



Tucson Country Crossing Homeowners Association, Inc.

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Spring 2015

Tucson Country Crossing Newsletter

Board of Directors

President
Geoffrey Lampard

Vice President
Pete Petersen

Treasurer
Valerie Boatner

Secretary
Mary Jane Doll

Board Member
Bill Stott

2015 Board of Director Meetings

March 10

April 14

May 9

June 9

July 14

August 11

September 8

October 13

November 10

December 8

Meetings are held at the
south pool at 6:00pm

MESSAGE FROM THE HOA PRESIDENT

To all homeowners and renters, of homes in the Country Crossing HOA.

For those who don't know, we have 212 homes in the subdivision, with two pools and common areas associated with the pools. This subdivision is a good neighborhood with a varied demographic. We have families who own their home and families who rent the home they reside in. All of us are responsible for the property/home we have chosen to live in.

The TCCHOA Board of Directors, is working hard to keep the subdivision in as good as shape as possible. We are requesting that everybody here help keep the property clean, weed free and have what realtors call "curb appeal".

With the recent rains and warm weather, many of the front yards have become overgrown with weeds. Several of the front yards have not had any yard work done in quite awhile. Several driveways and areas in the front of the home have vehicles parked that are clearly not drivable or have not been driven in quite awhile. Please take care of these issues. If you have debris please put it in the trash or somewhere where it cannot be seen from the road in front of your home. If you have trees in your front yard and they have not been trimmed or leaves underneath, please rake them up as they tend to blow into your neighbors yard. This is just a reminder to all of us to keep our neighborhood well taken care as some day your home may be up for sale and the "curb appeal" of the entire neighborhood could impact the outcome of that sale.

Currently the Board of Directors is looking at the repair needs for the North and the South Pools. The North pool is in good shape, with some minor repairs. We have had a leak in the water main supplying the pool and that has been repaired. We ask that if you are travelling past the pool area and you notice water running or any other issue, please let us know through the management company. Currently, the swipe card and codes for the North pool are functional. We have installed signs requesting caution on the concrete when it is wet as it can become slippery.

The South pool, however is a whole different matter. The pool itself needs to have what appears to be extensive repairs. The management company has received bids from several pool companies and the Board of Directors is currently reviewing these bids. There is no doubt about it that we as a community will have to bear the cost of these repairs, which so far appear to be in the thousands of dollars. It will also affect the community because the South Pool will have to be shut down and emptied, preventing its use while repairs are ongoing. We may be able to have the needed repairs done to get us through the upcoming summer but that is only a stop gap measure.

Myself and the Board of Directors would be happy to entertain any ideas from the homeowners as well as from renters in this homeowners association as ways in which we could affect a cost effective repair for both pools.

As the summer months approach and our children are not in school, please take notice of your driving speed on the roads in the neighborhood as well as on the main roads feeding this neighborhood. It would be a great tragedy if one of our neighbors, child or adult, was injured or worse while our attention is being diverted while driving.

This Homeowners Association is fortunate to have hired a management company who works well with the Board of Directors, and is receptive to communications with all of us in this neighborhood and we are greatly appreciative of their work.

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MESSAGE FROM THE HOA PRESIDENT CONTINUED

As a final note, have an excellent year and help us keep the Tucson Country Crossing HOA subdivision, a great place to live. If you have any questions please feel free to attend the Homeowners Association Board of Directors meetings, held on the second Tuesday of the month at 6:00 PM. Let the management company (Kolleen Weber, First Service Residential, Kolleen.Weber@fsresidential.com) know of your intentions to attend so you can be placed on the agenda.

Thank you

Geoffrey Lampard

President TCCHOA Board of Directors.

BOARD OF DIRECTORS MEETING

DATE: TUESDAY, MARCH 10, 2015

TIME: 6PM

PLACE: NORTHWEST FIRE STATION #38, 8475 N. STAR GRASS DRIVE

Please join us to find out what is going on in our neighborhood! Pima County Supervisor Ally Miller – District 1 will be giving a presentation to the community addressing the strategic plan for this area to include road work, community services, and pedestrian footpaths as well as bicycle pathways. All homeowners are welcome and encouraged to attend the meeting!! You will not want to miss this very important meeting to discuss what will be done in our community and surrounding area!!

FirstService Residential

Tel: (520) 219-4520 /Fax: (520) 219-4711

After hours: (877) 654-4274

Community Manager:

Kolleen Weber

kolleen.weber@fsresidential.com

Website:

www.fsresidential.com/arizona

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 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.



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 520.291.4520 or contact your manager at kolleen.weber@fsresidential.com. The information is retained only in our system and is not released to outside sources.



Compliance Efforts

Community inspections are conducted by our management company twice monthly. 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 FirstService Residential to let them know of your plans.

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

Parking

Please remember to park in your garage or driveway. Please do not park in the landscaping. Remember, when you park in the street it makes it difficult for others to drive down the street safely. It is especially problematic for emergency vehicles to get through the street.



Try a New Recipe!

Summer Corn and Tomato Pasta

Ingredients:

Salt

- 1 pound bow-tie pasta
- 2 tablespoons extra-virgin olive oil
- 2 garlic cloves, smashed
- 1 pint cherry tomatoes
- 3 ears fresh corn, kernels cut off
- 2 tablespoons unsalted butter
- 1/4 cup fresh basil leaves, torn into pieces

Directions 1. Bring a large pot of salted water to a boil and cook the pasta until al dente; drain.

2. Meanwhile, in a large skillet, heat the olive oil over medium heat. Add the garlic and tomatoes and cook, stirring occasionally, until the tomatoes are softened, about 5 minutes. Stir in the corn, raise the heat slightly and cook until the corn is heated through and golden, about 5 minutes. Season to taste with salt.

3. Add the vegetables, butter and basil to the pasta and toss.

