



# Tucson Country Crossing Homeowners Association, Inc.

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January 2011

## Tucson Country Crossing Newsletter

### **Board of Directors**

#### **President**

*Keith Pullen*

#### **Vice President**

*Joeseeph Parra*

#### **Secretary**

*Jennee DelVecchio*

#### **Treasurer**

*Lloyd Wundrock*

#### **Director**

*Mary Jane Doll*

#### **Director**

*Colin Schmugge*

#### **Director**

*Ericka Giesecke*

### **Annual Meeting Notice**

The Annual Association Meeting will be held on Monday,

**February 7th at 7:00pm.**

Because our evenings are quite cold we decided to have the meeting indoors again. The meeting will be held at **Countryside Community Center at 9151 N. Bald Eagle**. Please make a note on your calendar to attend. If you are unable to attend please be sure to fill out an absentee ballot and send it in the HOA before the meeting. The absentee ballot will be available on our website the last week in January.

### **Monthly Dues increase to \$23**

It is our objective to keep the dues reasonable and only raise them when necessary. The last increase was in 2008 from \$21 to \$22. The 2011 monthly dues will be **\$23 per month**. We will

still offer a 10% discount for any homeowner that would like to pay the entire year in advance and in one payment. The discounted amount is \$248.40. Remember to pay before the 15<sup>th</sup> to avoid late fees. Payment coupons are available on the website.

### **Call for Nominees**

Request for **Board of Director** volunteers. The Board of Directors can have up to 9 Board Members. We currently have 6 Board Members from last year running again. If you would like to be on the 2011 ballot, please let us know ASAP. Absentee ballots will be available on our website the last week in January.

### **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 located at 9410 N. Albatross. Our next meeting is January 11th. Homeowners are welcome to attend.

### **Holiday Lights Contest Winners**

Congratulations to our Holiday Lights Contest winners. We had lots of great light displays this year. As always, it was hard to pick just 4 winners. Voting was 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](http://www.TucsonCountryCrossing.com).

5090 Blackbird **(1st Place)** \$125  
5110 Blackbird **(2nd Place)** \$100  
5242 Wood Owl **(3rd Place)** \$75  
9492 Albatross **(Honorable Mention)** \$50

### **January Survey**

The January survey that is included with this newsletter is also available online on our website. If that's easier for you, just fill it out there and click the submit button.

### **Entrance Sign Update**

The entrance sign plans are almost complete. We hope to have permits ready soon. We are hoping to reduce the construction cost of the sign by utilizing volunteer help from within the neighborhood as much as possible. If you can help in any way, let us know on the Survey form. Even if you just want to stop by to keep us company, we'd be glad to see you. Check the website for progress updates [www.TucsonCountryCrossing.com](http://www.TucsonCountryCrossing.com).



### **Spring Garage Sale**

Mark your calendars for the Annual Community Garage Sale on **April 16<sup>th</sup>**. We'll put up the A-frame signs and post an ad in CragList. Check the website or the next newsletter for our annual calendar.

### **Recent Facelifts**

A few homes in our neighborhood recently had extensive facelifts, including new landscape gravel.

**5061 W. Blackbird**

**9509 N Blackbird Place**

Thanks for putting in the extra effort to beautify our community.

Note: If you see a home in our neighborhood with a recent facelift, let us know so we can acknowledge it here in the newsletter.

Remember, TCCHOA homeowners can get a discount on gravel at Pioneer Sand. Discounts are also available from our landscaper to install gravel if you need help.

**Pioneer Sand – 744-8700**

**Modern Designs Landscaping – 370-6000**

### **Landscaping Maintenance**

Our landscaper, Chuck with Modern Designs Landscaping, recently cleaned up the weeds and overgrowth from the drainage culvert between 9501 and 9507 Albatross for us. The Albatross drainage area is not a common area so it is not part of his contract with us. But he cleaned it up for us anyway at no charge. If you see Chuck and his crew working around our neighborhood, be sure to tell them thanks for keeping our community looking great.

**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. These metal signs are about 4 inches by 6 inches. Please email or call the HOA to request one.

### **Delinquent Accounts (New Section)**

This is a new section in the newsletter. In future newsletters, addresses of homes with over \$150 in delinquent HOA assessments will be listed here. We hope this section will be very small. Or better yet, not needed at all.

### **Fire Hydrants (Parking)**

As a reminder, parking in front of a fire hydrant is illegal, even in our neighborhood. The NW Fire Department has informed us that fire hydrants should be kept clear 15 feet in each direction at all times. That leaves 30 feet clearance for the fire department in case they need to access the hydrant. If your house is burning, you won't want the fire department to spend extra time trying to get to the hydrant. Every second counts. And if your vehicle is in the way during an emergency, the fire department probably won't wait for you to move it.



### **Looking Back 2010 Projects and Maintenance**

- Replaced the "No Soliciting" signs that were stolen
- Cleaned out weeds from Albatross drainage culvert
- Cleaned up trash in desert west of Albatross
- Replaced the hard drive in the gate code computer
- Cleaned up graffiti at the north pool. (Twice)
- Added security light behind north pool pump room
- Replaced two wall light fixtures at the north pool
- Replaced broken bathroom door knob at north pool
- Replaced drip system valves at north pool
- Replaced the sand in the filter at the south pool
- Replaced the pool pump at the south pool
- Roto rootered the sewer drain at the south pool
- Replaced anti-siphon valve for south pool fill line
- Painted yellow safety stripe on step at south pool
- Replaced salt cells at both pools
- Trimmed tall palm trees at pools (annually)
- Replaced the back gate deadbolt lock that was broken by vandals at the north pool. (Twice)

Remember, if you see anything that needs attention, be sure to let us know. Let's work together to keep our neighborhood in good repair and looking nice.