



TUCSON COUNTRY CROSSING NEWSLETTER April 2009

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ANOTE FROM THE PRESIDENT

As you probably know, a new Board of Directors was elected at the annual meeting on Feb 23, 2009. This year's Board Members are listed in the Annual Meeting Recap and on the website. Five Board Members from last year decided not to run again this year. We would like to thank Paul, Kristina, George, Steve and Mike for their past service, all of whom have volunteered on the Board for several years. Their years of dedication to our community is commendable and appreciated.

The new Board hopes to accomplish a lot this year. One of the first goals of the 2009 Board of Directors is to improve communication between the Board and the community. The message phone and the HOA email will still be available as always. In addition, my direct email and phone number will be available to you. Please feel free to contact me about community issues anytime.

We will also be utilizing the website more this year. The status of projects planned or underway will be available through the website. And you can send us comments or suggestions through the website. The website address is www.TucsonCountryCrossing.com. We would like Tucson Country Crossing to continue to be an enjoyable place to live. Let us know what we can do to help,

and, let us know what YOU can do to help. All homeowners in our community are welcomed and encouraged to attend the monthly Board meetings to make sure your voice is heard and to keep updated on the association's current issues. Your opinion matters, but only if you let us know what it is. Together, we can make this a great year.

Keith Pullen (991-3462)
President@TucsonCountryCrossing.com
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ANNUAL MEETING RECAP

The annual meeting was a great success, we had a lot of participation.

2009 Board Members

Keith Pullen - President
Tom Carlson - V. President
Ericka Giesecke - Treasurer
Brandi Comeau - Secretary
Jennee DelVecchio - Director
Joseph Parra - Director
Lloyd Wundrock - Director
Thomas Cali - Director
Available - Director

A couple big issues discussed were excessive speed through the neighborhood and building noise walls on Linda Vista.

The Board will request a traffic analysis to see what we can do to slow down traffic on our streets. The Board will look further into the noise wall for Linda Vista. Marana didn't get a sufficient response from

homeowners on Kingbird to build the noise walls, but it really affects the whole community and we would like them to consider the voice of the community as a whole not just Kingbird Street. We will keep you posted on this.

We also voted to move the annual meeting next year to an indoor location.

The Board also will take a look at the existing parking rules as stated in the CC&R's and address some of the reoccurring parking issues.

COMMUNITY NEWS

BBQ/Potluck/Swimming Party

TCCHOA would like to announce the event of the summer!

Everyone living in the community is invited to come and enjoy food, music and meet the neighbors. We are planning the party for sometime in June. The date, time and details will be posted on the mailboxes. Anyone interested in helping with ideas or suggestions please notify Jennee DelVecchio at jennee@brownsareselling.com or call 834-6432.

Looking for a decorator

We are looking for someone who has an eye for color. We would like to put together multiple color schemes for the outside of our houses. If you are interested in working with the Board on this project please contact the HOA.

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COMMUNITY NEWS

On April 1, it was discovered that the storage facility at the South Pool was broken into. The door appears to have been kicked in. Unfortunately, the drop basket was empty and we believe checks were stolen. We have filed a report with the Pima County Sheriff Dept. If you have any specific information regarding this incidence please call the HOA to get the report number and then call the Sheriffs dept. The last bank deposit was made on Thursday, March 26th, so if you have placed a payment in the deposit box between Monday, March 23 and Tuesday, April 1st and your check has **not cleared** the bank please call or email the HOA with your check number so we can verify if it has been stolen. If your check has been stolen you need to stop payment on your check immediately and tell your bank of the situation so they can watch for any suspicious activity with your account. The door has been repaired and we have placed a dead bolt on the door to prevent this from happening again. If you have any questions, please don't hesitate to contact us.

Opportunity

We are also seeking to reach out to those in our community who are unable to pull weeds, or need extra help maintaining their yard. Whether it is just a temporary thing or a permanent disability, we

would like to help you. If you are someone in need of this assistance please call or email the HOA and let us know. If you are someone willing to lend a hand to someone in need, please contact us also so we can compile a list of people available. Please consider giving a small amount of time to help someone in need.

COMPLIANCE NEWS

Architectural Review forms are available on our website. If you are planning to paint your house, approved colors are also on our website. If you are keeping existing colors you do NOT need to request permission from the Board.

We really need a volunteer to head up a Compliance committee. This person would oversee CC&R enforcement and communicate with the Board regarding enforcement issues. We also need to recruit additional people to be on this committee. Please consider getting involved in YOUR community.

MONTHLY DUES

HOA monthly dues are \$22 a month. Assessments are due the 1st of every month, if payment is not received by the 15th it is considered late and a \$15 late fee will be charged. Homeowners are responsible to send in their monthly dues in a timely manner, monthly invoices are not sent out. However, statements are sent out

homeowners keep up to date on their account. A 10% discount is given to homeowners paying for a full year of assessments in advance. The yearly amount with the discount is \$237.60 and your account must be current to receive the discount.

BOARD MEETINGS

Board meetings are held the second Tuesday of every month. Our next one is April 14th. We meet at 7:00pm at the South pool (Albatross & Wood Owl). We have one available Directors position, if you are interested, just come to the next meeting.

CONTACTING THE HOA

If you need to contact the HOA you may call the HOA message phone, our goal is to return your call within 48 hours. Email is another good option tcchoa@juno.com. You can always check our website for information and documents such as the CC&R's, By-Laws, Paint information, Architectural Review Forms, Welcome Packets and more.

POOL RULES

No one under the age of 16 is permitted in the pool area without adult supervision. For a complete list of rules, please go to our website.