



Tucson Country Crossing Homeowners Association, Inc.

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April 2013

Tucson Country Crossing Newsletter

Annual Meeting Recap

The 2013 Annual Meeting for the Tucson Country Crossing HOA was held on February 25, 2013 at the Northwest Fire Station- 8475 N. Star Grass Rd. 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 to include the Annual Budget for 2013. Highlighted during the review was the fact that the Board has attained a professional Reserve Study to use for long term planning for the repair and replacement of large capital expenditures. Also discussed was the annual dues increase by one dollar per month in 2013. The Board of Directors explained the collections process for past due

assessments and the due diligence that is being performed to ensure that old accounts are being resolved. The Board has contracted with Red Rock Financial Services to perform collections services and they are currently working on 22 accounts. It was announced that former Board President, Keith Pullen, submitted his resignation from the Board since he is no longer a member of the HOA. It was noted that the HOA has benefited extensively from the efforts of 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. We wish Keith the best of luck in his endeavors.

HOA Board of Directors Nominations were solicited and an election was conducted. The results were election of the following members who then elected the Officers for the Board. The members are Joseph Parra, President; Valerie Boatner, Vice President; Pete Petersen, Treasurer; Tom Carlson, Member; and Bill Stott, Member. There are open positions on the board! If you're interested in participating,

please contact Mindy Schooley at Rossmar & Graham-
manager@tucsoncountrycrossing.com or (520) 297-3031.

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 8th 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.

Annual Spring Garage Sale –Sat April 13, 2013 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.

Thank you for your Service- Keith Pullen

Keith Pullen resigned from the TCCHOA Board at the end of November, 2012, as a result of ceasing to be a homeowner in our community. His resignation brought to an end his reign of over 4 years as the President of the TCCHOA Board. His remarkable tenure as TCCHOA Board President saw a number of significant achievements which included the planning and construction of the Tucson Country Crossing entrance sign off the Linda Vista entrance, and the bid process leading to the conversion of the TCCHOA from a self managed HOA to one contracting the services of a noted HOA management company. Keith provided hands on HOA maintenance to the community that resulted in significant cost savings to the HOA. Keith also fostered and promoted the development of the TCCHOA website which has become the foundation for communication within the community. During the course of his tenure, Keith developed and maintained an extremely personable and professional relationship with many HOA members in the community. The services and assistance that Keith provided to the TCCHOA will be sorely missed. The TCCHOA will honor Keith with a plaque commemorating his service to the community. Well done Keith, and Best Wishes Always!!

Monthly Assessment Increased to \$25

Just a reminder that the monthly dues have increased to \$25 per month. We are still receiving many checks for \$24.

Summer BBQ – June 8th

The annual Summer BBQ will be on June 8th this year. It will be at the north pool on Kingbird at 6:00 to 9:00pm. 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.

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 April 9, 2013. Homeowners are welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website and/or on the bulletin boards.

2013 Calendar

- Spring Garage Sale – Saturday April 13, 7am-noon
- Summer Yard Contest – April through May
- Summer BBQ – Saturday June 8th, 6pm-9pm
- Fall BBQ – Saturday Sept 21st, 6pm-9pm
- Fall Garage Sale – Saturday October 19th, 7am-noon
- Holiday Decorating Contest – December
- Monthly Board meetings – 2nd Tuesday each month

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 on an optional community directory to receive community alerts via voicemail and/or email. **Please be sure to provide us with an email address and/or your telephone number to participate in these community alerts!**

Accessing the **Rossmar-Connect** website is easy and FREE! All you need to get started is a computer and of course an internet connection. You should have already received your personal registration. Contact Rossmar & Graham if you need any assistance registering on the website! There is a link and more information on the “**Homeowner Kit**” page on the HOA website. Or you can go directly to www.rossmarconnect.com/tucsoncountrycrossing

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.

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.

If you have misplaced your pool key or it doesn't work, contact Mindy at 297-5315.

“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!

♦ 5066 W. Blackbird Drive ♦ 5110 W. Blackbird Drive
♦ 5224 W. Wood Owl Dr. ♦ 5177 W. Wood Owl Dr.
♦ 5085 W. Kingbird Street ♦ 5110 W. Albatross Place

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.

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.

Surveys

It's not too late to submit your replies to the January 2013 Survey. Please be sure to submit them so that we can consider it in order to move forward. Wonder what comments came back from surveys sent in previous months? To read results, visit our website at www.TucsonCountryCrossing.com.

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.