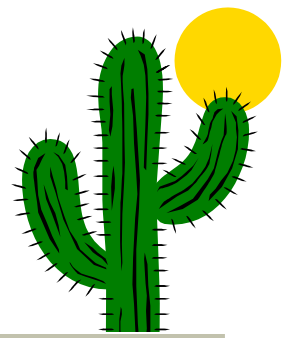


COUNTRY CROSSING NEWSLETTER



Tucson Country Crossing Homeowners Association, 9410 N. Albatross Drive, Tucson, Arizona, 85742
Email: tcchoa@juno.com Phone: 520-579-9450

HAPPY HALLOWEEN

It's that time of year again, when all the kids will be parading through the streets, running from house to house in anticipation of that next treat. Please use extra caution on the streets and slow down.

Another safety issue is our street lights or lack of, please take a minute to be sure your house light is not burned out, this is our only source of street lights so let's put an extra effort forth for the kids and make sure all of our lights are on.

Have and fun and safe Halloween!



WATCH FOR IT!!

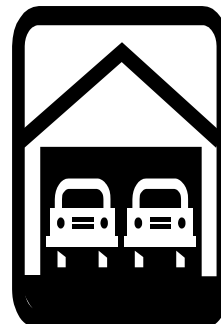
A
"Country Crossing" sign will
Be at the Linda Visa entrance
soon

MONTHLY INCREASE AS OF JANUARY 1ST

As of January 1, 2008 the monthly dues will increase to \$22.00 per month. The annual dues will now be \$264.00. We will still offer a 10% discount to any one paying for a whole year at a time; this discounted amount is \$237.60. The increase is minimal and will help to counter the cost increase of maintaining both pools and common areas. In comparison with other HOA's in the area with similar amenities we are still well below most.

Our HOA CPA has also recommended that we conduct a Reserve Study, which is really designed to help the HOA plan, budget and

be prepared for scheduled regular maintenance and emergency maintenance to the pools and common areas. The study should be completed by the end of the year and we will have the results for you to review at our Annual Meeting in February, 2008.



***Have you
checked
Your garage
door lately?
Does it need
painting?
Repairs ??***

ANNUAL GARAGE SALE

Mark your calendars for Saturday, October 27th. We will be having our annual garage sale from 7:00am -12pm. We will advertise in the local newspaper and also on Craigs List. It's a great time to clean out those garages and make some cash at the same. If any one would be willing to make signs that would be greatly appreciated. We will place the "A" frame signs at both entrances.

COMPLIANCE ISSUES

Weeds, weeds and more weeds!! There are several yards that are being taken over by weeds. It really decreases our property values and takes away from the overall look of the neighborhood. Please be considerate and maintain your yards. We have had several complaints called in regarding excess weeds.

Parking is another continuous problem; it seems to improve for a while and then becomes an issue again. The CCR's state absolutely no parking on the streets or in the yards. This limits you to 4 vehicles, 2 in the garage and 2 on the concrete driveway. If you have added an additional cement slab you may have an additional vehicle. Just because you see other cars on the streets doesn't mean you don't have to comply with the rules AND doesn't mean that they are not receiving violation letters OR fines. If your garage is not available because of storage then consider renting a storage unit. We have the right to fine up to \$25 per day if you continue to be in violation.

COMMUNITY WATCH



Many of you are aware of the recent activity of cars being set on fire while parked on the street. It has very recently happened right here in our own neighborhood as well as nearby communities. The Sheriff Dept is aware of the problem and has sent out a letter making people aware of this activity. Please be looking for any suspicious behavior or activity and report it to Pima County Sheriff Dept.

Architectural changes must be approved prior to making any changes to your property. A written request is needed to submit to the Board of Directors. Requests are reviewed at every monthly meeting.

HOA INFORMATION

Monthly dues are \$21.00 and are due the 1st of every month. Payments received after the 15th will be considered late and a late fee of \$15 will be charged to your account. Each homeowner is responsible to send their dues in on their own, there are no invoices sent out.

Please make checks payable to TCCHOA and mail them to 9410 N. Albatross Dr. Tucson, AZ 85742 OR you may use the drop box at the South Pool.

If you need to contact the HOA for any reason please call 579-9450 and leave a message or you mail email us at tcchoa@juno.com. If you have an urgent matter you may call 591-4257.