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JULY 2011

Tucson Country Crossing Newsletter

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June BBQ recap

There were a lot of new faces at this summer's BBQ, as well as several "old timers" from the neighborhood. Most of the Board of Directors were there including Danielle, the Association's General Manager. Lloyd provided grilled peppers again this year, and they were a big hit again. We probably should make them a tradition for all of our BBQs. The Top Ten Yards were selected by a vote of the Homeowners at the BBQ. It was a close vote again this year. We needed to have a tie breaker vote for a few homes.

October 1st BBQ reminder

Mark your calendars and don't miss the chance to meet your neighbors and the Board of Directors at the fall BBQ on October 1st. And, of course, lots of free food! We always try to have some great door prizes, too. The UofA will be playing USC that night. We may see if we can find a way to project the game at the pool.

Summer Top Ten Yard Contest (April and May)

The Top Ten Summer Yards contest this year was in April and May to avoid the hottest part of the summer. The top ten were selected by homeowners voting at the June BBQ. Pictures of the winners and all the candidates are on the HOA website.

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Top Summer Yards 2011

1st Place - 5110 W. Blackbird

2nd Place - 5044 W. Blackbird

3rd Place - 5084 W. Kingbird

4th Place - 9485 N. Albatross

5th Place through 10th Place (No order)

5043 W. Blackbird

5049 W. Blackbird

5060 W. Albatross Place

5067 W. Kingbird

5337 W. Wood Owl

9549 N. Albatross

Cars Broken into at Night

Several cars were broken into along Blackbird late at night on May 5th. We don't have street lights in our neighborhood so it is important that everyone leave their garage wall lights on at night. And if you leave your car out at night, a car alarm would be a good idea. If you see any suspicious activity in the neighborhood, especially late at night, call 911.

Monthly Dues - Increased

The monthly dues were increased to \$23 a month in January 2011. We are still receiving checks for \$21 and \$22. Please make a note of this to avoid your account becoming delinquent.

Community Yard Sale - Saturday October 22nd

Our annual community fall garage sale will be on Saturday October 22nd from 7:00am-12:00noon. Several homes in our community took advantage of our last garage sale. It's a great way to clean out your closets and garages, and make money at the same time. The HOA will advertise on Craigslist and we will put up signs at both entrances. Any additional yard sale signs are welcome

Entrance Sign Update

You may have noticed, the entrance sign construction at Linda Vista and Albatross is well underway. Ground breaking was April 30th 2011. The painting will be done soon. After the painting is finished we'll install orange roof tiles to match the homes in the neighborhood. We're currently working on getting bids for the sign lettering. Check the HOA website for progress updates and pictures. www.TucsonCountryCrossing.com.

Delinquent Accounts (New Section)

This is a new section in the newsletter. Addresses of homes with over \$150 in delinquent HOA assessments will be listed here. Please make sure your dues are current. Homes on an active payment plan will not be listed here. Several homeowners have recently set up payment plans to help them get current on their assessments. We hope the need for this section will go away soon. If you need assistance or a payment plan, contact the HOA.

Homes over \$150 delinquent

5060 Kingbird	5057 Blackbird	5141 Blackbird
5171 Wood Owl	5181 Wood Owl	5182 Wood Owl
5261 Wood Owl	5343 Wood Owl	9456 Albatross
9468 Albatross	9480 Albatross	9481 Albatross
9497 Albatross	9524 Albatross	9531 Albatross
9544 Albatross		

Parking Abuse

As you know, parking in our community is restricted by our CC&R's to within the garage or on the concrete driveway. To help with temporary overflow parking we have been allowing temporary street parking "if" the vehicle is pulled at least halfway off the street over the curb. This exception is intended for temporary "overflow" parking only. However, we have been noticing several vehicles parking on the street when there is room in the driveway. Please don't abuse this parking exception. Help keep our streets clear. Only park on the edge of the street if you don't have room in your garage or driveway.

Trashcan Screening

Our CC&R's require us to keep our trashcans stored out of sight except for on collection days. We have been noticing more and more trashcans being stored by the side of houses in plain view from the street and from neighboring homes. There is no requirement to keep your trashcans in the garage or backyard. However, they do need to be stored out of sight. Tucking them behind shrubs or putting up a screening fence is acceptable. Several homes have already put up screen fencing. If you want to put up a fence, make sure to have it approved by the Board of Directors first. And if you want help figuring out screening options, contact the HOA. We will be sending reminder notices to homeowners that leave their trashcans out. Please make sure yours are properly stored out of sight. Do your part to keep a pleasant curb appeal in our neighborhood.

Bulk rate fascia paint and tile repair

Several homes in our neighborhood are in need of fascia paint and roof tile repair. We will be sending out letters soon to homes that are in need of paint and repairs. Our CC&R's and Bylaws require us to keep our homes in an attractive, well-kept and maintained condition. Fascia paint not only makes the home look better, it also helps prevent wood rot and much more costly repairs later on. We have negotiated group discount rates for painting the fascias in our neighborhood. If you would like to participate, contact the HOA so we can add you to the list.

Doggie Station

We have installed a Doggie Station at the NE corner of Albatross and Linda Vista. That's a popular area for dog walking and there gets to be quite a bit of dog waste accumulating at times. We're hoping a convenient bag dispenser will help dog walkers clean up after their pets.



Survey results

The survey results from the January 2011 Survey are in. The results are on the HOA website. See what your neighbors are saying. Results from previous surveys will be posted soon.

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2011 TCCHOA Calendar

Fall BBQ - October 1, 2011

Fall garage sale – October 22, 2011

Holiday Decorating contest – December

Annual Meeting – Feb 6, 2012

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 meetings are August 9, Sept 13, October 11, Nov 8, and Dec 13. Homeowners are welcome to attend.

Pool Keys

If your pool key is not working or you have forgotten your pin number please email the HOA so we can correct the problem. Please do not open the door for people who do not have a working pool key, their pool privileges may be suspended for a reason. Also please do not prop the doors open with a rock, this is a danger for little kids who do not know how to swim and may give them a way into the pool area unsupervised.