



Tucson Country Crossing Homeowners Association, Inc.

9410 N. Albatross Dr.
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www.TucsonCountryCrossing.com

January 2010

Tucson Country Crossing Newsletter

Board of Directors

President

Keith Pullen

Vice President

Joseph Parra

Secretary

(Vacant)

Treasurer

Erica Giesecke

Director

Jennee Del Vecchio

Director

Lloyd Wundrock

Director

Thom Cali

Director

(Vacant)

Director

(Vacant)

Annual Meeting Notice

This year's Annual Association Meeting will be held on Monday,

February 15th at 7:00pm.

Since the homeowners at the last annual meeting voted to have the meeting indoors, the meeting this year will be held at the **Countryside Community Center at 9151 N. Bald Eagle**. Please make a note on your calendar to attend.

Call for Nominees

Request for Board Member volunteers. The Board of Directors can have up to 9 Board Members. We currently have 5 Board Members from last year running again. If you would like to be on the 2010 ballot, please let us know.

Holiday Lights Contest Winners

Congratulations to our Holiday Lights Contest winners. We had lots of great light displays this year. It was hard to pick just 4 winners. This year we had voting available to all residents through our website. We received several ballots and the top contenders were separated by only a few points. Pictures of the nominees and winners are on our website at www.TucsonCountryCrossing.com.

5110 Blackbird **(1st Place)** \$125

5336 Wood Owl **(2nd Place)** \$100

9401 Albatross **(3rd Place)** \$75

5090 Blackbird **(Honorable Mention)** \$50

Monthly Assessments

The monthly association assessments will stay at \$22 per month again this year. The last increase was from \$21 in 2008. Remember to pay your assessments before the 15th each month to avoid late fees. You can get a 10% discount by paying the full year in advance. The annual fee with the 10% discount is \$237.60. Payment coupons are available on the website or by request.

Free Business Listings

We have a business page on our website. Homeowners and residents can advertise their businesses for free. You don't need to own the business, you can also list your employer's business. Let us know if you would like your business listed. www.TucsonCountryCrossing.com

Board of Directors Meetings

Board Meetings are usually held on the second Tuesday each month at 7pm at the south pool. The south pool is at 9410 N. Albatross. Homeowners are welcomed to attend.

Survey Questions:

We may be able to reduce the trash pickup costs by close to 50% by having one provider for the community. This would require that all homes use the same provider and the fee would be added to the association assessments. It might also require only one pickup per week.

☐ Y ☐ N Would you like to reduce your trash pickup costs by having the HOA contract with a single provider?

☐ Y ☐ N Once per week pickup is Ok.

☐ Y ☐ N Would you use an option to pay your Association fees by Charge Card?

Name: _____

Address: _____

You can also fill out this survey online at

www.TucsonCountryCrossing.com

Common Area Facelifts 2009

You may have noticed that the south pool had a major facelift this fall. A few dead trees were removed, extensive pruning was done and new landscaping gravel was installed inside and outside the fence. The larger rocks along the streets were moved to make room to park partially over the curb to help reduce street congestion when visiting the pool.

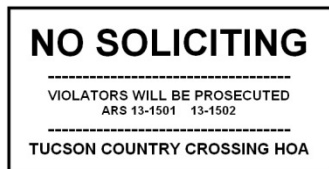
We also removed the weeds and added landscape gravel along the edge of the Wood Owl retention basin.

Noise

Remember to be considerate of your neighbors concerning noise. Our CC&R's ask us to prevent our dogs from becoming a nuisance and prohibit any noise that might disturb the peace and quiet of the occupants of surrounding properties. This is particularly important at night, but also remember that many in our community are at home during the day. (CC&R 3.08 – 3.09)

No Soliciting Signs

We have small "No Soliciting" signs available for purchase. These metal signs are about 4 inches by 6 inches and cost \$5.00. Let us know if you would like one for your home.



Paint Color Standards

There are new paint colors posted on the website. If you are planning to repaint your home soon, take a look. You can also pick colors that are not on the standard list, just make sure to have them approved by the Board before you paint.

2009 Projects and Maintenance

- Repair south pool drinking fountain ~ March
- Add deadbolt to storeroom door at south pool ~ April
- Install lock guards on pool equipment sheds ~ April
- Repair gate latch at north pool ~ April
- Replace damaged hard drive in computer ~ May
- Clean off paint from south pool ramada floor ~ May
- Disconnect leaking heaters at north pool ~ May
- Replace broken table locks at north pool ~ May
- Install hose rack at north pool ~ June
- Replace shallow end pool lights at both pools ~ July
- Repair shower faucets at both pools ~ July
- Provide skimmer poles and nets at both pools ~ July
- Replace damaged lounge chairs at both pools ~ August
- Replace defective wall light fixtures at north pool ~ September
- Repair broken stair rail at south pool ~ September
- Clear plugged sewer drain at south pool ~ September
- Repair bathroom faucets at south pool ~ October
- Add reflectors at entrance stop signs ~ October
- Replace "No Soliciting" signs that were stolen ~ November
- Landscape gravel along Wood Owl retention basin ~ November
- South Pool landscape gravel ~ December

Recent Yard Facelifts

Several of our homes recently had extensive front yard facelifts including new landscape gravel. Thanks for putting in the extra effort to help beautify our community. It looks like they may be contenders in next summer's Top Ten Summer Yards contest.

5084 W. Kingbird
5066 W. Blackbird
5072 W. Kingbird
9567 N. Albatross

Remember you can get a discount on landscape gravel at Pioneer Sand. Discounts are also available from our landscaper to install your landscape gravel.

Pioneer Sand - 744-8700

Modern Designs Landscaping - 370-6000

We are Updating Our Records for 2010 **Homeowner**

Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
Email: _____

Property Address: _____ **Tenant**

Name: _____
Phone: _____
Email: _____

Return this form to: **TCCHOA**
9410 N. Albatross Dr.
Tucson, AZ 85742