



February 2024

Board News



Newsletter & Website News

A big thanks to Linda Hillmer who stepped down from the Board in 2023 and was responsible for developing our website, serving as our communication expert with the newsletter and being an all-around great neighbor...we will miss her (and Jay, Austin and Ziggy too)! If you are interested in taking over HOA communications, [please let](#)

[me know.](#)

CC&Rs and By Laws to be Updated

The Sunridge Board is currently working with an OV attorney to update the CC&R and By Laws.

New Home to be Built on Sedona Ridge

Construction will be begin this spring /summer on the home at the end of Sedona Ridge Place (832).

Annual Dues: Please Pay

Invoices for annual dues were sent in December. Please pay promptly; if you haven't received an invoice, please contact our accountant, [Loretta Dominguez](#).

Looking for Board Members

It's time for new volunteers to join the HOA Board. There are 70 homes in our neighborhood and only a handful of residents have ever served on the HOA Board. Please consider stepping up and supporting your community by volunteering as a Board Member. [contact me](#) all inquiries!

Year-End Financials Available

The HOA Year-End Financials are complete. If you'd like to receive a copy, please [contact me](#) since I'm not in the area and won't be having an in-person annual Board meeting anytime soon. -- Suzanne Kinkel, HOA President



Cracked pavement in Sunridge Estates (photo by Michael Theis)

Not All It Was Cracked Up to Be

A few years back, signs were placed on our streets noting the pavement was going to be repaired and preserved. Normally, Oro Valley Public Works sends out a crew with a tank of hot rubber sealant and the crew uses a wand to fill the cracks and then squeegees it flat. Often, they will then Fog Seal the pavement. Fog seal is a single application of an asphalt emulsion onto an existing pavement surface for maintenance purposes. The fog seal is to renew oxidized pavement surfaces and will also seal minor cracks.

However, this time the town was going to do something much more radical: pave over the existing asphalt. Sure enough, equipment showed up emblazoned with "Micro Paving" on its sides. It laid down a coat of asphalt about one inch thick. The asphalt is actually a slurry mixture of water, asphalt emulsion, aggregate (very small, crushed rock), and chemical additives.

Wow was it great! It looked like the streets in a brand-new development: all smooth and black. I am sure I was not the only one to wonder how long it would look this way.

A micro surfacing treatment can last up to seven years. But not so long under the hot Arizona sun. If you have looked at the roads in our subdivision, you will see a lot of cracks in the pavement... a lot!

There are seven common types of asphalt cracking and the one we are mostly experiencing is "Block Cracking." Block cracking is a series of large (typically one foot or more), rectangular cracks on the asphalt pavement surface. This type of cracking typically covers large areas and may occur in areas where there is no traffic. Block cracking is typically caused by shrinkage of the asphalt pavement due to temperature

cycles. Ah, there is that Arizona sun again.

The Pavement Preservation Division of Oro Valley has a five-year schedule for standard maintenance of public paved streets. So, in a couple of years or so, we will be visited by the crew with the hot tank of rubber and a crew with wands and squeegees. Until then, more cracks will show up and the existing ones will expand. But for a while, the micro surfacing treatment sure did look nice. -- Written by Michael Theis



Solicitors must have a permit from the Town; they must show it to you if you ask to see it.

News from OVPD: Solicitors' Permits

Did you know that in the Town of Oro Valley, solicitors who go door to door for the purpose of selling goods or merchandise are required to obtain a Solicitor's Permit from the Town Clerk's Office? It's true! This rule also applies to peddlers, roadside merchants, and canvassers.

The reason that the town has this statute is to ensure that individuals who wish to sell goods within the town are following the proper guidelines for how to conduct business and have passed the proper background checks necessary for the protection of the health, safety, and general welfare of the public.

The process to obtain a Solicitor's Permit (officially called a Solicitor's License for Business) involves applying for permit through the Clerk's Office, paying a fee, obtaining a business license, submitting current photographs, getting fingerprinted, and passing a background check. Once all of these steps are completed and the application is approved, the individual or business will receive a Solicitor's Permit, roughly 3" x 4" (see example below). Permits are issued to the individual, so if there are multiple people soliciting for the same company, each person has to have their own permit.

Exemptions

Some organizations are exempt from this statute. Charitable, religious, political, educational, and similar non-profit groups are not required to obtain a permit, but are encouraged to do so. This includes organizations such as Teen Challenge, Girl Scouts, churches, school or sports fundraisers, etc. While these organizations are not required to obtain permits, they still must comply with any "No Solicitors" or similar signs displayed at a residence.

The Rules

- Solicitors are required to display their Solicitor's Permit while conducting business in the town.
- Solicitors are only allowed to go door to door between the hours of 9 a.m. and 7 p.m.

- It is unlawful for solicitors to ring or knock at a residence when the owner or resident has clearly displayed “No Peddlers,” “No Solicitors,” “No Canvassers” or a similar message at the entry or front door of the residence. (Signs placed at the entrance to the neighborhood are not legally sufficient to prosecute.)
- It is unlawful for solicitors to set up roadside stands to sell goods within the town.

Violations

If you are an Oro Valley resident and someone comes to your door soliciting goods for sale, they do not have a Town of Oro Valley Solicitor’s Permit visible, and they cannot provide one when you request to see it, you should politely decline their offer and immediately contact OVPD to report the violation. An officer will be dispatched to locate the individual and address the violation. Often, OVPD finds that these solicitors are with a larger group from out of state and they do not know the rules in our town.



Oro Valley Police Department will host a free community presentation on current scams and identity theft trends.

Upcoming Events

Scams and Fraud Presentation

Date: Wednesday, March 13, 2024

Time: 6 p.m. – 7:30 p.m.

Location: Oro Valley Council Chambers (11000 N. La Canada Drive)

Details: A FREE community presentation on current scams, fraud and identity theft trends. Learn ways to reduce your likelihood of becoming a victim!

Presentations by OVPD, Resources/Outreach to Safeguard the Elderly (ROSE) and BMO Bank. Snacks and refreshments will be served. RSVP by emailing CRU@orovalleyaz.gov or calling (520) 229-5085.



OV Economic Development News

Three new commercial tenants have been identified for the Oro Valley Marketplace: Dollar Tree, Hampton Inn, and Surf Thru Express Car Wash.

The San Dorado shopping center (where Panera Bread is located) has three businesses under construction: Il Sons for Men Barbershop, AT&T, and Urgent Vet. - Submitted by [Margie Adler](#), Town of Oro Valley

Their Advertising = Your Litter

Don't you hate it? You walk to the end of your driveway and there is a business card lying on the ground. It can be for a landscaping company, a driveway/paver company or



A recent "business" littered our neighborhood with their calling cards (photo by Michael Theis).

perhaps a business that can convert your grubby garage floor into a sparkling epoxy coated expanse that you won't want to dirty by parking your car on.

Perhaps you picked one of these cards up. Perhaps it blew into your yard, a neighbor's yard or into a wash. What that business owner sees as cheap advertising, ends up being litter in your yard or neighborhood. It also turns out to be illegal.

Oro Valley ordinance 10-9-8, "Distributing Handbills at Private Premises" prohibits this type of trash advertising. It states in part: "No person shall throw, deposit, or distribute any commercial or non-commercial handbill in or upon private premises except by handing or transmitting any such handbill directly to the owner, occupant, or other person then present in or upon such private premises; provided, that, except where the premises are posted as provided in this Code or where anyone upon the premises requests otherwise".... Not quite a great read but if you enjoy this type of legalese, [click here](#) to read the code.

So, what can you do to prevent this from happening? You can ask the town to contact the business and they will call and let them know that they are in violation of a town ordinance. Or you can call the phone number and tell them yourself. Why not call and ask the person who answers where they live, as you would like to drop some litter at their house?

More than likely, you will probably do nothing. And that is fine too... do nothing. But do not call the company with the intent of contracting them. A company advertising in this manner is usually the epitome of 'Fly-by-night' (and night is usually when they drop the business cards... they don't want to be caught doing it during the day).

I checked into New Horizons Concrete, which dropped a business card on my driveway in December. A search of registered business names in AZ through the Arizona Secretary of State and the Arizona Corporations Commission yielded no valid business with this name. They have no website, no business address and not even an email address.

They also have no business dropping their advertising litter on our streets and driveways. If they get no business by doing dropping their cards on our driveways, they will eventually stop doing it. -- Written by Michael Theis

Sunridge Estates HOA Board

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