



## **Tucson Country Crossing Homeowners Association, Inc.**

9410 N. Albatross Dr.  
Tucson, AZ 85742

Email: [tcchoa@TucsonCountryCrossing.com](mailto:tcchoa@TucsonCountryCrossing.com)

Telephone/Fax: 520-579-9450

[www.TucsonCountryCrossing.com](http://www.TucsonCountryCrossing.com)

**April 2012**

### **Tucson Country Crossing Newsletter**

#### **Board of Directors**

##### **President**

*Keith Pullen*

##### **Vice President**

*Joseph Parra*

##### **Secretary**

*Jennee DelVecchio*

##### **Treasurer**

*Lloyd Wundrock*

##### **Board Member**

*Valerie Boatner*

##### **Board Member**

*Carmen Serrano*

##### **Board Member**

*Bill Stott*

##### **Board Member**

*Tom Carlson*

##### **Board Member**

*Pete Petersen*

#### **Annual Meeting Recap**

The 2012 Annual Meeting for the Tucson Country Crossing HOA was held on February 27, 2012 at the Countryside Community Center. The meeting was convened after it was established that quorum of eligible homeowners was present.

There was an introduction of the Board of Directors and Officers for the HOA. All Board members were present. The minutes of the prior Annual Meeting were reviewed and approved.

The financial reports were reviewed and approved including the Annual Budget for 2012. Highlighted during the review was the fact that the annual dues have been increased by one dollar per month to cover deficit spending that has consistently occurred

over the past 3 to 4 years. A survey was presented showing that even with the increase, the HOA fees remain one of the lowest for HOAs located in the Tucson Metro area of the same size. Efforts by the Board and HOA Manager were highlighted at keeping the HOA delinquent fee accounts to a minimum. The high number of foreclosures and foreclosure actions occurring within the subdivision during 2012 were discussed. It was surmised that this will continue because of the state of the economy. It was noted that the HOA has benefited extensively from the efforts of Board President Keith Pullen in addressing operational maintenance on a continuing basis. It was acknowledged that his actions on behalf of the HOA has resulted in considerable savings in the maintenance costs of the common grounds. President Pullen was also commended for his efforts in the construction of the subdivision entrance sign.

HOA Board of Directors Nominations were solicited and an election was conducted. The results were election of nine board members who then elected the Officers for the Board. The members are Keith Pullen, President; Joseph Parra, Vice President; Jennee DelVecchio, Secretary; Lloyd Wundrock, Treasurer; Valerie Boatner, Member; Tom Carlson, Member; Pete Petersen, Member; Carmen Serrano, Member and Bill Stott, Member.

The 2011 projects and repairs were reviewed and discussed. The calendar for 2012 was reviewed and approved. It is

posted on the website. The survey results conducted through the newsletters were reviewed and discussed. These are also posted on the website.

Open floor discussions were held regarding parking issues and delinquent HOA fee accounts.

Following adjournment of the Annual Meeting, an introductory first meeting of the newly elected Board of Directors was conducted.

#### **Top 10 Yard Contest**

The **Top 10 Yard Contest** is currently underway. The contest goes through April and May. All homeowners attending the Summer BBQ on June 2<sup>nd</sup> can vote for their favorite top 10 yards. Remember to nominate your favorite yard (or your own yard). Nominations can be sent through the website, or any other way you want to get them to us. Spruce up your yard now and send in your nomination. Don't be left out! Check our website for pictures of last year's nominees and winners. This year's nominees will be posted soon.

#### **Pool Key Discount- Only in April**

Each home is permitted to have one or two pool keys. You can get a replacement key if you have lost yours, or if you want a spare key. There is a \$50 refundable deposit required for each key. However, for the month of April, you can get one replacement key for a 50% discount. Only \$25 per key. The replacement key must be requested during the month of April. Only two keys per home, and only one discounted key per home. Request your key by phone, email, or through the website contact form.

#### **Annual Spring Garage Sale –Sat April 14, 2012 7am-12pm**

Mark your calendars and start cleaning out your closets! We will be having our annual community spring garage sale. We will put up the A-frames at both entrances and we will list the even on Craigslist but more signs are always welcome and helpful.

#### **Driveway Oil Stains**

We have noticed several homes in the neighborhood that are accumulating excessive oil stains on the driveway or curb. To help cleanup the overall appearance of our community, we have included with this newsletter directions for removing oil stains from concrete driveways. If you would prefer to hire a professional, Hydra Force Powerwashing can provide an 80 to 90% clean for \$140, or a 95 to 100% clean for \$250. Call Jenifer at 437-9187 or go to [www.HFPowerwashing.com](http://www.HFPowerwashing.com). Please help keep TCCHOA looking its best.

### **Monthly Dues increased to \$24**

Just a reminder that the monthly dues have increased to \$24 per month. We are still receiving many checks for \$23

### **Trashcan Screening**

Reminder: (CC&R Section 3.14.2) Trashcans... “shall be screened from the view of adjoining lots or from the streets”. If you want to put up a Trashcan Screen, 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’ll be glad to help. Please make sure your trashcans are properly stored out of sight. Do your part to keep a pleasant curb appeal in our neighborhood.

A few sample trashcan screens are on our website at [www.tucsoncountrycrossing.com/trashscreens.htm](http://www.tucsoncountrycrossing.com/trashscreens.htm)

### **Fascia Paint**

Several homes in the neighborhood have fascias that are deteriorating and need repainting. Leaving fascias inadequately painted can lead to very expensive wood damage down the road. We have received several estimates for painting the fascia boards on your home. If your fascia needs paint, contact one of the painting contractors below for more details. Or contact any other painting contractor of your choice. Spring is a great time of year for painting.

### **Consolidated Painting**

Fascia only – 2 Coats Dunn Edwards Evershield 20  
Single story \$200; Two story \$300  
Most homes, paint only, no repairs.

**230-3587 or 390-4424**

### **R&D Paint Works**

Two coats Sherwin-Williams acrylic latex satin paint  
Single story fascia only \$470; Two story fascia only \$570  
Single story - Street facing fascia only \$150  
Two story - Street facing fascia only \$225  
Most homes, paint only, no repairs.

**609-7544 or 609-7660 [painters@rdpaintworks.com](mailto:painters@rdpaintworks.com)**

### **Stetson Painting**

Dunn Edwards Ever shield 100% acrylic flat paint  
Fascia Prep and Painting Full coat on main house fascia  
Single story \$675; Two story \$950  
Most homes, paint only, no repairs

**322-0682**

### **Spring Weed Deal**

Our community landscaper is offering a **Spring Weed Deal** for our homeowners. Chuck will clear all existing weeds from the front yard, spray the front yard with pre-emergence, come back in a few weeks and spray again, and provide a 6 month guarantee (Will remove any weeds within the next 6 months). All this for only \$150 (for most yards). Call Chuck at Modern Designs Landscaping at **370-6000** to schedule.

### **Summer BBQ – June 2nd**

The annual Summer BBQ will be on June 2<sup>nd</sup> this year. It will be at the north pool on Kingbird at 6:00 to 8:00pm. Come meet your neighbors and the Board or Directors. And of course, swimming, free food, and door prizes. Previous BBQs are noted in our website on the News and Events page.

### **Recent Curb Appeal Projects**

9409 N. Albatross – New paint and landscape gravel.

Thank you to all you homeowners that take extra pride in keeping your yard and home in top shape. It improves the overall appearance of our community. And don’t forget, the **Top 10 Yard Contest** is now underway. This is a good time to put in a little extra effort and have a chance to win top yard recognition.

### **Entrance sign Thank you to Volunteers**

A big THANK YOU to all the people who volunteered their time and skills to construct the Entrance Sign:

Bob Farmer, Collin Schmugge, Fred, Chuck, Keith Pullen.  
Construction details and pictures are on the website.

### **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 May 8th. Homeowners are welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website.

### **No Soliciting signs**

Small 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. Or you can pick one up at the Summer BBQ on June 2nd.

### **Rental Information**

If you are a homeowner and currently renting your property please let us know. It is important for us to have this information so communications and account statements can be sent to correct address. There is a section on our website to update tenant information.

### **Delinquent Accounts**

This is a section of our newsletter that we wish was empty. This is a list of homeowners that are currently over \$150 past due. Many homeowners have set up payment plans to help catch up on past dues. If you are need of a payment plan please contact us. Homeowners on a payment plan will not be listed here. 5035B, 5039B, 5050AP, 5056AB, 5057B, 5072B, 5101A, 5133B, 5141B, 5182W, 5194W, 5224W, 5249W, 5261W, 5343W, 5361W, 9418A, 9461A, 9481A, 9493A, 9497A, 9501A, 9513B, 9531A, 9544A, 9550A, 9555A