



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

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Tucson Country Crossing Newsletter

Board of Directors

President

Keith Pullen

Vice President

Joseph Parra

Secretary

Jennee DelVecchio

Treasurer

Lloyd Wundrock

Annual Meeting Notice

The Annual Association Meeting will be held on Monday, **February 27th at 6:30pm.** Because our evenings can be quite cold we have been meeting indoors. The meeting will be held at **Countryside Community Center at 9151 N. Bald Eagle.** Please make a note on your calendar to attend. If you are unable to attend please be sure to fill out an absentee ballot and send it in to the HOA before the meeting. The absentee ballots will be mailed out the first week of February.

Holiday Lights Contest Winners

Congratulations to our Holiday Lights Contest Winners. We had a lot of great light displays again this year. It was hard to pick just 4 winners. Voting was available to all residents through our website. Pictures of the nominees and winners are now on our website at www.TucsonCountryCrossing.com.

5336 Wood Owl **(1st Place)** \$125

5110 Blackbird **(2nd Place)** \$100

5090 Blackbird **(3rd Place)** \$75

5337 Wood Owl **(Honorable Mention)** \$50

Neighborhood Alert

We have been made aware of several burglaries in our community in the past couple months. Please be vigilant and alert to our neighborhood, report suspicious activity and people to the police and also the HOA. Consider being active in a Neighborhood Watch Program, if you are interested please let us know. If we can get enough people committed then we can pursue this further, but we must have enough participation.

Call for Nominees

Request for **Board of Director** volunteers. The Board of Directors can have up to 9 Board Members. We currently have 4 Board Members from last year running again. We have 5 spots available. If you would like to be on the 2012 ballot, please let us know ASAP.

Monthly Dues increased to \$24

It is our objective to keep the dues reasonable and only raise them when necessary. The 2012 monthly dues will be \$24 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 \$259.20. Payment coupons are available on our website.

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. Our next meeting is January 10th. Homeowners are welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website.

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. Or you can pick one up at the Annual Meeting on February 27th.

Entrance Signs Update

Have you noticed the finished sign at the Linda Vista entrance? It looks great and is an added improvement to our community. A big "thank you" goes

to our President, Keith Pullen for his direction, time and efforts on this long awaited project! Pictures of the entire project are on the website at www.tucsoncountrycrossing.com/entrancesign.htm



Surveys and Voting

Please fill out and return the Survey included with this newsletter. The surveys and the Annual meetings give you a chance to let the Board know your concerns.

Delinquent Accounts

This is a section of our newsletter that we wish was empty. This is a list of homeowners that are currently over \$150 past due. Many homeowners have set up payment plans to help catch up on past dues. If you are need of a payment plan please contact us. Homeowners on a payment plan will not be listed here.

9401A, 5035B, 5361W, 5072B, 5176W, 5182W, 5249W, 5039B, 9561A, 5261W, 9481A, 9497A, 5343W, 9544A, 9531A, 5141B, 9524A, 5133B, 5056B, 5057B, 9501A, 5194W, 5050AP, 5224W, 9555A, 5105AP, 9418A

No Smoking in Pool Areas

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

Dog Clean-up

We have added the Doggie station along Linda Vista for your convenience. Please remember to clean up after your dog while walking through the neighborhood.

Looking Back 2011 Projects and Maintenance

Jan - Paint over graffiti on walls outside north pool.
Jan – Replace “No Soliciting” signs that were stolen (again).
Feb – Repair south pool drinking fountain after hard freeze.
Mar – Repair sewer line at south pool to stop root blockage.
Apr – Replace backflow valve for north pool/Linda Vista irrigation.
Apr – Replace salt cells at south pool.
Apr – Replace broken A-frame sign hinges.
Apr – New emergency rescue shepherd pole for north pool.
May – Replace broken bathroom doorknob at north pool.
May – Repair broken pipe on south pool pump.
June – Replace broken bathroom doorknob at south pool.
June – Remove bee hive from fence at south pool.
June – Replace bathroom door trim at south pool.
July – Replace vandalized electric cover plates at north pool.
July – Install doggie station at Linda Vista entrance.
July – Replace broken handrail at south pool steps.
Sept – Replace shower handle at north pool.
Sept – Replace broken tile in south pool shallow end.
Dec – Replace 2 defective wall lights at north pool (warranty).
Dec – Repaint planter at south pool.
In progress - Replace stolen drinking fountain at north pool.
In progress - Address tiles for pool entrances.
In progress - Replace Plexiglas in pool area display cases.
Trimmed tall palm trees (annually).

Dec – “Finished the Entrance Sign at Linda Vista” Yey!

Annual Spring Garage Sale

Sat April 14, 2012 7am-12pm

Mark your calendars and start cleaning out your closets! We will be having our annual community spring garage sale. We will put up the A-frame signs at both entrances and we will even list the sale on Craigslist. More signs are always welcome and helpful.

Trashcan Screening

Postcard notices have been going out for trashcans left in plain sight. If you keep your trashcans in the front yard, you may have already received one. Our CC&R's require us to keep our trashcans stored out of sight except for on collection days. 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. Please make sure your trashcans are properly stored out of sight. Do your part to keep a pleasant curb appeal in our neighborhood.

Rental Information

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.

Curb Appeal Projects

Here are a several “Curb Appeal” projects in our neighborhood that we would like to recognize:

5085 Kingbird - New exterior paint

5048 Kingbird - New retaining wall and landscaping

9506 Albatross - New landscaping gravel

5243 Wood Owl - New landscaping

5044 Blackbird – New trashcan screen fence

5307 Wood Owl – New trashcan screen fence

5133 Blackbird – New trashcan enclosure

Great Job! Adding landscape gravel is an inexpensive way to greatly improve the curb appeal of your yard. These projects enhance the overall appearance of our neighborhood and reflect a high pride of ownership! 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.