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Tucson Country Crossing Homeowners Association, Inc.

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October 2011

Tucson Country Crossing Newsletter

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October BBQ recap

The community BBQ continues to be a great success! This may have been our biggest turnout since we started having the BBQ's. We had over 70 people come by to eat and visit with neighbors. Some lucky winners even went home with Home Depot and Lowe's gift certificates as well as multiple winners of Weed Control Spray. We are excited and look forward to our 2012 BBQ events.

Community Yard Sale

Saturday October 22nd Our annual community fall garage sale will be this Saturday October 22nd from 7:00am-12:00noon. Several homes in our community took advantage of our last garage sale. It's a great way to clean out your closets and garages, and make money at the same time. The HOA will advertise on Craigslist and we will put up signs at both entrances. Any additional yard sale signs are welcome

No Soliciting Signs

We still have the small No Soliciting signs available. If you would like one please contact the HOA. The first one is free to each homeowner.

Halloween Safety

Please be extra careful on Halloween night while driving through the streets. It would also be helpful if everyone could check to be sure there outside light bulbs are working, as this is the only source of illumination on our streets.

Holiday Light Contest

Don't forget about our Holiday decorating contest that starts the day after Thanksgiving. In past years, our neighborhood has displayed great holiday spirit and we hope that this year will be no different. Pictures of decorated homes will be on our website and Cash prizes will be awarded to the top 4 yards.

1st - \$125, 2nd - \$100, 3rd - \$75, HM - \$50.

We would really like to get the community involved more in the voting process this year, so be sure to check the website for more information. www.TucsonCountryCrossing.com

Trashcan Screening

Our CC&R's require us to keep our trashcans stored out of sight except for on collection days. We have been noticing more and more trashcans being stored by the side of houses in plain view from the street and from neighboring homes. There is no requirement to keep your trashcans in the garage or backyard. However, they do need to be stored out of sight. Tucking them behind shrubs or putting up a screening fence is acceptable. Several homes have already put up screen fencing. If you want to put up a fence, make sure to have it approved by the Board of Directors first. And if you want help figuring out screening options, contact the HOA. **We will be sending reminder notices to homeowners that leave their trashcans out.** Please make sure yours are properly stored out of sight. Do your part to keep a pleasant curb appeal in our neighborhood.

Weeds

Monsoons are long gone but the weeds are not. The weeds certainly take away from the overall appearance of your community. We will be going through the neighborhood and sending out notices to those few yards that still need a little work.

Entrance Sign Update

Yes, we're still working on the entrance sign. We are currently getting bids for the sign lettering. The orange roof tiles to match the homes in the neighborhood will be installed on top of the sign soon. Check the HOA website for progress updates and pictures. www.TucsonCountryCrossing.com.

Board of Directors Meetings

It is nearing the end of the year and it will soon be time to elect Board of Directors for 2012. The next Newsletter will have a call for nominees. If you are concerned about our neighborhood, consider being a Board member in 2012. 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. Our next meetings are Nov 8, and Dec 13 and Jan 10th. Homeowners are welcome to attend.

Survey Question October 2011: Is the HOA being responsive to your community concerns? Yes _____ No _____

Comments:

Name: _____ Property Address: _____

Please cut off this survey portion and **mail it** to TCCHOA. Or you can drop it in the **mail slot** at the South Pool.
You can also fill out your survey **online** at www.TucsonCountryCrossing.com (Check the website for Survey results.)

Pool Keys

If your pool key is not working, you have forgotten your pin number or have lost your key, please email the HOA so we can correct the problem. If you would like additional pool keys, they are available with a \$50 refundable deposit. Please do not open the door for people who do not have a working pool key, their pool privileges may be suspended for a reason. Also please do not prop the doors open, this is a danger for little kids who do not know how to swim and may give them a way into the pool area unsupervised.

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. Please make sure your dues are current. Several homeowners have recently set up payment plans to help them get current on their assessments. Homes on an active payment plan will not be listed here. We hope the need for this section will go away soon. If you need assistance or a payment plan, contact the HOA.

Homes over \$150 delinquent

5039 Blackbird	5050 Albatross Pl	5056 Blackbird
5057 Blackbird	5060 Kingbird	5105 Albatross Pl
5141 Blackbird	5261 Wood Owl	5343 Wood Owl
9480 Albatross	9418 Albatross	9441 Albatross
9461 Albatross	9481 Albatross	9524 Albatross
9531 Albatross	9544 Albatross	

Parking Abuse

As you know, parking in our community is restricted by our CC&R's to within the garage or on the concrete driveway. To help with temporary overflow parking we have been allowing temporary street parking "if" the vehicle is pulled at least halfway off the street over the curb. This exception is intended for temporary "overflow" parking only. However, we have been noticing several vehicles parking on the street when there is room in the driveway. Please don't abuse this parking exception. Help keep our streets clear. Only park on the edge of the street if you don't have room in your garage or driveway. **Parking tickets will be going out to vehicles parked off the slab when there is room on the slab.**

New News

The Pool areas are now going to be NO SMOKING areas. We will be posting signs soon and it will become effective immediately. Please respect all the Pool area rules.

Great Job!

There are a few curb appeal projects in the neighborhood that we would like to recognize. New landscape gravel at 9493 Albatross and 5043 Blackbird. Front yard upgrades 5079 Kingbird. New paint at 5170 Wood Owl. Adding landscape gravel is an inexpensive way to greatly improve the curb appeal of your yard. Remember to ask for discounts at Pioneer Rock. They have offered contractor discount pricing to TCCHOA homeowners. And if you need help with installation, our landscaper, Modern Designs Landscaping has offered discounts to TCCHOA homeowners as well. For more information on discounts for gravel, landscaping, painting and more, go to the [Business List](#) page on our website. These projects enhance the overall appearance of our neighborhood! If you upgrade your yard or see a neighbors yard you would like to recognize, send us a note and we'll include it here.

2011 TCCHOA Calendar

Fall garage sale – October 22, 2011

Holiday Decorating contest – December

Annual Meeting – Feb 6, 2012

Monthly Dues

Monthly dues are \$23.00. Payment is due on the 1st of every month. After the 15th, a \$15 late fee will be charged. Please be sure to review your statement each quarter to be sure your current with your dues. Many people are taking advantage of the annual payment discount but you need to be sure your credit does not run out. An example of why this would be is if you pay an annual payment (January '11) but you had a previous balance, the annual payment is applied to the balance first and as a result your credit will run out before your annual date (January '12). If you have any questions regarding your account please contact Danielle at www.TucsonCountryCrossing.com or 579-9450.