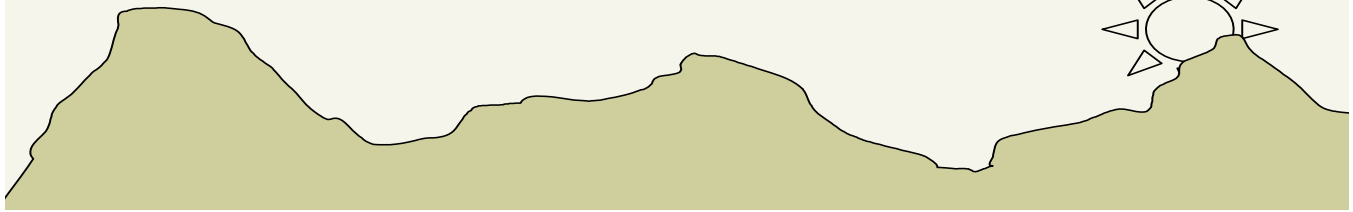


# TUCSON MOUNTAIN SANCTUARY



## GENERAL INFORMATION

### Your Board of Directors

**President:**  
Christine Klein

**Secretary/Treasurer:**  
John Sparks

Lois Gorto  
Shirley Shumway

### Architectural Committee

Judson Adams  
John Hinds  
Carl Shumway  
Diane Hinds

### Common Area Committee

Connie Tuengel  
Shirley Shumway  
Delina Creasy  
Lezli Reeve  
Diane Hinds  
Richard Mayer

### Newsletter Committee

Sally Horne  
Lois Gorto  
Tom Evitts

**Neighborhood Watch**  
Shirley Shumway

Garden West Landscaping has been HIRED, to take care of the beautiful Tucson Mountain Sanctuary. Now serving in the Tucson area, they are eager to begin shaping up what Groundskeeper left behind. In addition, Engraft.net has been selected to design The Sanctuary's website, [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org). Thank you to all for being patient with this matter. Also, if any homeowner would like to consider running for the Board, please write a half (1/2) page biography regarding your interest on serving on the Board. Now a quick message from the President.

Dear Fellow Homeowners,

First and foremost a big THANK YOU to John and Diane Hinds for opening their home to everyone for the potluck that followed and Annual Clean up. We had a good turnout and had a great time meeting new neighbors.

The county has come out and placed markings on the street of Western Way and Echo Crossing. Please take the time to go out and review the proposed locations of the installation of speed humps. Contact Osselaer Management to voice any concerns that you may have as to the proposed placement of the speed humps.

We currently have one opening on the Board of Directors with another vacancy to follow shortly. Now is the time to think about joining any of the committees or the Board of Directors. The annual meeting in May is just around the corner and we will be accepting self-nominations for this next year. We are considering increasing the board from five members to seven and in doing so we will need more people to volunteer. If you are interested, please send a brief bio (no more than a half page) to the management company. This is your community; by joining you can help to make a difference.

Your President,

*Christine N. Klein*

**A QUICK CC&R TUTORIAL**  
**USES AND RESTRICTIONS**  
**PAGE 28-32**

1. Renting

Each owner shall have the right to lease or rent his/her dwelling unit, provided, however, that any lease agreement, including any agreement to lease the dwelling unit on a month-to-month basis, must be in writing and must provide that the failure of any lessee or tenant to comply with the Rules, the Articles, the By-Laws and provisions of this Declaration shall be in a default under the lease. Any lease agreement shall be for a period of not less than thirty (30) days.

2. Nuisances

After completion of construction of all dwelling units and landscaping of lots by developer, no rubbish or debris of any kind shall be placed or permitted to accumulate upon any Property within the subdivision, and no odors shall be permitted to arise therefore so as to render any such Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing sound device, except security devices used exclusively for security purposes, shall be located, used or placed on any such Property without the prior written approval of the Board. The Board in its sole discretion shall have the right to determine the existence of any nuisance.

3. Violation of Rules

If any Owner, his/her family, any licensee, tenant, lessee or invitee violates the Board's rules, the Board may, in addition to any other enforcement provisions contained herein, suspend the right of such person to use the Common Areas, under such conditions as the Board may specify, for a period not to exceed sixty (60) days for each violation. Before invoking any such suspension, the Board shall give such person notice of a hearing before the Board.

4. Trash Containers

No garbage or trash shall be placed or kept on any Property within the subdivision except in covered containers of a type, size, and style which have been installed by Developer or have been approved by the board or the Committee or are required by government authorities. All rubbish, trash or garbage shall be removed from the dwelling units and shall not be allowed to accumulate thereon. No incinerators shall be allowed. Trash/garbage collection areas shall be jointly and severally responsible for keeping said common collection areas in a clean and sanitary condition.

5. Vehicles/Carports/Garages

The use of all vehicles, including, but not limited to, trucks, automobiles, bicycles and motorcycles shall be subject to the Rules, which may prohibit or limit the use thereof, provide parking regulations or generally regulate same. Any and all items stored in a carport/garage area shall be stored so as to conceal same from the view of adjoining properties or from the streets or public way, and, further, in the case of a garage, garage doors shall be kept closed at all times, except as may be reasonably necessary for ingress, egress and normal day-to-day activities which require the utilization of the garage. At no time shall there be any outside storage or motor vehicles in stages of constructions, reconstruction, modifications or rebuilding of parts of motor vehicles such as frames, bodies, engines or other parts or accessories. Further, the storage or parking of any recreation vehicle, commercial vehicle, boat, other than completely within Owner's carport/garage, is prohibited.



## ARCHITECTURAL REVIEW COMMITTEE (ARC)

For those homeowners who are, or in the future, plan on making architectural changes to their homes will need to submit a Request Form. Whether it is adding more plant life, wrought iron, lights, new paint, etc., please contact Maria with the management company for the updated form at maria@osselaer.com or call (520) 609-8421.

### Top 5 Design Guidelines Rules To Be Aware Of

1. Pools/Spas
  - a. All pools/spas **SHALL** require approval from the ARC. Any wall removed during construction of a pool/spa or other improvement **SHALL** be replaced in its original state immediately after construction is completed. Any walls removed will be situated on the Owner's Lot.
  - b. Backwashing of pools/spas must be contained wholly on the Owner's Lot. The use of a dry well to retain backwash water is recommended.
  - c. **NO ABOVE GROUND POOLS ARE PERMITTED.**
2. Painting
  - a. Use of the original exterior colors **SHALL NOT** require approval from the ARC. If an owner wishes to change the present color scheme, it **SHALL** first be submitted to the ARC for approval.
3. Screens/Security Doors
  - a. Screen doors **SHALL NOT** require the approval of the ARC if they are wrought iron and painted the same color as the house or the same color as the window frames. All designs on the doors **SHALL** require approval. Screen doors constructed of any other material or color **SHALL** require the prior written approval of the ARC.
4. Storage Sheds – Criteria of Approval
  - a. Placement of the shed needs to be shown on a site plan in relation to the placement of your house and neighboring property walls. Sheds must be located no closer than 15 feet to ANY property wall.
  - b. The maximum height of the shed **SHALL NOT** exceed eight (8) feet.
  - c. The exterior of the shed must be stuccoed and painted to match either the house or trim color.
  - d. Roof material of the shed must match the roof material of the house.
  - e. All ventilators must be painted to match the house or trim color.
  - f. Consideration will be given to the impact of neighboring properties.
5. Antennas/Satellite Dishes/Cable Wires
  - a. ...If the antenna is mounted on a residence or other structure and is visible from any other Lot, Common Area or any street, the antenna must be painted a color which will blend into the background against which the antenna is mounted, unless the painting of the antenna could impair the user's ability to receive signals from a provider....

## How do I prune my trees and when is the best time?

- **Deciduous trees and bushy plants:** These woody trees and plants are best pruned in early spring while they are still dormant (or latent). Some plants, however, go through a process of “bleeding,” when sap runs out of the cuts. While this does not actually harm the plant or tree, it can cause homeowners distress and worry. Therefore, when pruning plants that tend to bleed (such as maple, box elder, black walnut, elm, birch, and honey locust), it is also acceptable to wait until they are fully leafed out.
- Woody bushes like lilac, spirea, mock orange, viburnum, and forsythia should be pruned immediately after blooming. These plants have flowering buds that are produced every previous growing season. And, by pruning such plants directly after they bloom, you will be able to decorate your house with the sweet smelling blossoms on the pruned branches. These small branches, and the thin, small branches of a tree, may be cut with ease all the way through with only a single cut.
- **Evergreens:** Evergreens have a slightly different consideration than the deciduous woody plants. They can be pruned in the early spring, but you should ensure that the new growth has hardened. Evergreens can be pruned practically any time between mid-April and mid-August. It is important to have them trimmed before mid-August because if you wait any longer, they may not recover from their wounds in time to withstand the winter.
- Pruning of evergreens should be based upon the presence of their branch foliage. Do not cut beyond the green foliage portion. If you continue to prune, lightly, evergreens such as arborvitae, yews, and junipers, each summer, they will eventually be a thicker and fuller plant. Failure to prune will result in scraggly-looking trees. Larger junipers and other plants may need a size reduction. In order to do this, follow the branches to be cut until you find new small growth that parallels the branch. Make your cut, diagonally, just beyond the reach of this smaller, parallel branch.
- In some evergreens, you will find that the top has been lost due to injury. In such cases, you need to “build” a new top. This can be done by selecting the largest of the whorls nearest the top and by gently bending it up. Tie the branch to an attached brace, using a non-girdling material such as cloth. Then cut back the other lateral branches so that they cannot compete with the branch chosen as the new top. As with deciduous trees, it is important to cut back to a side branch or bud, and to leave no stubs.

### Also:

When removing a large branch on a tree, however, you will need to make three cuts. This will help you avoid tearing the bark. The first cut is placed on the under side of the branch, and should be located about 12 inches from where the branch meets the trunk. This cut is not very deep — only one-fourth to one-third of the way through the branch. Next, a cut should be made on the topside of the branch, and should be about two inches farther from the trunk than the first cut. Saw completely through the branch on the second cut. The last cut on the branch should be just beyond the branch collar. Leaving a stub encourages disease, and cutting the main trunk produces a wound that heals slower.

## COMMON AREA COMMITTEE

**Members are as follows:**

|                 |                        |
|-----------------|------------------------|
| Connie Tuengel  | luvnarizona80@aol.com  |
| Shirley Shumway | sshumway@together.net  |
| Diane Hinds     | Dhinds3653@aol.com     |
| Delina Creasy   | jpreasy@comcast.com    |
| Lezli Reeve     | dreeve2002@comcast.net |
| Richard Mayer   | rthereyem@cs.com       |
| Management:     | maria@osselaer.com     |

**Overview**

**"Second Annual Cleanup and Pot Luck"**

The "Second" Annual Neighborhood Clean up took place January 21<sup>st</sup>. This general walk-through of the common areas removed approximately 25-30 trash bags containing plastic bags, glass, construction debris, old toys, bottles, etc. About twenty-three (23) homeowners supported this effort by volunteering their time and efforts picking up the trash. This was especially important this year as TMS has been without a landscape company for a month. The Common Area Committee thanks all who participated in this project.

**Pot Luck Lunch**

This year's clean up concluded with a Pot Luck Lunch at John and Diane Hinds' home at 3653 Desert Cache. This event was attended by, close to, thirty (30) homeowners and everyone enjoyed visiting and meeting new neighbors. A huge ***Thank You*** is extended to John and Diane for opening their home to everyone for this event.

**"Christmas Decoration Award"**

The following homeowner received a "Certificate of Merit" in January for their Christmas Display.

**3612 S. Desert Motif**

Congratulations Homeowner!!!

**Activities Committee:** The time has arrived! Tucson Mountain Sanctuary is looking for homeowners who would enjoy coordinating community wide activities. Ideas, such as, neighborhood garage sales, potlucks and holiday parties could be set in place. This is the time to bring the community together and get to know the neighbors living next to you. If this is something that you would be interested, please contact Management to get all pertinent information. IN ADDITION, THERE WILL BE A COMMUNITY WIDE YARD SALE MAY 6<sup>TH</sup> FROM 7-12PM. PLEASE MARK YOUR CALENDARS.

**IMPORTANT FOR ALL HOMEOWNERS TO READ AND UNDERSTAND**

\*\*\*It is imperative for all homeowners to understand that the Common Areas are not to be used as means of discarding waste. In addition, it is stated in the CC&R's that "In the event any Common Area is damaged or destroyed by an Owner or any of his/her guests, tenants, licensees, agents or member of his/her family, such Owner shall be liable therefore to the extent of liability imposed by local law and such Owner does hereby irrevocably authorize the Association to repair the damaged property..." (pg. 14). Please do not dump any debris such as: construction items, pet droppings, glass (including bottles), yard furniture, dead trees/plants/bushes, food, etc. Doing so will result in out-of-pocket costs for the cleanup.

**TERMITE CONTROL AND PLANTING CONSIDERATIONS**

As general information to all homeowners, a good prevention to stop (or slow down) termites is to plant 2-3 feet away from any structure of your home. By doing so, it can inhibit access for termites due to less moisture in the ground. In addition, soil expansion needs to be kept in mind. If you fall in love with a tree, plant or bush, make sure that the right questions are asked, such as, how big will it grow, what is the lifespan, and so forth. By doing a little research, it could protect you from potential foundation problems, root encroachment, roof damage, etc.

## Tips on Safety Precautions:

1. As homeowners, we should take pride in our yards. As you may be aware, there are several homeowners' who like to walk the community, especially with all this great weather we have been having. We ask that all homeowners be aware of the gravel level in your yard. It would be easy to twist an ankle, especially at night, if your foot fell in between the sidewalk and landscaped area.
2. As mentioned in the last newsletter, please do not ride your 4 wheelers, dirt bikes or any motorized vehicles through the common areas. That is not the purpose of the trails and could be potentially dangerous to those walking around. In addition, the motorized vehicles do irrevocable damage to the landscape and truly scar the desert.
3. **PARKING: As a courtesy to all homeowners within the community, it is very important as to where we park our cars at night. There have been several close calls regarding parking issues, such as, a homeowner turning onto their street only to find a vehicle parked on the corner resulting in a near collision. In addition, several phone calls have been made to the Management Company regarding the little room that is left on the street for cars to pass. We ask that all homeowners utilize their garages and driveways as much as possible. If you must park on the street, especially if you have a corner lot, please do not park on a blind corner. Also, there needs to be enough room for emergency vehicles to pass through. If you have questions, please feel free to contact Maria with the Osselaer Management Company at (520) 609-8421. The last thing that anyone wants is an avoidable accident. Thank you for your cooperation in this matter.**

### Renters:

It is important that ALL renters read and understand the rules and regulations of the CC&R's. As a renter, it is the duty of the homeowner to hand a copy of the CC&R's to any persons living onsite. All homeowners are required to follow the rules and regulations of the community and that includes ALL renters. We appreciate your involvement in this matter. If you have any questions of the rules or need a copy of the CC&R's, please contact management at 520-609-8421.

### NEIGHBORHOOD WATCH INFORMATION

A Neighborhood Watch Group has been formed in the KBHomes area. An organizational meeting was held on Monday, March 6<sup>th</sup> and we are up and running. Please welcome the Block Leaders who will be coming to your home. They are as follows:

Block Leaders: Shirley Shumway – Area Leader  
 Charles Lochner – Desert Echo & Echo Crossing  
 Mary Ann Merriss – Twilight Echo & Veiled Haven  
 Cydney Porter – Western Way  
 Mary Propp – Desert Echo (North)  
 Connie Tuengel – Desert Echo (South)

Law enforcement Official, Garree Innis (CPS Director) will speak immediately after the march 21<sup>st</sup> Board of Directors meeting to all homeowners who are interested in learning more about Neighborhood Watch. This speaker will explain the Neighborhood Watch Program; how to report a crime; what to look for; how to describe a person; vehicle activity and other information. Specific crime problems in our area will be discussed.

Our group welcomes everyone who wants to attend this meeting; even non-KB Homeowners.

**Fire Lanes:** The plants that were mistakenly placed in the fire lanes by the builders will soon be removed to more suitable locations. Please be aware that by regulation of the Fire Department, **NO VEGETATION OF ANY KIND** is allowed in the fire lanes. In the meantime, please do not cross others personal property to avoid the cactus. The homeowners at the end of the cul-de-sacs appreciate your cooperation in not using their yards to access the common areas.

### Now a letter from your pets:

Dear Homeowner:

The City's solid waste regulations, as well as the rules of the association, require residents to "properly dispose of animal waste and un-contained solid waste. Because pet waste can become a health hazard, all owners of animals that leave waste on public streets, gutters, sidewalks, rights of way, parks or private property must clean up and properly dispose of their pet's waste".

In Tucson Mountain Sanctuary, there are a number of Fido Stations located in the cul-de-sacs, which may be used for the disposal of pet droppings. Please utilize these.

In conclusion, we love our humans as well as we love living in Tucson Mountain Sanctuary, and are asking you to make sure that we are kept on our leashes and that our pet droppings are disposed of properly.

Sincerely,

*Tucson Mountain Sanctuary Pets*

Last, but not least, the next scheduled Common Area Committee Meeting will be held on April 4, 2006 @ 2:00PM.

### **JANUARY BOARD MEETING MINUTES OVERVIEW**

- ❑ The meeting was called to order at 6:42PM. A quorum was present to conduct an official meeting. Board Members Present: Christine Klein, John Sparks, Lois Gorto and Shirley Shumway.
- ❑ Approval of the November and December 2005 meeting minutes were approved.
- ❑ Treasure's Report - A full report to be given in February.
- ❑ Management Report:
  - Locks have been placed on all vacuum breakers.
  - Split rail fence has been fixed located in the park on Desert Motif.
  - Quotes were received from landscaping, exterminating and garbage companies.
  - Violations written
- ❑ Speed Hump Committee has petitioned homeowners to install six (6) speed humps on Western Way.
- ❑ Punchlist walk through to be performed by Osselaer.
- ❑ Obtain three (3) bids for website development.
- ❑ Request a quote for fidelity bonding
- ❑ Next Board Meeting is scheduled for February 21, 2006 at 6:30 PM at the Mt. Zion Lutheran Church.
- ❑ Meeting adjourned at 8:25 PM.

# March 2006

**Important Numbers to remember:**

**Customer Care:**

KB Home:  
918-6401

Richmond Homes:  
544-2700

Lennar Homes: 747-0997

US Homes: 747-0997

**Emergency Number:**  
822-5355  
(Sheriff's Dept.)

**Post Office:**  
Valencia Branch  
275-8777

**Property Manager:**  
Maria Henderson  
520-609-8421  
Email: maria@osselaer.com

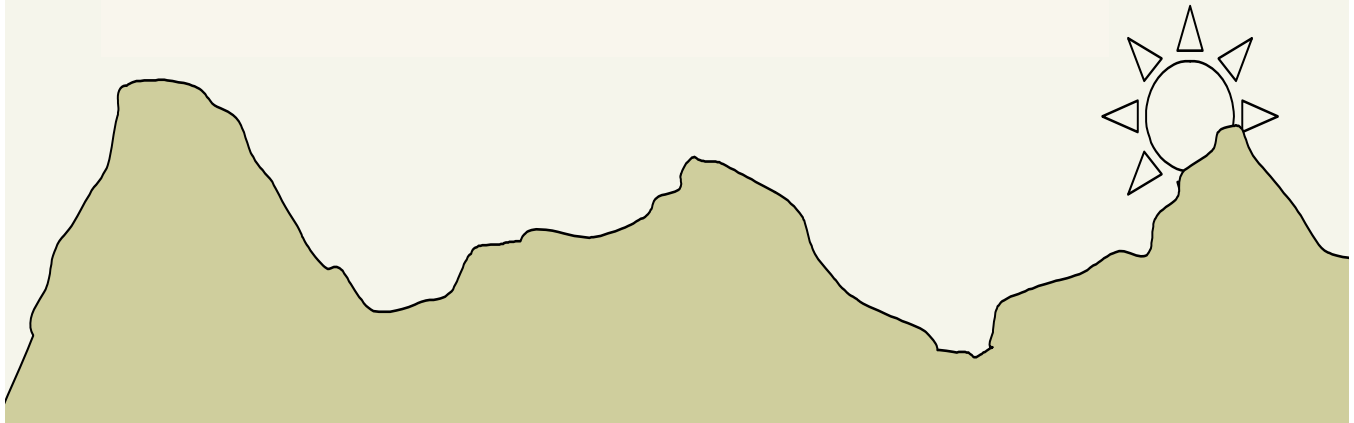
Be advised:  
Board Meetings Held at the Mt. Zion Lutheran Church

| SUN | MON               | TUES                       | WED | THURS | FRI | SAT |
|-----|-------------------|----------------------------|-----|-------|-----|-----|
|     |                   |                            |     | 1     | 2   | 3   |
|     |                   | Common Area Meeting @ 1:00 |     |       |     | 4   |
| 5   | 6                 | 7                          | 8   | 9     | 10  | 11  |
|     |                   |                            |     |       |     |     |
| 12  | 13                | 14                         | 15  | 16    | 17  | 18  |
|     | ARC Meeting @3:00 | Board Meeting @ 6:30PM     |     |       |     |     |
| 19  | 20                | 21                         | 22  | 23    | 24  | 25  |
|     |                   |                            |     |       |     |     |
| 26  | 27                | 28                         | 29  | 30    | 31  |     |

# April 2006

| SUN | MON               | TUES                       | WED | THURS | FRI | SAT |
|-----|-------------------|----------------------------|-----|-------|-----|-----|
|     |                   |                            |     |       |     | 1   |
|     |                   | Common Area Meeting @ 2:00 |     |       |     |     |
| 2   | 3                 | 4                          | 5   | 6     | 7   | 8   |
|     |                   |                            |     |       |     |     |
| 9   | 10                | 11                         | 12  | 13    | 14  | 15  |
| 16  | ARC Meeting @3:00 | Board Meeting @ 6:30PM     |     |       |     |     |
|     | 17                | 18                         | 19  | 20    | 21  | 22  |
|     |                   |                            |     |       |     |     |
| 23  | 24                | 25                         | 26  | 27    | 28  | 29  |
|     |                   |                            |     |       |     |     |
| 30  |                   |                            |     |       |     |     |

# TUCSON MOUNTAIN SANCTUARY



Osselaer Management  
4400 E. Broadway Rd  
Suite 600L  
Tucson, AZ 85711

**HOA Board  
Meeting at Mt.  
Zion Lutheran  
Church @  
6:30pm**