



Tucson Country Crossing Homeowners Association, Inc.

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October 2012

Tucson Country Crossing Newsletter

We're Proud to be serving your Community!

Board of Directors

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Vice President
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Board Member
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Board Member
Vacant

As many of you know, Rossmar & Graham has been retained by your Board of Directors to provide management services for your community. We are very excited about this opportunity and look forward to a great relationship!

Rossmar & Graham dates back to 1968 when the company was founded on providing the highest quality property management services to our clients here in Arizona. Rossmar & Graham has been the industry leader in Phoenix and surrounding areas ever since. Today, Rossmar & Graham manages nearly 400 residential communities and we are excited about our continued expansion into Tucson!

Mindy Schooley is your new Association Manager. Mindy has been in the HOA management business for 11 years and carries two designations in the Association

Management industry- Certified Manager for Community Associations (CMCA) and Association Management Specialist (AMS). Mindy conducts regular inspections in the community to ensure that the common areas are being maintained properly as well as to inspect for any CC&R compliance infractions. In addition, Mindy works closely with the Board of Directors in an effort to improve the community, enhance property values and ensure that all administrative and financial matters are in order.

Again, we at Rossmar & Graham want to tell you how very excited we are about the opportunity to serve you! If you have any questions and/or concerns regarding Tucson Country Crossing, please feel free to contact Mindy directly-- at (520) 297-3031 or by email at

Manager@TucsonCountryCrossing.com.

Save the date!

- Fall BBQ, Saturday 6:00pm October 6, 2012
- Fall Garage Sale, 7am-noon October 20, 2012
Time to clean out those garages. We'll advertize on Craigslist and the A-frame signs at each entrance.
- Holiday Decorating Contest December
- Annual Meeting February 25, 2013

Tucson Country Crossing- Rossmar Connect Website

In addition to the website your community has maintained, Rossmar & Graham offers a supplemental website called Rossmar Connect! This site is an additional portal for getting all important Association information. We believe communication is a very important function to our communities. You will be able to access governing documents, minutes from previous Board Meetings, past newsletters, financial reports, and you can even see activity on your assessment account! Even further, you will be able to sign up for an optional community directory and receive community alerts via voicemail and/or email.

Accessing the website is easy and FREE! All you need to get started is a computer and of course an internet connection. You should have received your personal registration code in the mail a few weeks ago. Contact Rossmar & Graham if you need any assistance registering on the website! There is a link on the "Homeowner Kit" page on the HOA website. Or you can go directly to...

www.RossmarConnect.com/TucsonCountryCrossing

Red Rock Financial Services (RRFS)

The Board has retained RRFS for the collections of our past due assessments and related fees. RRFS offers a NO Cost collections service to our community. This means that the HOA does not incur any costs when attempting to collect on past due accounts. Instead, the past due account owner is assessed the fee. The Board has a fiduciary duty to collect assessments for the successful operation of our community and therefore, this option provides a viable way to sustain reasonable assessments moving forward. We realize that residents can experience hardships. Please be sure to contact the HOA if you are having a hardship. Payment arrangements are available to help you catch up if you're behind.

Board of Directors Meetings

Board meetings are usually held on the second Tuesday each month at **6:30pm** (Please note new time!) at the south pool. The south pool is located at 9410 N. Albatross. Our next meetings are September 11th, October 9th, November 13th, and December 11th. Homeowners are welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website.

Fall Community BBQ

It's just around the corner. Mark your calendars. The annual Fall BBQ will be Saturday evening on October 6th at 6:00pm. The BBQ is a great time to meet your neighbors as well as the Board of Directors and representatives from our new management. **And of course, lots of free food!** We'll also have our drawing for door prizes (customary weed spray, of course). If you know any businesses that would like to donate door prizes, let us know. Hope to see you all there!

Surveys

Wonder what comments came back from surveys sent in previous months? To read results, visit our website at www.TucsonCountryCrossing.com.

Compliance Efforts

My name is Mindy Schooley. I am your new Community Manager with Rossmar & Graham and I am very excited about working with you and the Board to help make your Community the best it can be!

Your Board of Directors and I have already met to discuss the specific issues of your community and some of them are:

- Weeds in landscaping- this includes the regular everyday weeds and it also includes noxious weeds such as Desert Broom.
- Landscaping Maintenance- including tree and palm tree trimming, shrub trimming, dead plant replacement, gravel refreshment, irrigation line burying, etc.
- Trashcans and Recycling Cans stored in view of neighboring properties and/or community streets.
- Driveway maintenance- oil stains, lifting, etc.
- Vehicles parked in landscaping. We ask that you utilize your garage and/or driveway for parking.
- Vehicle storage- inoperable vehicles- including flat tires, cobwebs/debris accumulation, expired tags, RV's, trailers, etc.
- Unapproved storage- boxes, ladders, etc. in side and/or front yards, driveways, etc.
- Painting- trims, garage doors, homes.
- Planning on doing some changes to your home? Please remember that approval from the Architectural Review Committee is required prior to starting any exterior projects.

If any of the above items apply to you, please take this time to take care of the issue or to give me a call and let me know of your plans...I'm here to help you! Some of you may have already received a Friendly Reminder about these compliance issues mentioned above. As of October 1, 2012, we will be directed to enforce all violations of the Community's rules and governing documents.

Most of the time, communicating with your Community Manager and/or your Board of Directors is the most important factor in coming to a resolution to an issue. Our number one goal with compliance is to support the Board of Directors in their efforts to protect, enhance and increase the property values within the community. This is a lovely community and we want everyone to enjoy living here!

Assessment Payment Options

Wondering where to send your monthly assessment payment? Rossmar & Graham offers several new options to you! Visit the "Homeowner Kit" page on our website for more information. www.TucsonCountryCrossing.com

"Nice Lot" Letters!

Periodically, Rossmar & Graham identifies homes throughout our community for doing a nice job in maintaining their yards. We'd like to commend the following residences that have received recognition in the past months!

◇ 5049 W. Blackbird Drive ◇ 5043 W. Blackbird Drive
◇ 5044 W. Blackbird Drive ◇ 5084 W. Kingbird Street
◇ 5067 W. Kingbird Street ◇ 9512 N. Blackbird Place
◇ 9516 N. Blackbird Place ◇ 9425 N. Albatross Drive
◇ 9421 N. Albatross Drive

The residents at 5266 W. Wood Owl Drive recently re-painted their home and did some landscaping enhancements. They were extremely pleased with the work done by Wild West Painting (520-668-8988) and Rascon Landscaping (520-297-8358).

We encourage all homeowners to maintain their lots so that Tucson Country Crossing continues to be a desirable community to live in. Gravel refreshment, landscaping maintenance, or a fresh coat of paint can go a long way! Let us know if you see a home you would like recognized. If you need any assistance with enhancements/maintenance at your home, please call Rossmar & Graham at 297-3031.

Pool Conduct

Our community pools are for the use and enjoyment of our residents and their accompanied guests. While we know the pool areas provide a way to beat the summer heat, the Association must also ensure that the pool is being used respectfully so that we can continue to use these areas safely. Please be aware that TCCHOA Board Members and/or Management Representatives reserve the right to conduct periodic inspections to check for valid membership pass cards and/or other appropriate personal identification of anyone using the facilities. Make sure to keep your pool key with you while you are at the pools so we can verify membership.

The TCCHOA Board of Directors would like to advise the HOA membership that the notice listed below is being posted at both the north and south pools which applies to the use of the adjacent ramadas as well. In addition, we would like to remind the HOA membership that smoking within the confines of the pool areas and the adjacent ramadas is prohibited. Section 3.08 of the TCCHOA CC&Rs prohibits the presence of pets in the pool and pool areas. Violations of these rules or any of the posted pool rules could result in the suspension of the use privileges for the pools and pool areas.

POOL NOTICE

The TCCHOA reserves the right to have Board Members and its designated representatives conduct periodic inspections to check for valid membership pass cards and appropriate personal identification to all individuals using its facilities, to include the north and south pools and surrounding ramadas.

Failure to cooperate with said inspections could result in the suspension of pool and ramada use privileges and/or notification of local law enforcement authorities in the pursuance of sanctions for violations of trespassing.