



9410 N. Albatross Dr.
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Tucson Country Crossing Homeowners Association, Inc.

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April 2011

Tucson Country Crossing Newsletter

Annual Meeting Recap

We had another successful Annual Meeting on February 7, 2011. We met at the Countryside Community Center which people seemed to prefer to meeting outside at the North Pool ramada. The meeting was determined valid with a total of 22 homeowners represented. Both the prior annual meeting minutes and report of finances were approved. Election of Board of Directors took place, there were no new nominations. Old Business – an update on the entrance signs was given. New Business – Annual Calendar was discussed, parking near fire hydrants, top 10 yards contest was moved to springtime. For a full copy of the minutes please see the website.

Thank you to all our returning Board Members for volunteering your time and doing a great job!

Summer Top Ten Yard Contest

(April and May) The Top Ten

Summer Yards contest is underway! This year the contest will be in April and May to avoid the hottest part of the summer. If you have a landscaper clean up your yard, or if you do it yourself, snap a few pictures and send them in for the contest. Or, just send us your address and we'll stop by and get some pictures. If you know of a home that should be added to the list, let us know. Check the website for information on how to nominate a yard. **And feel free to nominate your own yard.** The contest goes through May 31st. Don't miss out on a chance for prizes and recognition. Look for more details on the website.

June 4th BBQ reminder (Vote for the Top Ten Yards)

The Summer Top Ten Yard winners will be decided by your vote at the June 4th BBQ at the north pool. Mark your calendars and don't miss the chance to pick your favorite yards. We always try to have some great door prizes, too. Come meet your neighbors and the Board of Directors. And, of course, swimming and lots of free food!

Monthly Dues increased to \$23

It is our objective to keep the dues reasonable and only raise them when necessary. The last increase was in 2008 from \$21 to \$22. The 2011 monthly dues will be **\$23 per month**. We will still offer a 10% discount for any homeowner that would like to pay the entire year in advance and in one payment. The discounted amount is \$248.40. Remember to pay before the 15th to avoid late fees. Payment coupons are available on the website.

Delinquent Accounts (New Section)

This is a new section in the newsletter. Addresses of homes with over \$150 in delinquent HOA assessments will be listed here starting in the July newsletter. Please make sure your dues are current. If you need assistance or a payment plan, contact the HOA. Homes on an active payment plan will not be listed here. **Reminder: The HOA fees are now \$23 per month.** We hope this section will be very small. Or better yet, not needed at all.

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. The next meetings are May 10, June 14, July 12 and August 9. Homeowners are welcome to attend.

Board of Directors

President

Keith Pullen

Vice President

Joseph Parra

Secretary

Jennee DelVecchio

Treasurer

Lloyd Wundrock

Director

Mary Jane Doll

Director

Colin Schmugge

Entrance Signs Update

The entrance sign plans are complete and we have the permits. We are hoping to reduce the construction cost of the sign by utilizing volunteer help from within the neighborhood as much as possible. If you can help in any way, let us know. Even if you just want to stop by to keep us company, we'd be glad to see you.

Ground breaking is scheduled for April 30th at 7:30am.

We'll be digging the footings, so bring your picks and shovels. Check the website for progress updates.

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Bulk rate fascia paint and tile repair

Several homes in our neighborhood are in need of fascia paint and roof tile repair. Our CC&R's and Bylaws require us to keep our homes in an attractive, well-kept and maintained condition. Fascia paint not only makes the home look better, it also helps prevent wood rot and much more costly repairs latter on. We are looking into getting group discount rates for painting the fascias and roof tile repairs on several homes in our neighborhood. If you would like to participate, contact the HOA so we can add you to the list. And if you know a painter or roofer that would like to bid on the project, let us know that, too.

Watch out for weeds

Yes, it's getting close to weed season again. The warmer weather and the monsoon will be here before you know it so let's all try to stay ahead of the game! 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 with our little weed cards. (Note: If you need help with your yard, contact the HOA and we'll see what we can do to help.)

No Soliciting signs

These 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.

Doggie Station

Doggie Station, Pet Station, Bow Wow Waste Station... Ok, let's just come right out and say it. It's a dispenser for dog poop bags. We are looking into installing a Doggie Station at the corner of Albatross and Linda Vista. That's a popular area for dog walking and there's getting to be quite a bit of dog waste accumulating. We're hoping a convenient bag dispenser will help dog walkers clean up after their pets. We've selected a good product. Now we need to decide the best place to install it.



Friendly Parking Reminder

Just a reminder that parking is NOT allowed in your yard. Automobiles must be parked in your garage, on concrete slab or up off the street half way up the easement. There are many cars parked in yards, this not only is not attractive but it can depreciate the home values in the neighborhood.

Pool Keys

It's swimming time; please remember to respect our pool rules posted at the pools they are there to keep everyone safe. Please do not prop open the pool doors, this is a liability for the HOA and can lead to deadly accidents with small children. Remember pool privileges are just that, privileges and can be taken away if pool rules are not followed. Also, this is a good time to check to see if your pool card is working correctly. If you are having any problems, please email the HOA and let us know so we can correct the problem.

2011 TCCHOA Calendar

Top Ten Yards contest – April – May

Summer BBQ - June 4, 2011

Fall BBQ - October 1, 2011

Fall garage sale – October 22, 2011

Holiday Decorating contest – December

Annual Meeting – Feb 6, 2012 (to be confirmed)