



## Tucson Country Crossing Homeowners Association, Inc.

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JULY 2010

### Tucson Country Crossing Newsletter

**Board of Directors**

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**Summer Family BBQ Recap**

We had our largest turn out so far - every burger, hotdog and bun were gone! Door prizes were given away including a free carpet cleaning, Home Depot and Lowe's gift cards and Round-up. Don't miss our next BBQ September 25<sup>th</sup> 6-8pm! It's a great opportunity to meet your neighbors, board members and new friends! See the website for more BBQ details.

**Summer Top Ten Yard Contest**

The Top Ten Summer Yards contest is underway! If you have a landscaper clean up your yard, or if you do it yourself, snap a few pictures and send them in for the contest. Or, just send us your address and we'll stop by and get some pictures. If you know of a home that should be added to the list, let us know. Check the website for information on how to nominate a yard. The contest goes through Aug 31<sup>st</sup>. Don't miss out on a chance for prizes and recognition.

**Pool Gates** If you have any trouble with your pool key, please email your address, card number and pin number to Danielle ([tcchoa@juno.com](mailto:tcchoa@juno.com)) so

**Living With Arizona Wildlife** There have been several recent reports of javelina and bobcat sightings within the subdivision. All residents within the subdivision are reminded that with all of the construction that is going on around the subdivision there will be an even stronger likelihood that Arizona Wildlife will make its way into our subdivision. The most prevalent animals that have a chance of being seen in the subdivision are the javelina, bobcat and coyote. We have to be cognizant of the fact that the more constrained their living environment becomes, the more likely they are to come into the subdivision in search of food and water. The bobcat and coyote are both predators and they do pose a threat to any of our smaller pets. They also will be attracted to locations that can provide a habitat for small rodents, birds and other smaller desert animals such as lizards and snakes. The Arizona Game and Wildlife and local law enforcement will not respond to sightings of these animals unless they are being aggressive in nature. To limit the likelihood of interaction with these animals, we should strive to prevent attracting their visits. Do not feed these animals nor provide access to food and water bowls you may have set out for your pets. Make sure that all trash containers remain secure and are not accessible. Be aware of the fact that the javelin will root out small plants to include cacti and potted flower beds. The less attractive we make our subdivision to visits by these animals, the less likely it is that they will come calling. It is recommended that residents of the subdivision visit the Arizona Game and Fish Department website at [www.azgfd.gov](http://www.azgfd.gov) for more information on interacting with Arizona Wildlife. Click on the specific links to information on javelina, bobcats and coyotes for more detailed descriptions of the animals and their respective living characteristics. There is also a link to a portal containing answers to FAQ (Frequently Asked Questions) that is very informative.

**Board of Directors Meetings** are usually held on the second Tuesday each month at 7pm at the south pool. The south pool is located at 9410 N. Albatross. Are next meeting is July 13th. Homeowners are welcome to attend.

**Monthly Assessments** are \$22 per month and due the 1<sup>st</sup>. Remember to pay before the 15<sup>th</sup> to avoid late fees. Annual payment discount details and payment coupons are available on the website. [www.TucsonCountryCrossing.com](http://www.TucsonCountryCrossing.com)

**No Soliciting signs** are still available, we are giving out the first sign at no cost, if you wish to have additional signs they will be \$5. Please email or call the HOA to request one.

**Planning on Painting?** There are new paint colors posted on the website and at both pool bulletin boards. You can also choose colors that are not on the standard list, just make sure to have them approved by the Board before you paint.

we can get it fixed as soon as possible. Also, if you find a pool card please turn it in to us so we can return it to the owner. There is a \$50 replacement fee for lost cards.

**Pool Areas** have experienced vandalism and graffiti, please keep an eye out for any suspicious activity and call 911 first if assistance is needed and then call the HOA to report it. And if you should witness someone in the process of doing graffiti please call 88 Crime. Pima County also has a website to report the physical address of graffiti

[dot.pima.gov/communityrelations/taag/reportform.cfm](http://dot.pima.gov/communityrelations/taag/reportform.cfm)



**We will be using Surveillance Cameras to help reduce vandalism. Security Camera signs are now posted at both pools.**

**Weed Season is Here, Again!** Yes, it's weed season again. On windy days little weed seeds blow in and land in your yard. They hide dormant waiting for a rainy day. Once they get wet they start popping up like, well, like weeds. The monsoons will be here before you know it (really) so let's all try to stay ahead of the game! Here are a couple helpful suggestions:



One way to dramatically reduce the amount of weeds that pop up is to have your yard sprayed once or twice a year with a pre-emergence. Pre-emergence keeps the seeds from germinating. Some of the trees and plants used in the front yard landscaping drop seeds that sprout up in unwanted areas of the yard. These are considered weeds, too, and can also be reduced with a pre-emergence. You can do it yourself, or hire a professional. Some products like Round-Up Extended Control has weed killer and a pre-emergence combined in one mixture. When buying weed spray, always check the instructions to make sure it won't harm your existing plants and check to see if it contains a pre-emergence.

Whether you pull them or use weed sprays, hire a professional or do it yourself, try to take care of any weeds before they get out of control. And don't worry, if you forget, we'll remind you. ☺

(Note: If you need help with your yard, contact the HOA and we'll see what we can do to help.)

#### **Landscaping References (Weed control)**

Modern Designs Landscaping has been taking care of homes in northwest Tucson for several years. Chuck would be glad to stop by and give you a free estimate with 10% off any of your landscape needs. **370-6000**

Carter's Services is offering 10% off this summer for landscaping services at any CSVHOA home. **312-5059**

Royal Weed Control is offering \$10 off weed spray this summer at CSVHOA homes, no contract required. **887-6925**

Pioneer Rock and Sand recently donated landscape gravel for one of our BBQ door prizes. Give them a call if you need to update your yard gravel. **744-8700**

Southwest Landscape & Design recently repaired a wall for a homeowner. **282-0532**

Let us know if you have a good landscaper that you would like to recommend to your neighbors.

**Yard Maintenance:** In our CC&R's section 9.1.4, it asks us to "keep each Lot in an attractive, well-kept and maintained condition and in conformity with all other Lots within the subdivision." This includes house and patio wall paint, landscaping gravel and the general appearance of the home from the street. Our annual "Top Ten Summer Yards" contest is just getting under way, it's a great incentive and motivator to start your home and yard maintenance projects. Remember to ask for HOA discounts when ordering landscape gravel or when hiring other contractors to work on your home. We offer free advertising on our website for contractors that provide discounts to our community. Check the business listings on our website for references.

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**Please do not dump garbage or debris over your walls into the wash areas. It can lead to many problems such as undesirable animals, rodents, insects etc.**

**Neighborhood Watch Program Update** Efforts to establish a Neighborhood Watch Program within the subdivision have been stymied by the lack of response on the part of residents who are willing to actively participate in the program. To date only 5 homeowners/residents have indicated a willingness to participate in the program. In order for us to establish a program under the sponsorship of the Pima County Sheriff's Office we need to have at least 35% of the homeowners/residents agree to participate. There are 212 homes in the subdivision so we need for at least 65 homeowners/residents to agree to participate in the program. If you are willing to participate in the program, please Email your name, Email address and telephone number to the TCCHOA Website. Once the required number of participants is acquired, a meeting will be set up to establish the foundational structure for the program. The best way to deal with problems in the subdivision is to prevent them from happening in the first place. A Neighborhood Watch Program will go a long way in providing that prevention! Remember the old saying "An ounce of prevention is worth a pound of cure"!

#### **2010 TCCHOA Calendar**

Top Ten Yard Contest – July 1<sup>st</sup> – Aug 31<sup>st</sup>  
Fall Family BBQ – Sat. Sept. 25<sup>th</sup> 6pm – 8pm  
Fall Garage Sale – Sat. October 23<sup>rd</sup> 7am – 12pm  
Holiday Decorating Contest – Dec 1<sup>st</sup> – 23<sup>rd</sup>  
Annual Meeting – Feb 7, 2011 7pm

