



Tucson Country Crossing Homeowners Association, Inc.

9410 N. Albatross Dr.
Tucson, AZ 85742

Email: tcchoa@TucsonCountryCrossing.com

Telephone/Fax: 520-579-9450

www.TucsonCountryCrossing.com

OCTOBER 2010

Tucson Country Crossing Newsletter

Board of Directors

President

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Vice President

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Secretary

Jennee DelVecchio

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Lloyd Wundrock

Director

Mary Jane Doll

Director

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Director

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Fall Family BBQ Recap

The Fall BBQ was another great success. More and more people are coming, getting to know their neighbors and enjoying great food as well. Thanks to all our board members for all the work that goes into this event. Great door prizes were given away, including Home Depot and Lowe's gift certificates.

Pool Gates

Please make sure the pool gate latches when you enter or leave the pool area. The pool gates have been left propped open on numerous occasions over the last several months. We realize that this is often done by trespassers leaving the gates open for friends or future visits. Help us keep the pool areas secure by checking the gates any time you are near the pool. And report any suspicious activities to the HOA. Thanks

Board of Directors Meetings

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. Our next meeting is November 9th. Homeowners are welcome to attend.

Monthly Assessments

Assessments are \$22 per month and due the 1st. Remember to pay before the 15th to avoid late fees. Annual payment discount details and payment coupons are available on the website.

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 each. Please email or call the HOA to request one.

Political Signs

It's election season again and we're sure you've noticed political signs popping up all over. But what are the rules for political signs within our neighborhood? State Statutes allows homeowners to place one political sign on their property no larger than 24 inches by 24 inches. County regulations allow signs on private property to be posted 30 days before an election, and the signs can stay as long as 10 days after the election. References: ARS Section 33-1808 C ; Pima County Code 18.79.110 E 15

Have a Happy and Safe Halloween!

Just a friendly reminder, it will be Halloween before you know it and little trick or treaters will be all over the neighborhood. In preparation, please be sure to check that your house lights are lit. This will help to light up the streets and provide a safe place for our kids to enjoy the evening. Remember to slow down when driving through the neighborhood; be sure to look for the children as they may not be looking for you.

Weed Season "IT IS TIME AGAIN!"

The end of the monsoon season for this year once again signals it is time to address the resultant weed, shrub and tree growth in our respective yards. The TCCHOA congratulates the Top Ten Yard Winners currently designated by signs denoting their selection for setting the standard in yard and home maintenance the rest of us would do well to emulate. The TCCHOA remains committed to its role in providing friendly notices of reminder to homeowners/residents of the need to correct deficiencies in the maintenance of our respective yards and residences. The TCCHOA looks forward to continuing to work with the homeowners/residents in ensuring that the maintenance of the residences in our community remains a priority for all concerned.

This continued focus will help us to retain the highest value possible of our residences while fostering the best quality of life attainable for our community. We continue to strive to live up to the old adage that 'an ounce of prevention is much better than a pound of cure!' (Note: If you need help with your yard, contact the HOA and we'll see what we can do to help.)

Fall Survey

Please take a few minutes to fill out the attached Fall Survey. You can mail it in with your HOA assessment payment, or drop it in the drop box at the south pool. The survey is also available to fill out online at our website at www.TucsonCountryCrossing.com

Landscaping References

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. Check the Business page on our website at www.TucsonCountryCrossing.com

Summer Top Ten Yard Contest

Congratulation to the winners of this year's Top Ten Summer Yard contest. The winners were selected by the attendees at the Fall BBQ. Pictures of the winning yards and all 51 of the nominees are on our website at www.TucsonCountryCrossing.com. Thank you to all that participated by putting in a little extra effort to help beautify our neighborhood.

- ✓ 1st 5066 Blackbird
- ✓ 2nd 5050 Blackbird
- ✓ 3rd 5091 Kingbird
- ✓ 4th 5110 Blackbird
- ✓ 9549 Albatross
- ✓ 5067 Kingbird
- ✓ 5171 Wood Owl
- ✓ 5049 Blackbird
- ✓ 9567 Albatross
- ✓ 9421 Albatross

Garage Sale Reminder

Mark your calendar for our semi-annual community garage sale on Saturday October 23rd from 7:00am-12:00noon. Several homes in our community take advantage of our community garage sales each year. It's a great way to clean out your closets, garages and make money at the same time. The HOA will advertise the garage sale on Craigslist and we will put up signs at both entrances. Any additional signs are welcome.

2010 TCCHOA Calendar

Fall Garage Sale – Sat. October 23rd 7am – 12pm
Holiday Decorating Contest – Dec 1st – 23rd
Annual Meeting – Feb 7, 2011 7pm

TANGLE-FREE FLAGPOLE HOLDER

Have you noticed that flags always seem to get tangled around the flagpole on breezy days? We've found a Tangle-free flagpole holder that works great. The pole rotates with the flag on ball bearing. Our flags have never been tangled since we installed these holders. To get more information about the flagpole holder, contact **Flyrite** at 1-262-253-0778 or at www.flyritecorp.com. The Aluminum Kits are probably the best ones to get. The kits cost around \$40.

Fascia Painting – Roof Tile

Several homes in our neighborhood are in need of fascia paint and/or roof tile repair. Fascia paint not only makes the home look better, it also helps prevent wood rot and much more costly repairs latter on. We are planning to look into group discount rates for painting the fascias and tile repair on several homes in our neighborhood this fall. If you would like to participate, contact the HOA so we can add you to the list. And if you have a painter or roofer that would like to bid on the project, let us know that, too.

HOLIDAY DECORATING CONTEST

Don't forget about our Holiday decorating contest that starts the day after Thanksgiving. In past years, our neighborhood has displayed great holiday spirit and I hope that this year is no different. Cash prizes will be awarded to the top 4 yards. We would really like to get the community involved in the voting process this year, so be sure to check the website for more information.

Pick Up After Your Dog

It's common courtesy. Cleaning up after your dogs shows respect for our neighbors and our community.

More than dog aggression, nuisance barking or unsupervised dogs, most complaints against dogs are about people not cleaning up after their dogs. Dog Poop is the number one reason for negative public sentiment against dogs. Every time you don't pick up after your dog, you are giving one more reason for others to dislike dogs and dog owners.

Your actions set an example for others. When you pick up after your dog, you are part of the solution! And your actions will help convey the message that it's the right thing to do. Many people even carry extra bags to offer to others as a subtle and neighborly hint that cleaning up after our dogs is what responsible dog owners do. Those ever-abundant grocery bags make excellent pooper scoopers.

More and more people are taking it upon themselves to pick up "orphan poop." These people are truly ambassadors. You can set a good example, too. If you see orphan poop, pick it up with one of those extra bags you are carrying. Ref: www.somdog.org



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October 2010 SURVEY

How much **general enforcement** of the CC&R's and Bylaws do you think the Board should provide?

1. No enforcement
2. Just the rules that the Board feels will "enhance and protect the value, desirability and attractiveness of the community" as specified as the purpose of the CC&R's.
3. All HOA rules should be enforced.
4. Other. _____

How much **weed enforcement** should the Board provide?

1. No enforcement. Leave it up to each homeowner.
2. Only after several months of uncontrolled weed growth.
3. Only when weeds are present and there has not been a recent rain.
4. Any time enough weeds are present to detract from the appearance of the yard / neighborhood.
5. Other. _____

How strictly should the **trashcan storage** rules be enforced?

1. No enforcement.
2. Trashcans can be stored anywhere as long as they are off the street on non-pickup days.
3. Trashcans can be stored in the front yard as long as they are fairly inconspicuous.
4. Trashcans should be stored out of site except on pickup days, as stated in the CC&R's.
5. Other. _____

(5=Excellent 3=Average 1=Poor)

Has the Homeowner's Association been receptive to your needs as a homeowner / resident? (5 4 3 2 1)

Are you satisfied with the performance of the 2010 Board of Directors of the TCCHOA? (5 4 3 2 1)

Comments:

Name: _____

Address: _____

I am a: () homeowner () renter

Please mail this survey back to:

TCCHOA SURVEYS

9410 N. Albatross Drive

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Or you can drop it in the mail slot at the South Pool.

You can also fill out your survey online at www.TucsonCountryCrossing.com