

July 2006

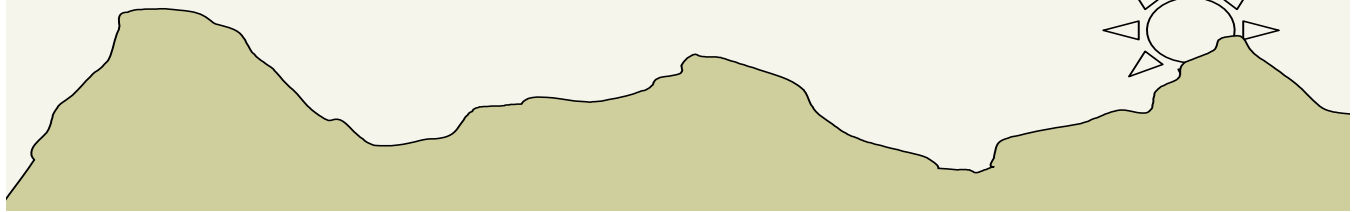
# TUCSON MOUNTAIN SANCTUARY Newsletter



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

**Board Meeting  
at Calvary  
Church @  
6:30PM on  
7/18/06**

# TUCSON MOUNTAIN SANCTUARY



## MANAGEMENT INFORMATION

### Your 2006/2007 Board of Directors

**President:**  
Christine Klein

**Vice President:**  
Ken White

**Treasurer:**  
Shirley Shumway

**Members at Large:**  
John Sparks  
Robert Ross  
Richard Meyer

### Architectural Committee

Judson Adams  
John Hinds  
Carl Shumway  
Diane Hinds  
James Scunziano  
Lois Hillard

### Common Area Committee

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

FYI to all homeowners: Tucson Mountain Sanctuary has a new website. Please be patient, it is currently in the process of final development, however, the Architectural Request Form is now available for download online. Please visit us at [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org) for updates on current events. Also, if you wish to be on the email notification list (management will notify you of any changes made to the site) please email Maria at [maria@osselaer.com](mailto:maria@osselaer.com) with your email address and any contact information you wish to give. Thank You.

Now a message from the President.

Dear Fellow Homeowners,

I would like to welcome the newest members of the Board of Directors: Ken White -VP, Shirley Shumway -Sec/ Tres, Bob Ross - NAC and Robert-ARC and Common Area Chairman. I thank everyone for volunteering their time and look forward to working with you all. Our new Website is [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org). Be sure to mark it as a favorite! We will now be having our meetings at Calvary Church located at 4540 S. Tucson Estates @ 6:30 pm on the third (3<sup>rd</sup>) Tuesday of each month. We will be giving updates as to any new developments re: the Mountain Vista Shopping Center at each board meeting. Also, if you have any other concerns that we may express to the NAC we would love to hear them. Hope to see you at the next meeting!

Your President,

*Christine N. Klein*

## **WAL-MART and the surrounding area:**

On June 19<sup>th</sup>, 2006, Donahue Schriber Developers gave a presentation on the upcoming development that has been planned for the corner of Ajo and Kinney. During the presentation they discussed the upcoming Super Wal-Mart that will be under construction shortly. This Super Wal-Mart will be on a smaller scale, meaning that it will have less square footage than the standard Super Wal-Marts. In addition, eight (8) buildings have been zoned. They include: two (2) banks, one (1) fast food, two (2) restaurants. At this point, these zoned commercial buildings have not been sold to any companies (i.e. Chase Bank, Applebee's, etc.).

## **Tucson TIDBITS**

By S. Shumway

July 2006

**Tucson** (pronounced TOO-sonn) is about sixty miles north of Mexico on I-19. The town previously served as a colonial outpost under the Spanish and Mexicans as well as territorial capital for both the US and Confederate governments. The city suffers from Sunbelt sprawl but it does have a center where you can enjoy restaurants and a pretty good nightlife, which is energized by the 35,000 University of Arizona students. It has grown into a modern mini-metropolis of nearly a million people without completely surrendering its historic spaces. The city is about equally divided into retirement community and college town. As one of the more attractive big cities of the Southwest—which admittedly isn't saying much, it redeems itself by having so much superb landscape within easy reach, from the rolling foothills of Saguaro National Park to the forested flanks of Mount Lemmon.

### **“Police Your Own Speeding Vehicles in the Neighborhood”**

We ask that all homeowners who catch others speeding throughout the community to please call 520-741-4900. This is a Non-emergency police line you may call and file a complaint with the local police department.

### **Waste Containers**

FYI...It is not permitted (per the CC&R's; page 31) to leave your trash containers in the front of your home on non-pick up days. In addition, it has been noticed that there are many homeowners filling their waste containers too full and placing them on the street only for the trash to blow throughout the neighborhood.

We ask that you please not fill your containers beyond their maximum capacity of 90 gallons.

## **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 form at [maria@osseleer.com](mailto:maria@osseleer.com) or call (520) 609-8421 or visit [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org) to download and submit.

## **FOUNTAINS IN YOUR FRONT YARD:**

"Fountains will be allowed in the front yard provided the fountains have the approval of the Architectural Review Committee. All basins less than three feet from the ground shall have a grate secured to the top of the basin or contain rocks so no standing water would allow a small child to drown. The rocks shall be at least up to the water line in the basin. The overall height of the fountain should be no more than 5 feet. The request should include the height, width and the depth of the basin. Also, the overall height, width and depth of the fountain, plus a picture or drawing so the Committee would have a better idea of what the person wants or "has." Failure to comply with these standards shall require removal of the fountain."

**Please see below ARC Guidelines that have been put in place for front and rear yard landscape and is required for all homeowners to follow and abide by: Thank you.**

### **FRONT AND REAR YARD LANDSCAPING/IMPROVEMENTS**

1. All front and rear yard landscaping **SHALL** require approval of the ARC prior to the installation thereof.
  - A) Hard landscape accents (i.e. tile, brick pavers) may be used to construct stepping-stones and borders if the colors are compatible with the community. Acceptable colors include desert hues and other natural colors.
  - B) Front yard decorations that includes, but not limited to (bird baths, urns, flower containers, pots, statues, etc.) except for temporary holiday decorations **SHALL** require ARC approval.
  - C) Hard landscape materials (i.e. concrete, brick, flagstone, tile, etc.) used to construct a new or modified walkway, new driveway, free-standing walls or retaining walls, porch, patio, or seating areas or similar structures **SHALL** require ARC approval prior to installation.

### **\*\*\*PLANT PROHIBITED LIST\*\*\***

For those homeowners who currently have prohibited plants installed in their front or rear yards will be asked to remove them in a timely manner. Regardless, if the tree/bush/plant was installed by the developer, it is your responsibility to abide by the guidelines set forth and, if necessary, take action against the builder.

#### **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 (30) feet in height. Water seeking trees can cause damage to shared walls and structures when they send out their roots to search for water.
2. Any variety of Washingtonian or Phoenix Palm Trees.
3. Queen Palms
4. Olive trees, except Swan hill variety
5. Mulberry Bushes and Trees
6. Oleanders (unless maintained to a height of less than eight (8) ft.)
7. Desert Broom Shrubs
8. Fountain Grass of any kind
9. Common Bermuda Grass

## COMMON AREA COMMITTEE

### Fido Stations

The Desert Cache (south cul-de-sac) and Western Way (north of the bench) will soon have Fido Stations installed in a further effort to keep the areas clean of debris, etc. It is a Pima County ordinance as well as CC&R requirement that you must clean up after your 'pooch'. Please remember to pick-up whatever your dog leaves behind. Bags are available at each of the Fido Stations if you forget to carry your own.

### No Trespassing Signs

New "No Trespassing" signs will soon be installed to replace ones stolen or vandalized. Tucson Mountain Sanctuary continues to have problems with 4-wheelers crossing the common areas and using our streets as thru-ways to the desert. If you see someone trespassing in the area, try to get their license plate number (if they have one) and report them to the police department. Though the police may not be able to catch them, they will keep a record of the reported incidents and send someone to the perpetrators home for continued violations.

### Park Rail Fences

The rail fences in our parks are fast deteriorating due to sun damage. The Common Area Committee opened discussion on this subject at the June Board meeting. The consensus of the homeowners present was to replace the fences with some type of wood more durable or provide some other means of deterring entrance to the parks such as boulders, etc. The committee will pursue this further and submit information to the Board at a future meeting.

### 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 into tiny little bushes.

Homeowners need to be aware that it is their responsibility to maintain their front yards year round. Once the rains begin, the weeds will begin to flourish and will become a common plant within the Association and the resulting seeds will create even more weed growth. We ask that you please pull your weeds to prevent any action from management and before your front yards become infested with them. Also, be advised that the area between the curb and sidewalk is your responsibility. In addition, homeowners are responsible for pulling the weeds on all of the easements that abuts your property, which includes the side yard if that applies. Thank you to all for your cooperation.

### PANCHO'S LANDSCAPE CORNER

Our monsoon season has begun. Many of us have trees that have experienced storm related damage. Keep in mind when you stake and tie your trees you need to allow them to move as the wind blows. This allows for proper root development and in time, continue to loosen ties to allow for even greater canopy movement. The goal is no ties or stakes but this could take years to accomplish as trees are growing in an artificial environment at your local nursery. Remember to water deeply versus short durations. Watch your trees and shrubs for signs of stress. If they look wilted in the morning more water is needed. Ideally, one good watering a week will suffice. Newly planted trees and shrubs require daily water until they become established. More tropical varieties of plants require more water, but again deep water is better than shallow. Vary times to avoid salt build up. Leach the soil by deep watering at least one every three months. Lets keep Tucson Mountain Sanctuary looking its best and happy gardening. *Pancho*

### APRIL BOARD MEETING MINUTES OVERVIEW

- The meeting was called to order at 6:34PM. A quorum was present to conduct an official meeting. Board Members Present: John Sparks, Lois Gorto and Shirley Shumway.
- March meeting minutes approved.
- March Treasurer's Report approved.
- Committees:
  - Common Area:
    - Motion to purchase two (2) Fido Stations at a price of \$374 made by Shirley Shumway. 2nd by John Sparks. Approved.
- Motion to accept Option #2 (Three year premium annual installment of \$416.15) made by John Sparks. 2<sup>nd</sup> by Shirley Shumway. Approved. John Sparks signed it on 4/17/06.
- Annual Meeting is scheduled for May 16, 2006 at 6:30 PM at the Holy Way Presbyterian Church.
- Meeting adjourned at 8:00 PM.

### ANNUAL MEETING MINUTES OVERVIEW

- The meeting was called to order at 6:37PM. A quorum was present to conduct an official meeting. Board Members Present: Christine Klein and John Sparks.
- 2005 Annual Meeting minutes approved.
- 2005 Budget approved. It was reported that since the change of management from Cadden to Osselaer, Tucson Mountain Sanctuary has saved almost \$2,000.00 a month thus far.

### Announcement of the 2006/2007 Board of Directors:

Christine Klein, Ken White, Shirley Shumway, Richard Meyer, Robert Ross

### Member Input

-TMS is about to go online at [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org) and all information will be available to homeowners via their computers. It will give homeowners an opportunity to get involved with their community.

- The committees are set in place to give them an opportunity to be a voice in their community.

- The landscapers were hired to clean up the common areas (i.e. parks, streets, etc.) not to pick up the itty-bitty stuff that is located in the washes. That is performed twice a year because of the size.

- A neighborhood Advisory Committee is going to be created due to the Wal-Mart going down on the corner of Ajo and Kinney. We will have a representative there to attend the hearings and so forth. The HOA was registered to Pima County also.

Q: There are trees mature enough in back yards that have the potential to grow big enough to knock down walls. What is a solution?

A: If you stop watering indigenous trees after a year it will stunt the growth of the trees to eliminate the problem.

Q: There are trees that were installed during development stages that will grow to be too big (i.e. Ash).

A: Please call the developer or management for procedure.

Q: Are Real Estate Signs permitted on Kinney Rd??

A: They are permitted certain times out of the day.

Q: Is management permitted to tow commercial vehicles that are parked on the street since they are public?

A: No. We must follow AZ Law and have set in place a violation process to handle these situations.

Q: Are RV's permitted in the driveway?

A: It is not permitted to park your RV's in the driveway for long periods of time. If you are going to go on a trip and your RV is parked at your home for loading/unloading purposes, please call management so that we are aware of the situation.

Q: How can we get kids to stop riding their bicycles in homeowner's yards?

A: We will talk about this issue in the newsletter. The idea of placing some kind of barrier (rocks, cacti, etc) was discussed briefly.

Q: What is a commercial vehicle?

A: The Board will take this under review and in the next newsletter give better explanation.

- Next Board Meeting is scheduled for June 22, 2006 at 6:30 PM at the Calvary Church.
- Meeting adjourned at 7:43 PM.

# July 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

**Non-Emergency Police**  
520-741-4900

**Property Manager:**

Maria Henderson  
520-609-8421

Email: maria@osselaer.Com

**TMS Website:**

www.tucsonmountainsanctuary.org

**\*\*\*Board Meeting\*\*\***

Meetings will be held at the Calvary Assembly of God located on 4540 S. Tucson Estates Parkway for the remainder of the year. Contact #: 520-578-7400

*To the end of year dates for Board Meetings:*

7/18      8/22  
9/19      10/17  
11/21     12/19

SUN	MON	TUES	WED	THURS	FRI	SAT
						1
2	3	Happy Fourth of July	4	5	6	7
		COMMON AREA MEETING @ 2:00				
9	10	11	12	13	14	15
	ARC MEETING	BOARD MEETING @ 6:30 PM				
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

# August 2006

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