



9410 N. Albatross Dr.  
Tucson, AZ 85742

## Tucson Country Crossing Homeowners Association, Inc.

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APRIL 2010

### Tucson Country Crossing Newsletter

#### Annual Meeting Recap

We had another successful Annual Meeting on February 15<sup>th</sup>. We met at the Countryside

Community Center which people seemed to prefer to meeting outside at the North Pool ramada. Two new Board members were voted in, welcome to Mary Jane Doll and Colin Schmugge! Old Business: The Neighborhood Watch Program needs 70-75 homeowners (35% participation) to get off the ground and we also need approx. 8 leaders. Information will be going out to homeowners. Entrance signs – a picture of the first draft was passed out and it was agreed to move forward to get cost of signs. New Business: No soliciting signs are available to homeowners, the first one is free additional signs will cost \$5. Community Garbage Service – it was proposed to have one service for the entire neighborhood to cut down on cost and the number of trucks coming through the community. More information is needed and will be passed on to the homeowners, a two-thirds majority vote is needed to approve this. Curb Address Painting: we are looking into have this done as a Boy Scouts Eagle project. We would be required to pay for the materials but the labor will be done as a community service. Information will be sent out through our website and future newsletters. For a full copy of the minutes please see the website.

**Board of Directors 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. Are next meeting is April 13<sup>th</sup>. Homeowners are welcome to attend.

#### **Board of Directors**

##### **President**

Keith Pullen

##### **Vice President**

Joeseeph Parra

##### **Secretary**

Jennee DelVecchio

##### **Treasurer**

Lloyd Wundrock

##### **Director**

Mary Jo Doll

##### **Director**

Colin Schmugge

##### **Director**

Ericka Giesecke

**Credit/Debit** card payment for assessments will **not** be offered at this time. The board reviewed the costs that would be incurred and decided at this time it was not cost effective. We may consider it again next year, thank you for your input! Online banking may be an option for those homeowners not wanting to send that monthly check out. The bank automatically sends the check out the first of every month and the service is offered free of charge at many banks.

**No Soliciting signs** are still available, we are giving out the first sign at no cost, if you wish to have additional signs they will be \$5. Please email or call the HOA to request one.

**Summer Top Ten Yard Contest** was a great success last year and we will be doing it again July 1<sup>st</sup> – August 31<sup>st</sup>. Get started early because there was a lot of competition. The neighbor really looked good and people take great pride in their yards. Look for more details in the next newsletter and the website

**Planning on Painting?** There are new paint colors posted on the website and at both pool bulletin boards. You can also choose colors that are not on the standard list, just make sure to have them approved by the Board before you paint.

**Pool Gates** have recently been worked on, please take the time to see if your card works NOW before the heat is on. If you have trouble with your card please email the HOA and give your card and pin number along with your name and address.

#### 2010 TCCHOA Calendar

Spring garage sale – Sat. April 17<sup>th</sup> 7 am – 12pm  
Summer Family BBQ – Sat. June 12<sup>th</sup> 6pm – 8pm  
Top Ten Yard Contest – July 1<sup>st</sup> – Aug 31<sup>st</sup>  
Fall Family BBQ – Sat. Sept. 25<sup>th</sup> 6pm – 8pm  
Fall Garage Sale – Sat. October 23<sup>rd</sup> 7am – 12pm  
Holiday Decorating Contest – Dec 1<sup>st</sup> – 23<sup>rd</sup>  
Annual Meeting – Feb 7, 2011 7pm

**Dog Clean-up.** Please remember to clean up after your dog while walking through the neighborhood.

**Weed Season is Here, Again!** Yes, it's weed season again. On windy days little weed seeds blow in and land in your yard. They hide dormant waiting for a rainy day. Once they get wet they start popping up like, well, like weeds.

With all the rain we've had recently, our community is already starting to turn green.

One way to dramatically reduce the amount of weeds that pop up is to have your yard sprayed once or twice a year with a pre-emergence. Pre-emergence keeps the seeds from germinating. Some of the trees and plants used in the front yard landscaping drop seeds that sprout up in unwanted areas of the yard. These are considered weeds, too, and can also be reduced with a pre-emergence. You can do it yourself, or hire a professional. Some

**Monthly Assessments** are \$22 per month and due the 1<sup>st</sup>. Remember to pay before the 15<sup>th</sup> to avoid late fees. Annual payment discount details and payment coupons are available on the website.

#### Neighborhood Family Summer BBQ

Our next family BBQ is scheduled for June 12<sup>th</sup> from 6:00 – 8:00 pm at the north pool. Hamburgers, Hot Dogs, Drinks and Eegee's will be provided. Don't miss out on the great raffle prizes! Bring your swimsuits, meet your neighbors and new board members. It will be a great time and you can't beat the price...FREE!!

products like Round-Up Extended Control has weed killer and a pre-emergence combined in one mixture. When buying weed spray, always check the instructions to make sure it won't harm your existing plants and check to see if it contains a pre-emergence.

Whether you pull them or use weed sprays, hire a professional or do it yourself, try to take care of any weeds before they get out of control. And don't worry, if you forget, we'll remind you. ☺

(Note: If you need help with your yard, contact the HOA and we'll see what we can do to help.)

#### **Landscaping References (Weed control)**

Modern Designs Landscaping has been taking care of homes in northwest Tucson for several years. Chuck would be glad to stop by and give you a free estimate with 10% off any of your landscape needs. **370-6000**

Carter's Services is offering 10% off this summer for landscaping services at any CSVHOA home. **312-5059**

Royal Weed Control is offering \$10 off weed spray this summer at CSVHOA homes, no contract required. **887-6925**

Southwest Landscape & Design recently repaired a wall for a homeowner. **282-0532**

Let us know if you have a good landscaper that you would like to recommend to your neighbors.

**Trash Bins:** Our CC&R's require us to keep our trash bins stored out of sight. Please remember to bring your trash bins back from the street once they have been emptied and store them as inconspicuously as possible to help keep our neighborhood looking nice.

CC&R 3.14.2 "All equipment for the storage or disposal of garbage or other waste shall be kept in a clean and sanitary condition and shall be screened from the view of adjoining Lots or from the streets, except when necessary to effect collection of such waste."

**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. By the time our next newsletter comes out, the annual "Top Ten Summer Yards" contest will be just about ready to start. You may want to start planning your home and yard maintenance strategies now. 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)

**Community Garage Sale – Saturday April 17<sup>th</sup>** Mark your calendar for our first annual community spring cleaning garage sale on Saturday April 17<sup>th</sup> from 7:00am-12:00noon. Several homes in our community took advantage of our Fall garage sale last October. It's a great way to clean out your closets, garages and make money at the same time. The HOA will advertize on Craigslist and we will put up signs at both entrances. Any additional signs are welcome.



#### **Neighborhood Watch Program Update**

"The TCCHOA is proposing to establish a Neighborhood Watch Program for the subdivision under the auspices and sponsorship of the Pima County Sheriff's Office. For the program to be established there must be a **minimum** of 35% of the homeowners/residents committed to participate in the watch. This means that we need a **minimum of 75 homeowners/residents** out of a total of 212 homes in the subdivision to agree to actively participate in the watch in order for the Pima County Sheriff's Office to officially sponsor the watch. To date the response has been minimal. If you wish to participate, please email your name, telephone number and email address to the TCCHOA ([tcchoa@juno.com](mailto:tcchoa@juno.com)) attention of Joseph Parra. Once the necessary number of homeowners/residents respond, then an informational and organizational meeting will be scheduled to establish the watch." When the Neighborhood Watch Program is established, we will have Neighborhood Watch signs installed at both entrances. There will be meetings twice per year as well as periodic informational mailings to keep members informed. You don't need to be a homeowner to participate. Renters are welcomed and encouraged to participate. Please send in your information today.