year's base by \$10,000.
- Conditioned any future salary increases during the term of the contract on the results of evaluations by the Board of his performance.
- Added language that permit the administrator to return to work as a contractor if he retires at any time during its term.
- If the administrator is terminated without cause, his current severance package allows for six months of compensation. That was reduced to three months.



MEMORANDUM

Date: December 21, 2020

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

The Honorable Supervisors – Elect
Pima County Board of Supervisors

Re: **Pavement Repair Program**

Bidding and cost estimates associated with the Pavement Repair Program have resulted in lower than anticipated costs, allowing additional work to be programed with the savings. Attached is a chart that indicates approximately \$6.2 million of available funds will be allocated to projects estimated to be approximately \$7.6 million.

We are hopeful that favorable bidding and contract costs will allow all of the roads listed on the attached document to be fully repaired.

The projects have been selected based on the criteria adopted by the Transportation Advisory Committee.

If you have any questions on this matter, please contact my office.

CHH/mp

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Ana Olivares, Director, Transportation



Currently Available: \$4,164,042 in Locals

ROW	Subdivision or Street	District	Cost	Cost 1-12
188	SABINO VISTA KNOLLS (1-60)	1	\$ 99,707.95	
	SABINO VISTA KNOLLS (61-135)	1	\$ 357,634.77	\$ 457,342.73
189	BEAR CREEK RANCH (1-102)	1	\$ 446,081.60	\$ 446,081.60
194	RANCHOS DE LA CANADA(104-230)	1	\$ 490,546.01	\$ 490,546.01
	SKYLINE FOOTHILLS ESTATES	1	\$ 143,128.89	
196	VISTA DE LAS CANDELAS ESTATES NO. 2 (27-58)	1	\$ 72,909.22	
	VISTA DE LAS CANDELAS ESTATES NO. 3 (62-139)	1	\$ 308,509.67	\$ 535,720.90
	VISTA DE LAS CANDELAS ESTATES NO. 4 (52-61)	1	\$ 11,173.12	
	CORONADO FOOTHILLS ESTATES (133-249)	1	\$ 450,436.67	
200	CORONADO FOOTHILLS ESTATES (250-370)	1	\$ 13,663.32	\$ 464,099.99
201	FLECHA CAIDA RANCH ESTATES #6	1	\$ 149,744.54	\$ 411,298.15
	LOS CERROS DE KINO (1-63)	1	\$ 261,553.61	
202	HIDDEN VALLEY (1-39)	1	\$ 190,663.96	\$ 190,663.96
	CATALINA FOOTHILLS ESTATES	1	\$ 27,585.48	
205	CATALINA FOOTHILLS ESTATES NO. 5 (159-172)	1	\$ 31,457.02	
	CATALINA FOOTHILLS ESTATES NO. 8 (1-131)	1	\$ 144,587.61	\$ 1,418,206.40
	CATALINA FOOTHILLS ESTATES NO.5	1	\$ 1,137,650.03	
	Road included with a Subdivision	1	\$ 76,926.26	
District 1 Total				\$ 4,413,959.74
190	SINGLE ROAD - Creeger	2	\$ 111,539.24	\$ 111,539.24
District 2 Total				\$ 111,539.24
198	SINGLE ROAD - Drexel	3	\$ 126,535.57	\$ 126,535.57
District 3 Total				\$ 126,535.57
193	GREEN VALLEY VISTA(1-74)	4	\$ 311,553.24	\$ 311,553.24
204	CORD RANCH ESTATES (1-10)	4	\$ 51,742.03	\$ 51,742.03
District 4 Total				\$ 363,295.27
Grand Total				\$ 5,015,329.81

Currently Available: \$1,994,300 in Arterials/Collectors

Street Name	Start	End	District	Functional Class	Current PCI	Cost
W MAGEE RD	N CAMINO DE OESTE	N THORNYDALE RD	1	MaC	40.7 (AVG)	\$ 348,866.21
E ORANGE GROVE RD	N WILLOWHAVEN DR	E SKYLINE DR	1	O	48.6 (AVG)	\$ 968,500.68
District 1 Total						\$ 1,317,366.89
W DIAMOND BELL RANCH RD	S SIERRITA MOUNTAIN RD	S SASABE HY STATE HIGHWAY 286	3	MiC	23	\$ 1,339,016.42
District 3 Total						\$ 1,339,016.42
Grand Total:						\$ 2,656,383.31



DOT RESPONSE TO CALL TO THE AUDIENCE INQUIRIES

PIMA COUNTY TRANSPORTATION ADVISORY COMMITTEE Meeting of February 23, 2021

1. **Norrie Nelson**, President of the Hidden Valley Homeowners Association, expressed concerns with road conditions of Hidden Valley neighborhood. Roads recently improved north of Hidden Valley created consternation among HOA members because they did not understand why their roads were skipped, since road deterioration conditions appear similar. Two streets were also recently paved and it seemed odd that the equipment was in the neighborhood for only those two streets when clearly there were others severely impacted.

The part of their community, south of Snyder Road to Hidden Valley Road and up to Canyon Ranch (CR) continues to have trucks, heavy equipment loads, etc., daily - for months - going through the community. The roads already impacted became worse. That side of the community wants to know if the action that CR took which impacted their roads was taken into consideration and is there any additional work planned for that side of their community when the roads have been so seriously impacted?

PCDOT Staff Response: *It may appear that streets in the Hidden Valley Neighborhood were not included in this year's paving program. This year's program included Hidden Valley Subdivision (1-39). There are several platted subdivisions in the Hidden Valley area: Hidden Valley (1-39), Hidden Valley (40-51), Hidden Valley (52-127), Hidden Valley (138-184), Hidden Valley (185-265). There are also adjacent platted subdivisions in the Hidden Valley Area such as Castle Rock Estates (1-47), Rockcliff (1-57), Solar Village (1-14), and Sabino Foothills Estates (1-33). These subdivisions were developed and platted in sections.*

For Fiscal Year 2020-2021, fix the worst roads first criteria was implemented for local roads and subdivisions that had one or more roadways with a Pavement Condition Index (PCI) of 33 or lower were included in the paving program. Hidden Valley (1-39) had one roadway with a PCI of 33 – failed; therefore, the following roadways in the platted subdivision were included in the program: Moonstone from Snyder to Rockgate (PCI 33 - Failed), Rockgate from Hummingbird to Moonstone (PCI 35 Failed) and Hummingbird from Moonstone to Siesta Drive (PCI 38 - Failed).

Rockcliff Road is a "collector" roadway (different criteria than a local roadway) that has PCI of 41. The roadway is a public roadway and does not have any restrictions; therefore, there are no limitations for public use. However, our system does automatically degrade the PCI each year. Our system is currently updating the PCI's and the paving program for Fiscal year 2021-2022 will include the degraded PCI ratings.

The Arterial and Collector network is prioritized based on the greatest return on investment modeling. It is possible this roadway could be part of the Arterial and Collector Program for the next Fiscal Year July 1, 2021 through June 30, 2022. Our roadway listing for Fiscal Year 2021/2022 will be provided to the PCTAC sometime in April. In the interim, we will schedule pothole repairs as they are needed.

Hidden Valley Subdivisions

The area comprising Hidden Valley Homeowners Association is made up of several Subdivisions with the PlanName "Hidden Valley" in the [Pima County Plat database](#). Also included are Solar Village, Castle Rock Estates and Sabino Foothills Estates. Click the links in the table below to see the plat maps.

Pima County repairs roads a Subdivision at a time.

Search Results

Document Date	Sub Book Num	SubPage Num	Sequence_N o	DS-ProjNum	PlanName
5/13/2015	24	36	0	CO1272013	HIDDEN VALLEY (185-265)
11/7/1974	26	82	0	CO1272013	HIDDEN VALLEY (185-265)
3/14/1966	18	72	0	CO1264002	HIDDEN VALLEY (138-184)
8/3/1960	15	5	0	CO1260059	HIDDEN VALLEY (52-127)
5/21/1959	13	84	0	NONE	HIDDEN VALLEY (1-39)
3/17/1980	32	26	0	CO1279166	SOLAR VILLAGE (1-14)
2/1/1973	24	61	0	CO1271069	CASTLE ROCK ESTATES (1-47)
9/8/1978	30	1	0	CO1278052	SABINO FOOTHILLS ESTATES (1-33)

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A Few More Things

Wes Miller Park Address When reporting issues at Wes Miller Park to the Sheriff you will need to provide the park address. It is 4980 Hidden Valley Road.

HVHOA Mailing Address Hidden Valley Homeowner Association
6890 East Sunrise, Ste 120, #290
Tucson, Az 85750
This location is the UPS store next to Basha's.

Newsletter Advertising Another benefit of HOA membership: Free Advertising for your business! We will include your ad in our regular newsletters - Free of charge! Just send your copy to Rich Holladay - rich.holladay@gmail.com.

New Neighbors Welcome New arrivals in HV receive a welcome packet and a personal visit from New Member Development Director, Carole Fee. If you notice a new arrival let Carole know at carolejfee@yahoo.com or 760-6080 and she'll take it from there.

HVHOA Website We have a website. Visit it at <http://www.hvhoasite.com>. You will see the latest information about what's going on, who's who and more.

Pima County Newsletter



Pima County publishes a weekly newsletter containing a lot of interesting information. View the current and past newsletters at [this](#)

[link](#). You can subscribe to the newsletter via email at the same link.

Housing Market Reports



Long Realty provides a variety of Housing Market Reports at [this link](#).

Useful Phone Numbers

Pima Sheriff Non-emergency reporting	351-4900
Rincon District 6 Commander Jess Copfer	351-6383
Snake Removal Rural Metro non emergency	624-9913

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