



Tucson Country Crossing Homeowners Association, Inc.

9410 N. Albatross Dr.
Tucson, AZ 85742

Email: tcchoa@TucsonCountryCrossing.com

Telephone/Fax: 520-579-9450

www.TucsonCountryCrossing.com

WELCOME TO TUCSON COUNTRY CROSSING

Congratulations on the purchase of your new home. We would like to take a moment to tell you about Tucson Country Crossing Homeowners Association. Our primary goal is to keep our neighborhood looking beautiful, safe and for it to be a pleasant place to live. Our current officers and Board Members are listed below:

Keith Pullen - President
Joseph Parra - Vice President
Jennee Del Vecchio - Secretary
Lloyd Wundrock - Treasurer
Vacant - Board Member
Vacant - Board Member
Vacant - Board Member
Vacant - Board Member
Vacant - Board Member

Danielle McPherson - General Manager

We welcome everyone's participation! There are many ways you can be involved in and be an active part of your community, board members are always needed. If you are interested, please call the HOA #579-9450 or email us at tcchoa@TucsonCountryCrossing.com. Monthly Board meetings are open to all homeowners. We generally meet on the second Tuesday of every month at 7:00pm at the South Pool located at the corner of Albatross and Wood Owl Drive. Please feel free to come, your suggestions and ideas are always welcome.

POOLS

There are two community pools. The North Pool is located on the corner of Kingbird and Blackbird Drive. The South Pool is located on the corner of Albatross and Wood Owl Drive. The pool rules are posted at both pools, please read them and familiarize yourself with them. No one under the age of 16 is allowed in the pool areas without adult supervision. The Board of Directors reserves the right to revoke pool privileges to persons violating the rules. The pool ramadas are available for pool parties. A refundable \$75 deposit is required. For more information please contact the HOA. You should have received a pool keycard at the time of closing, if you have not, please call and we can issue one. A pool agreement needs to be signed and also a \$50.00 deposit is required. There is also a \$50.00 replacement charge for lost cards.

MONTHLY DUES

Monthly dues are \$23.00 per month. The dues are collected on an honor system so you will not receive a monthly bill. You will receive a quarterly statement to keep you updated on your account. Payment coupons are available at our website or on request for your convenience. Payment is due the 1st of every month. If payment is not received by the 15th of the month it is considered late and a \$15 late fee will be charged. Please make checks payable to TCCHOA. Checks and money orders are the only form of payment accepted. Please mail your payment to TCCHOA, 9410 N. Albatross Drive, Tucson, AZ 85742 or you may use the drop box located at the South Pool. You may pay your dues monthly, quarterly, or annually however, all dues must be paid in advance. If you should choose to pay in advance annually, a 10% discount will be given. The annual discounted fee is \$248.40.

PARKING

There is no overnight parking on the streets. The CC&R's allow for cars to be parked only in the garage and on the concrete driveway pad. If you have visitors coming in for more than 24 hours and require additional parking please contact the HOA with the model and make of vehicle as well as the license plate number and how long they will be staying to avoid a notice of violation. If you or your guests need to park on the street temporarily, please pull at least half way over the curb to reduce street congestion. There is no parking in the yards for any reason. RV and boat parking is limited to 24 hours for loading and unloading purposes only. No utility trailers are allowed. The parking rules are strictly enforced and violators may incur fines up to \$25.00 per day.

TRASH PICK-UP

You are responsible for arranging your garbage pick-up. You may choose any vendor you like. Trash containers are only allowed to be out the night before collection day and must be put away that evening. Trash containers are to be stored out of sight in your garage, in your back yard, or screened from view with an approved screen.

MAILBOX KEYS

The HOA does not handle the mailbox keys. If you need assistance, please contact the Mountain View Post Office on Thornydale Road.

CC&R'S and BY-LAWS

At the time of closing you should have received a copy of both documents. It is important to read these and understand them. At the time of your purchase you signed a document agreeing to abide by the rules and regulations put forth in these documents. If you need an additional copy, they are available through the HOA for a fee of \$5.00. If you are planning to rent out your property, you are responsible for providing your tenants with a copy of these documents and also for their compliance. The CC&R's and BY-LAWS are also available on our website at www.TucsonCountryCrossing.com.

NEWSLETTER

A quarterly newsletter is mailed out to all homeowners. If you wish to submit something for the newsletter please call the HOA. Previous newsletters are also available on our website.

CONTACTING THE HOA

For general information please visit our website at www.TucsonCountryCrossing.com. If you need more information or would like to speak with the General Manager please email at tcchoa@TucsonCountryCrossing.com. Or you may call the HOA message phone at 579-9450.

ANNUAL HOLIDAY DECORATING CONTEST

Each year during the month of December we look forward to our festive community. We encourage homeowners to participate and go all out decorating their houses and yards for the holiday season. Prizes are awarded for First, Second, Third place and also Honorable Mention.

Again, Welcome to the neighborhood! If you have any questions, please feel free to contact the HOA at any time.

Sincerely,

The Board of Directors
Tucson Country Crossing, HOA