



Tucson Country Crossing Homeowners Association, Inc.

9410 N. Albatross Dr.
Tucson, AZ 85742

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www.TucsonCountryCrossing.com

January 2014

Tucson Country Crossing Newsletter

Interested in running for the Board?

Each year, at the annual meeting, the board members are elected. The Board can have up to 9 members. Qualifications for serving on the board are:

1. An interest in serving on the community where you live.
 2. A commitment to uphold the CC&R's
 3. The ability to listen and make informed decisions, as well as being able to communicate with other homeowners
 4. A commitment to attend regularly scheduled evening board meetings, as well as the additional time that may be required in order to participate at Committee Level
- All candidates must be confirmed owners of a unit in the Association or otherwise

Board of Directors

President
Joseph Parra

Vice President
Valerie Boatner

Treasurer
Peter Petersen

Board Member
Carmen Serrano

Board Member
Bill Stott

Board Member
Steve Jorgensen

Board Member
VACANT

qualify as a candidate, based on the Association's Document provisions, which may allow someone who is a representative of an owner to be elected to a Board. In some cases, a candidate may be required to be in good standing in the Association with all assessments current. (See related sections in your Association's Articles of Incorporation, Bylaws & CC&Rs.)

If you're interested in joining the board, please contact Mindy at FirstService Residential and/or submit your name on a future candidate request form. We hope you'll consider!

2014 Annual Meeting of Members!

The Annual Association Meeting is tentatively scheduled for **Tuesday, February 25, 2014 at 7:00pm**. Because our evenings can be quite cold we have been meeting indoors. The meeting will tentatively be held at Northwest Fire Station #38- 8475 N. Star Grass Drive. Please make a note on your calendar to attend. If you are unable to attend please be sure to fill out an absentee ballot and send it in to the HOA before the meeting. The absentee ballot will be available on our website.

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 January 14th, March 11th, and April 8th. Our

annual meeting is coming up in February- scheduled for February 24th. Homeowners are always welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website.

2014 Budget and Assessment

It is our objective to keep the assessments reasonable and only raise them when necessary. The 2014 monthly assessment has been increased to \$30.00 per month. The Board is focusing on establishing and building a reserve fund to pay for long term capital projects. The 10% discount, offered in previous years, will no longer be available to help the Association reach these goals.

Assessment Payment Options

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

Tucson Country Crossing- FSR Connect- Website

In addition to the website your community has maintained, FirstService Residential offers a supplemental website called FSR 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. Please be sure to provide us with an email address and/or your telephone number to participate in these community alerts!

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. Contact FirstService Residential 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.arizona.fsrconnect.com/tucsoncountrycrossing

Do we have your contact information?

Communication with our association members is an important function of your management company. Besides our direct mail or posting notices in the community, FirstService Residential utilizes a "Resident Alert" to send a recorded voice message to the entire memberships listed telephone number (great for emergencies), "Email blasts" to all listed email addresses, and "Website Postings" on the community website. For these systems to function, we need member telephone contacts and email addresses. If you have not supplied them, please do so by calling 520.297.3031 or

contact your manager at mindy.schooley@fsresidential.com. The information is retained only in our system and is not released to outside sources.

Do you lease your home?

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.

Please be sure to provide us with the name, telephone number, and/or email address for your tenants so that they can also receive community alerts through FSR Connect.

EXPLORER Newspaper- How to Opt Out

If you would prefer to not receive the EXPLORER Newspaper at your home- you can call their office and request that they no longer deliver to your home. Their telephone number is (520) 797-4384 or email them at editor@explorernews.com. The EXPLORER is also able to do vacation holds if you'll be away for an extended period of time.

Compliance Efforts

As announced in our last newsletter, the Board of Directors will be moving forward with full inspection for compliance. Below is the list of items that we will be focusing on.

- 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, slab 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 call us to let us know of your plans.

Please do your part in keeping our community looking great and avoid receiving violation letters.

Curb Appeal

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 FirstService Residential at 297-3031.

October 2013 BBQ

The Community BBQ continues to be a great success! We had about 30 people come by and eat, visit with neighbors. This year, we tried something new- by combining the community garage sale and the BBQ in the same day. We also condensed the number of BBQ's from two per year down to 1. We'd love to hear your feedback! If you have any suggestions on how to improve our BBQ's and/or are available to help, please contact a member of the Board.

Noise

Remember to be considerate of your neighbors concerning noise. Our CC&R's ask us to prevent our dogs from becoming a nuisance and prohibit any noise that might disturb the peace and quiet of the occupants of surrounding properties. This is particularly important at night, but also remember that many in our community are at home during the day. (CC&R 3.08 – 3.09)

Paint Color Standards

Did you know that the Association has a pre-approved paint color palette? To view them- visit the association websites. If you are planning to repaint your home soon, take a look. You can also pick colors that are not on the standard list, just make sure to have them approved by the Board before you paint.

After Christmas- Tree Recycling Programs

Residents can recycle their Christmas trees through the City of Tucson's TreeCycle Program. The program begins on Thursday, December 26, 2013 and continues through Sunday, January 12, 2014. TreeCycle sites are located throughout Tucson and Oro Valley. (See list of TreeCycle sites below). Please remember to remove all ornaments, decorations and tree stands before dropping off at the TreeCycle sites. Remember to Tree Pool! Bring your neighbor's tree— fewer trips means cleaner air. For more information, visit their website at <http://cms3.tucsonaz.gov/es/treecycle>

FirstService Residential- Contact Information

MINDY SCHOOLEY-Community Association Manager
2120 W. Ina Road, Suite #103B | Tucson, AZ 85741
Telephone 480.551.4300 | Direct 520.297.3031 | Fax 520.297.5315 | after hours 877.654.4274
Email: mindy.schooley@fsresidential.com
www.fsresidential.com

TUCSON COUNTRY CROSSING HOMEOWNERS ASSOCIATION, INC.

REQUEST FOR CANDIDATES FORM

The qualifications for serving on the Board are:

- An interest in serving the Community where you live.
- A commitment to uphold the Covenants, Conditions and Restrictions (CC&Rs) of Tucson Country Crossing Homeowners Association, Inc.
- The ability to listen and make informed decisions, as well as being able to communicate with other homeowners.
- A commitment to attend regularly scheduled evening Board meetings, as well as the additional time that may be required in order to participate at Committee level
- All candidates must be confirmed owners of a unit in the Association or otherwise qualify as a candidate, based on the Association's Document provisions, which may allow someone who is a representative of an owner to be elected to a Board. In some cases, a candidate may be required to be in good standing in the Association with all assessments current. (See related sections in your Association's Articles of Incorporation, Bylaws & CC&Rs.)

If you are interested in serving on the Board of Directors, please complete the following information: (This information may be included with the official ballot that will be sent to all homeowners.)

Name: _____

Biography (100 words or less): _____

Please include your contact information below: (This information will **not** be included in homeowner mailings.)

Address: _____ Unit/Lot # _____

Home Phone: _____ Work Phone: _____

Fax: _____ Email: _____

Please return this form by no later than Wednesday, January 29, 2014 to:

**FirstService Residential
2120 West Ina Road – Suite 103-B
Tucson, AZ 85741
Fax: 520-297-5315**