



## Tucson Country Crossing Homeowners Association, Inc.

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July 2013

### Tucson Country Crossing Newsletter

#### Summer BBQ- Postponed

The TCCHOA Barbecue scheduled for Saturday, June 8, 2013 has been cancelled. The TCCHOA Board of Directors has decided to have one barbecue during 2013 instead of two as had been previously scheduled. A barbecue has been scheduled for Saturday, August 17, 2013, which will be the only barbecue hosted by the TCCHOA during 2013. These changes have been instituted because of low turnout for the June barbecue during the past several years and the need to practice fiscal constraints in the TCCHOA expenditures. The TCCHOA will host the August 17, 2013 barbecue and will provide hamburgers and hot dogs with appropriate trimmings as well as water and soft drinks. The TCCHOA Board of Directors is encouraging the TCCHOA membership who choose to participate to

consider bringing a favorite "pot luck dish" to share with other participants. Notice of these changes will be noted in the forthcoming TCCHOA Newsletters as well as being posted on the TCCHOA website and the North and South Pool bulletin boards.

please contact Mindy Schooley at Rossmar & Graham-  
[manager@tucsoncountrycrossing.com](mailto: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. 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.

#### 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.**

#### 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 June 11, 2013 and on July 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
- Community BBQ – Saturday, August 17, 2013
- Fall Garage Sale – Saturday October 19<sup>th</sup>, 7am-noon
- Holiday Decorating Contest – December
- Monthly Board meetings – 2<sup>nd</sup> Tuesday each month

#### New Pool Maintenance Company

The Board of Directors has contracted with a new pool maintenance company to over see our community pools. Classic Pools started service in May. During the peak season- they will service the pool three days per week and on off-peak season- it will be reduced down to one day per week.

Classic Pools will be working with the Board of Directors to ensure that all equipment is functioning properly and making recommendations for any improvements and/or repairs that might be needed.

#### 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. Replacement keys are available for purchase for \$50.00 each, up to two (2). 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.

#### 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.

#### **Newsletter Advertisements**

The Association accepts advertisements for inclusion with the community newsletter. Ads accepted, however, may be limited by space available. All ads must also be approved by the Board of Directors.

Pricing is as follows:

- Business Card size- \$10
- ¼ page- \$20
- ½ page- \$35
- Full page with member providing insert- \$70
- Full page B&W, insert provided by HOA- \$80

All ads are printed in black and white. Member provided full page ads can be in color.

#### **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](http://www.rossmarconnect.com/tucsoncountrycrossing)

#### **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.

#### **Yard Maintenance:**

In our CC&R's section 9.1.4, it asks us to “keep each Lot in an attractive, well-kept and maintained condition and in conformity with all other Lots within the subdivision.” This includes house and patio wall paint, landscaping gravel and the general appearance of the home from the street. Our annual “Top Ten Summer Yards” contest is just getting under way, it's a great incentive and motivator to start your home and yard maintenance projects. Remember to ask for HOA discounts when ordering landscape gravel or when hiring other contractors to work on your home. We offer free advertising on our website for contractors that provide discounts to our community. Check the business listings on our website for references. [www.TucsonCountryCrossing.com](http://www.TucsonCountryCrossing.com)

#### **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](http://www.TucsonCountryCrossing.com).

#### **Pima County Sheriff- Dispose-A-Med**

The Pima County Sheriff's Department will be hosting Dispose-A-Med events intermittently throughout the year. These events are offered free of charge thanks to a grant provided by the Department of Justice. The next event is scheduled for July 13, 2013 from 7am-11am at 5900 W. Western Way Circle. For more information- visit [www.pimasheriff.org](http://www.pimasheriff.org).

#### **ATTENTION SEASONAL RESIDENTS:**

If you are leaving town for the summer, please make sure you change your mailing address with Rossmar & Graham. It usually takes an additional 7-10 days to get your forwarded mail. All you have to do is one of these four options: 1) call Rossmar & Graham Customer Care at (520) 297-3031 (select option #1 at the prompt); 2) email your request to [addresschanges@rossmar.com](mailto:addresschanges@rossmar.com); 3) fax a request to (520) 297-5315; 4) mail your request to Rossmar & Graham, 2120 W. Ina Road, Suite #103B, Tucson, AZ 85741