



Tucson Country Crossing Homeowners Association, Inc.

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September 2013

Tucson Country Crossing Newsletter

Board of Directors

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Fall Community BBQ- SAVE THE DATE!!

Historically, the Board of Directors has coordinated two BBQ's for the community to enjoy. This year, we are trying something new. The TCCHOA Board of Directors has decided to have one barbecue during 2013 instead of two and to combine it with the community garage sale by having it the same day! That way, you can have your garage sale in the morning and then enjoy a relaxing dinner by the pool with your neighbors in the evening. The barbecue is scheduled for Saturday, October 19, 2013. The TCCHOA will host the October 19, 2013 barbecue and will provide hamburgers and hot dogs with appropriate trimmings as well as water and soft drinks. The TCCHOA Board of Directors is encouraging the TCCHOA memberships who choose to participate to

consider bringing a favorite "pot luck dish" to share with other participants. Notice of these changes will be posted on the TCCHOA website and the North and South Pool bulletin boards.

Please contact Mindy Schooley at FirstService Residential-manager@tucsoncountrycrossing.com or (520) 297-3031 if you have any questions and/or can assist with coordinating this event!

Top 10 Yard Contest

The **Top 10 Yard Contest** is currently underway. The contest has been extended until October. Winners will be announced at the BBQ. Remember to nominate your favorite yard (or your own yard). Nominations can be sent through the website, or any other way you want to get them to us. Spruce up your yard now and send in your nomination. Don't be left out! Check our website for pictures of last year's nominees and winners. This year's nominees will be posted soon.

Annual Spring Garage Sale –Sat October 19, 2013 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-frames at both entrances and we will list the event on Craigslist but more signs are always welcome and helpful.

Monthly Assessment Increased to \$25

Just a reminder that the monthly dues have increased to \$25 per month. We are still receiving many checks for \$24.

Board of Directors Meetings

Board meetings are usually held on the second Tuesday each month at 6:30pm at the south pool. The south pool is located at 9410 N. Albatross. Our next meeting is October 8, 2013 and on November 12, 2013. Homeowners are welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website and/or on the bulletin boards.

2013 Calendar

- Top 10 Yard Contest – Now through October 19th, 2013
- Community BBQ – Saturday, October 19th, 2013
- Fall Garage Sale – Saturday October 19th, 7am-noon
- Holiday Decorating Contest – December
- Monthly Board meetings – 2nd Tuesday each month

Parking Regulations

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. To help further clarify the rules and regulations with regards to on-street parking, the Board of Directors adopted a policy with this regard. Please visit the community website, www.tucsoncountrycrossing.com to review the policy and/or contact FirstService Residential to request that a hard copy be sent to you. As of October 1, 2013, management will be directed to enforce this policy and the CC&R's with regards to parking regulations. Please don't abuse parking exceptions. Help keep our streets clear. Only park on the edge of the street if you don't have room in your garage or driveway.

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.

Similar to the Parking Regulations, a policy for enforcement has also been adopted for weed enforcement. Please visit the community website, www.tucsoncountrycrossing.com to review the policy and/or contact FirstService Residential to request that a hard copy be sent to you. As of October 1, 2013, management will be directed to enforce this policy and the CC&R's with regards to yard maintenance.

Pool Maintenance

The Board of Directors is very aware of the amount of maintenance required for our two community pools. We have asked Classic Pools to assess the pool equipment and infrastructure and offer recommendations on which items need priority attention.

The Board of Directors has approved bids to install back-up chlorinator systems which will ensure proper sanitation of the water, clearance of suction lines, replacement of light bulbs, replace safety ladders at both pools with a four tread ladders, and replacing the coping line above tile line at north pool.

We realize this is just the tip of the ice-berg, so to speak, but the Board will continue to work towards devising a plan for long term maintenance of our pool areas.

New Janitorial Company

The Board of Directors has contracted with a new janitorial company to clean the restrooms and furniture at our community pools. Rosa's Magic Wand started service in August. During the peak season- they will service the pool two days per week and on off-peak season- it will be reduced down to one day per week.

We appreciate your efforts and assistance in respecting our pool areas and for keeping the areas clean after you've enjoyed our pool areas!

Hello, our name is FirstService Residential

We are excited to share with you that Rossmar & Graham has changed its name to take the name of our parent company, FirstService Residential.

So, what will FirstService Residential mean to you? Business as usual - It is a new name, not a new company. The community teams who have been committed to enhancing your community living experience remain the same. They will just be wearing new FirstService Residential apparel and badges. **Power in numbers** - Our combined purchasing power and management expertise on a national scale can reduce your operating expenses and increase real estate values for you, our residents.

What do you need to do? - Not much. If you have automatic or electronic bill pay options for your association fees, you will want to notify your banking institutions and update your remittance set-up to reflect the new name. But we are already thinking ahead of you, and you will see the name change on your association fee coupon books, statements, and notices in the months to come to help with the transitions. **What is next?** - You will start to see the FirstService Residential name appear on signage around the community, on property and on associate email addresses. Also, the Rossmar & Graham website will redirect you to the new FirstService Residential website.

We may have a new name, but we are as committed as ever to keeping our promise of making a difference every day for each resident.

Halloween Safety Guide-

<http://www.parenting.com/article/halloween-safety-guide>

Stay bright- It may be dark outside when you go trick-or-treating, says Chrissy Cianflone, spokesperson for Safe Kids USA. If you can't convince your kid that there's a secret order of ninjas who wear only yellow, trim his costume and booty bag with reflective tape so he'll be visible to drivers.

Keep costumes short- Falls are the leading cause of unintentional injuries, so watch out for long hems.

Save face- A mask can block your child's peripheral vision (and can be a suffocation hazard for infants). Stick with nontoxic face paint instead.

Go with them- Kids under 10 aren't old enough to trick-or-treat alone, says Cianflone. Carry a flashlight with you and have your kids hold glow sticks (trust us, this one's a snap).

Walk on- Enforce a strict "no running" rule, and use the sidewalk. If there isn't one, walk on the street facing traffic, as far to the left as possible. Cross the street at crosswalks, says Cianflone. "Kids are twice as likely to be struck and killed by an automobile on Halloween than on any other night."

Be neighborly- Trick-or-treat in a familiar neighborhood. Stick to the homes of people you know when you can and never let your kids enter alone.

Fill up first- Feed your kids a hearty, early dinner so they're not too tempted to sneak treats on the go.

Check it out- Look over all candy before your kids dig in to make sure it's in original, unopened wrappers. Tots under 3 are at increased risk of choking, so remove any hard or gummy candies and chewy bars made with caramel, nuts, marshmallows, or raisins. (You can save those for yourself!)

FirstService Residential- Contact Information

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