

May 2006

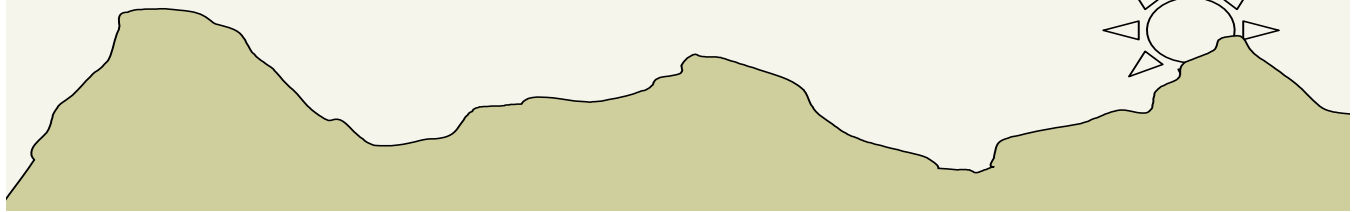
# TUCSON MOUNTAIN SANCTUARY Newsletter



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

**Annual  
Meeting at Holy  
Way  
Presbyterian  
Church @  
6:30PM**

# TUCSON MOUNTAIN SANCTUARY



## MANAGEMENT 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  
James Scuntziano

### Common Area Committee

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

### Newsletter Committee

Sally Horne  
Lois Gorto  
Tom Evitts

Please be advised that management, for first time violators, will be placing door hangers on individual doors indicating the violation in progress. Our biggest violation at this point is weeds and this is the time in which they grow the quickest. We ask that all homeowners please be aware of their yards and please maintain them.

IN ADDITION, THE ANNUAL MEETING IS SCHEDULED FOR MAY 16<sup>TH</sup>, 2006 @ 6:30 PM AT THE HOLY WAY PRESBYTERIAN CHURCH LOCATED ON 4221 W. AJO WAY.

Now a quick message from the President.

Dear Fellow Homeowners,

This past year has flown by. I wanted to thank everyone who has volunteered their time and energy in serving on the various committees. Each one of you has helped to make this community a better place. Take pride in knowing that your selfless actions will have a lasting effect on our community. I also wanted to thank my fellow board members for being fair and impartial in the decision making process, and for all the hours that you have spent ensuring that we have the information needed to make informed decisions. I have enjoyed working with all of you!

I also wanted to take a moment to let you know that the work that the Common Area committee does, is not in the management company nor the landscaper's scope of work, and by donating their time and energies in planting vegetation in our common areas, they are helping all of us to have a nicer community that we will be able to enjoy in the years to come. If there were no Architectural Committee, the management company would then have sole discretion as to what would be approved or denied, and we as homeowners would not have such a great influence as they do today. Thanks again to all.

I also wanted to thank the new management company for all that they are doing to try to meet the community's needs. It is never easy in the beginning to take over any community. Thank you for your patience.

Your President,

*Christine N. Klein*



## **WATER SAFETY TIPS**

### **FROM YOUR LOCAL FIRE DEPARTMENT**

Drowning is one of the leading causes of death for children under the age of four in Arizona. Near drowning is also very tragic and can cause permanent brain damage. Drowning and near drowning can be prevented! Anyone involved with young children needs to be aware of how to prevent this tragedy.

Never leave your child unattended in or near a lake, swimming pool, hot tub, spa, bathtub, toilet, or bucket of water, not even for a second. Make sure you keep toys, tricycles, and other play items away from the pool or spa. Don't allow barriers, such as fences or walls, give you a false sense of security regarding your child's safety. There is NO substitute for adult supervision.

Make sure your pool or spa has an effective barrier, such as a fence, wall, or locked gate that helps to guard against unauthorized access. Gates should have self-closing, self-latching mechanisms. Latches need to be out of reach of young children. Your pool or spa should have a barrier regardless of whether they are covered. Remember to always drain standing water off the cover of your pool or spa.

Children must also be supervised while bathing. Leaving a child in charge of a younger sibling is not acceptable. Many tragedies occur when the child is left alone in the tub for "just a few seconds" while the telephone is being answered or while the parent or adult caretaker is getting a towel. It is very important to remember to immediately empty the bathtub once the bath is finished. Children have also been known to drown in toilet bowls. A young toddler is inquisitive by nature and is drawn to any body of water, including the toilet bowl. With a toddler's head and body weight distribution, a child that reaches into the toilet and falls in head first may not have the strength to lift themselves out and escape.

As pool season arrives, won't you take the time to learn CPR and other lifesaving techniques? Contact Drexel Heights Fire District to find out when the next available CPR class is in your community. Post your local emergency number on your phones and consider installing a phone near the pool area. The number to call for emergency help in the Drexel Heights Fire District area is 911. And remember... Adult supervision is the best approach in the prevention of drowning!

Drexel Heights Fire District in conjunction with Pima County Parks and Recreation will be hosting a water safety day in May called "Safe Splash". The community is invited to attend this event to learn some water safety techniques from lifeguards and firefighters. There will also be water demonstrations, tours of the fire engine and free safety reminder give-aways. Details for the Safe Splash event are as follows:

SAFE SPLASH  
WEDNESDAY  
MAY 31, 2006  
10:00 AM  
OPEN SWIM AT 1:00 PM  
MANZANITA POOL  
(SAN JOAQUIN AVE & IRVINGTON)



## **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](mailto:maria@osselaer.com) or call (520) 609-8421.

### **LIGHTING**

Lights are becoming a problem within the community. Guidelines have been set in place and it reads like so:

1. Accent Malibu type lighting SHALL NOT require approval if less than 15 lights are installed and the bulbs are white or amber, not exceeding 18 watts per bulb, and not to exceed twenty-four (24) inches in height from ground level. Illumination SHALL NOT cause excessive glare or light spillage onto adjacent lots.
2. All flood lights SHALL require approval. All lighting not installed by the builder must meet the following requirements:
  - a. The lighting emitting element and reflecting device of all lighting or illumination fixtures SHALL be hooded or shielded so that it is not visible from any adjacent Lot or real property.
  - b. Lights or illuminating fixtures SHALL NOT direct light either directly or through a reflecting device upon an adjacent lot.
  - c. Motion lights must turn off within 5 minutes and no larger than 50 watts in size. NO double fixtures will be considered. The ARC reserves the right to deny motion light fixtures if deemed invasive to any adjacent lot.
  - d. Pole lighting is PROHIBITED!
3. Rear and side yard lighting SHALL be confined to patio and pool areas and SHALL NOT cause excessive glare or light spillage onto adjacent lots.
4. Holiday lighting SHALL NOT require approval if installed 45 days prior to the holiday and if removed 14 days after the holiday associated with the lighting. Holiday lighting fasteners (plastic or metal holders) shall be removed when the holiday lights are taken down unless they are painted to match the color of trim or house that they are up against. The opinion of the ARC as to what constitutes holiday lighting SHALL be binding.

### **PLANT PROHIBITED LIST**

Prohibited plants include but are not limited to:

1. Any species of skyline trees to include, but not limited to: Eucalyptus, Cottonwoods, Italian Cypress, Poplar, Cedar, Honey Locust, Salt Cedar, Silk Oak, Tamarisk, Douglas Fir and Pines, or any other tree exceeding thirty (3) feet in height. Water seeking trees can cause damage to shared wall and structures when they send out their roots to search for water.
2. Any variety of Washingtonian or Phoenix Palm Trees
3. Olive trees, except Swan hill variety
4. Mulberry Bushes
5. Oleanders
6. Desert Broom Shrubs
7. Fountain Grass of any kind
8. Common Bermuda Grass

## 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

The committee has asked the Board to approve monies to install two (2) more Fido Stations in the community. It was approved!! This has been a long running problem within the community trying to get homeowners to please clean up after their pets. We hope that this will grab their attention.

In addition, the Common Area Committee is always looking for new members to join. If interested, please contact Connie Tuengel at luvnarizona80@aol.com.

### COMMUNITY WIDE GARAGE SALE!!!

## Garage Sale will be held on May 6<sup>th</sup> from 7-12PM.

For those homeowners who wish to participate in the Community Wide Garage Sale, please contact Connie Tuengel at luvnarizona80@aol.com. She has a sign up sheet for you to fill out and will mark you down on the associations map.



### TUCSON CLEAN AND BEAUTIFUL

Tucson Clean & Beautiful is a nonprofit organization, which relies on community support to implement its award-winning environmental programs. We truly appreciate the support of Tucson community members like yourself! As a member of Tucson Clean and Beautiful you will receive a membership card that entitles you to a 10% discount on the Trees for Tucson Tree Tour (held each spring and summer) as well as a 10% merchandise discount at participating Tucson area Plant Nurseries and Recycling & Waste Reduction partners. The Tucson Clean and Beautiful member discount is valid on retail priced, non-sale items only; and on reused, remanufactured or recycled merchandise at Recycling & Waste Reduction Partners. Please contact Management for a list of available nurseries and recycling centers at 520-609-8421 or email: maria@osselaer.com.

### TREES FOR TUCSON

Trees for Tucson and Tucson Electric Power have teamed up to give homeowners a screaming deal for trees. For only \$5.00 per tree, TEP customers may be eligible to receive 1 to 2 trees (3-5 ft. tall) if you agree to plant them to shade your house. Large shade trees can reduce cooling bills, especially if they shade windows and air conditioning units. To qualify, you must: Agree to plant the trees within 15ft of the house on the WEST, EAST or SOUTH sides to shade it during the summer months. Your trees of choice are a Mesquite or Willow Acacia. Please contact Management at 520-609-8421 or email: maria@osselaer.com for an application. In addition, you may contact Connie Tuengel (luvnarizona80@aol.com) who has copies of these forms as well.

MISTLETOE  
The Shrubby Parasite

Those stringy clumps of growth that are in the native palo verde and mesquite trees are mistletoe. This is a shrubby parasitic plant of yellowish-green stems—that can be deadly to the host tree.

The Tucson area has the type of mistletoe called desert mistletoe (of course). Although it may appear to be leafless, it actually is a cascading mass of green stems with tiny, scale like leaves.

**Desert mistletoe is classified as a semi-parasitic plant.**

It needs a host plant for water and nutrients. Root like structures penetrate the branches of the host tree where the water and nutrients are absorbed, depriving infested branches of their ability to support normal growth. Eventually, these branches die, and if many branches are infested, the whole tree can be lost.

The most effective way to control mistletoe and prevent its spread is to prune out infected branches, if possible, as soon as the parasite appears. Remove infected branches at their point of origin or back to large lateral branches using thinning-type pruning cuts. Infected branches need to be cut at least one foot below the point of mistletoe attachment in order to completely remove embedded haustoria. Done properly, limb removal for mistletoe control can maintain or even improve tree structure.

If the mistletoe is infecting a major branch or the trunk where pruning is not feasible, cutting it off flush with the limb or trunk and then wrapping the area with a few layers of wide, black polyethylene (not too tightly as to girdle the limb) to exclude light using twine or tape to secure the plastic may help re-infestation. It will die within a couple years without light.

Simply cutting the mistletoe out of an infested tree, even without wrapping, is better than doing nothing at all.

The Common Area Committee requests that anyone noting this plant in trees in their area to please notify Maria Henderson, Osselaer Management at 520-609-8421 or maria@osselaer.com or any one of the Common Area Committee members.

Some of this parasitic plant has been noted in our common areas and we are hoping to control it before it gets any worse. **PLEASE LET US KNOW ITS LOCATION.**

WEEDS

Homeowners, please be advised that this is the season for WEEDS (a dreaded word for most). During many inspections, many notices have been issued regarding this matter alone. In some cases, the weeds have transformed it to tiny little bushes.

A WEED is a plant considered undesirable, unattractive, or troublesome, especially one growing where it is not wanted, as in a garden.

Homeowners need to be aware that it is their responsibility to upkeep their front yards year round. Once the rains begin, the weeds will begin to flourish and will become a common plant within the Association if they are not taken care of. We ask that you please pull your weeds to prevent any action from management and before your front yards become infested with them. Thank you to all for your cooperation.

## **FEBRUARY BOARD MEETING MINUTES OVERVIEW**

- The meeting was called to order at 6:30PM. A quorum was present to conduct an official meeting. Board Members Present: Christine Klein, John Sparks, Lois Gorto and Shirley Shumway.
- January meeting minutes were approved.
- January's Treasure's Report was approved.
- Committees:
  - Common Area: The graffiti on back of lot 470 to be cleaned up.
  - Speed Hump: Markings have been made on Western Way and Echo Crossing. Will need the Boards approval and a petition will be circulated throughout that part of the community.
- Punch list walk through was performed by Osselaer.
- Garden West Landscape was hired.
- Engraft.net was hired to develop the tucsonmountainsanctuary.org website.
- Jeanette Keenan, former Board Member, resigned.
- Commercial Vehicles were discussed. The following is considered a commercial vehicle: Commercial Plates, signage of any kind, advertisement of any kind, ladder or equipment rack, vehicles designed to carry 10 or more passengers or if a vehicle is used to transport hazardous material.
- Next Board Meeting is scheduled for March 21, 2006 at 6:30 PM at the Mt. Zion Lutheran Church.
- Meeting adjourned at 8:31 PM.

## **MARCH BOARD MEETING MINUTES OVERVIEW**

- The meeting was called to order at 6:33PM. A quorum was present to conduct an official meeting. Board Members Present: Christine Klein, John Sparks, Lois Gorto and Shirley Shumway.
- February meeting minutes were approved.
- February's Treasure's Report was approved.
- Committees:
  - Common Area: Would like to install more Fido Stations. Also, six (6) "No Trespassing" signs to be ordered and installed.
  - Speed Hump: A motion to approve location of speed humps in the KB Area on the map given to us by the city and allow for the petition to circulate was approved.
- The Annual Meeting will be held on May 18<sup>th</sup> 2006. A nominating committee has been selected to tally the votes. The committee members are: John Sparks, Mary Ann Merris and Laura Jane Estrella.
- A motion to approve a \$200 limit to remove the graffiti behind Lot 470 was approved.
- Next Board Meeting is scheduled for April 18, 2006 at 6:30 PM at the Mt. Zion Lutheran Church.
- Meeting adjourned at 7:27 PM.

## **COMMERCIAL VEHICLES**

**Please be advised that the following is considered a commercial vehicle and you will be cited for it.**

- 1. Commercial Plates**
- 2. Signage of any kind**
- 3. Advertisement of any kind**
- 4. Ladder or equipment racks**
- 5. Vehicle designed to carry 10 or more passengers**
- 6. Vehicle used to transport hazardous materials**

# May 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

SUN	MON	TUES	WED	THURS	FRI	SAT
		COMMON AREA MEETING				GARAGE SALE FROM 7-12
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	ARC MEETING	ANNUAL MEETING @ 6:30	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

# June 2006

SUN	MON	TUES	WED	THURS	FRI	SAT
				1	2	3
4	5	COMMON AREA MEETING	7	8	9	10
11	12	13	14	15	16	17
18	ARC MEETING	BOARD MEETING @ 6:30 PM	21	22	23	24
25	26	27	28	29	30	29

