



Let me ask you - what kind of community do you want to live in, a community of owners who take pride in their community, homeowners who volunteer their time on committees or the Board, people who care about their neighbors, keep an eye on kids and watch out for strangers in their area? In general, people purchase a home in a community with governing documents to improve home values and keep the neighborhood looking as good.

Your Board of Directors contracted with The Osselaer Company to perform the day-to-day activities of the Association.

This includes a variety of functions:

- 1.) Complete Financial Reporting for the Association
- 2.) Accounts Receivable and Accounts Payable
- 3.) Vendor Management
- 4.) Property Inspections

Property inspections for a community as large as The Sanctuary are very tedious and time consuming. It has always been my feeling that high standard is the best and enforcing the governing documents will promote the best interest of the community. Your Board has unanimously agreed to keep the property looking it best. While some people may think the inspections are too frequent, too picky or too draconian, they're not. You must set the bar high, keep up on standards or soon you will wish you had taken a stronger course. Many have said it is analogous to establishing the speed on the freeway. If 65 is the posted speed and you tell the officer who pulls you over when you were driving 76 to cut you a break, it was only just this once or it will never happen again. I can assure you nine times out of ten a ticket is coming your way. Please don't think of our violation process as a ticket - think of it as a reminder to be a good neighbor. A little courtesy always goes a long way, being a good neighbor is keeping your neighborhood looking its best!!!!

THE SANCTUARY



Your Board of Directors

President:
Christine Klein

Secretary/Treasure:
Shirley Shumway

Architectural Committee

Judson Adams
Mary Ann Merriss
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 Levitts

SPEED HUMPS TO PROTECT OUR NEIGHBORHOOD & SLOW DOWN THE SPEEDERS ON WESTERN WAY ARE COMING

WOW – who said persistence, patience, hard work and maybe a little good luck never paid off. Apparently not Janet Snyder. Janet and her committee worked tirelessly to complete all the requirements set forth by the county including a door to door canvassing of the neighborhood.

We all thank you and so do our children and pets!

SO LONG JOHN SPARKS! YOU'LL BE MISSED!

John & Kirsten Sparks recently sold their home and moved away from Tucson Mountain Sanctuary. John was an instrumental member of the Board whose business knowledge (he worked as a land buyer for KB Homes) gave the Board much insight into the inner workings of the developer. John will truly be missed for his wisdom, contribution and timely wit.

1.



ARCHITECTURAL REVIEW COMMITTEE

- The Architectural Request form has been recently modified. Once the website is updated, homeowners will be able to access this modified version online. These modifications mainly involve where to send the forms. The forms can now be sent through email to adamsjud@gmail.com or mailed to the following address:
5600 W. Crystal Rain Pl.
Tucson, AZ 85735

THINGS TO REMEMBER WHEN SUBMITTING ARC REQUEST FORMS

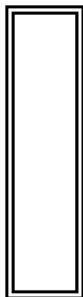
In your description please state materials being used, colors, height (if applicable), setbacks, dimensions, building permits (if applicable), a complete drawing, photographs (if available), etc., otherwise, your application may be asked to be re-submitted with all appurtenant information. PLEASE BE ADVISED, NO WORK MAY BEGIN UNTIL YOUR REQUEST HAS BEEN APPROVED.

Fountains

The August Board meeting brought more change to the ARC guidelines regarding stand-alone fountains and/or water features. As such, a motion was made to allow NO further installation of stand-alone fountains within the community. This motion DOES NOT apply to any existing fountains, nor does it apply to wall mounted fountains. Any and all current stand-alone fountains will be grand fathered under the new motion and will be allowed as long as they are appropriately maintained and removed upon sale of the house. In addition, as previously mentioned, wall mounted fountains will be permitted pending approval from the ARC.

Speed Hump Committee:

The speed hump committee would like to thank all those who helped with the petitions and supported the effort. The speed humps were approved at the September board of directors meeting and are in the process of being scheduled for installation.





COMMON AREA COMMITTEE

FORMALLY KNOWN AS THE LANDSCAPE COMMITTEE

Note your calendars!!!

“YARD OF THE MONTH” CERTIFICATE OF EXCELLENCE

As discussed in last month’s newsletter, a Certificate of Merit will be awarded to homeowner’s who receive the most votes for enhancing their neighborhood. This award is received in various ways, such as, keeping weeds out of the yard, attractive landscaping, removing stains from the driveway, curb appeal, etc. Winners are as follows:

October:

November:

December

Also, be aware there will be a YEALY judging for the best *HALLOWEEN* and *CHRISTMAS* decorations, and **every six months**, there will also be awards for best landscaping to **ONE** homeowner rather than the current. Lets keep those yards looking fabulous!

Last, but not least, the next scheduled Committee Meeting will be held _____.

SEPTEMBER BOARD MEETING MINUTES OVERVIEW

INSERT HERE

OCTOBER 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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:

Matt Osselaer
520-609-8421

Email:
mjosselaer@osselaer.com

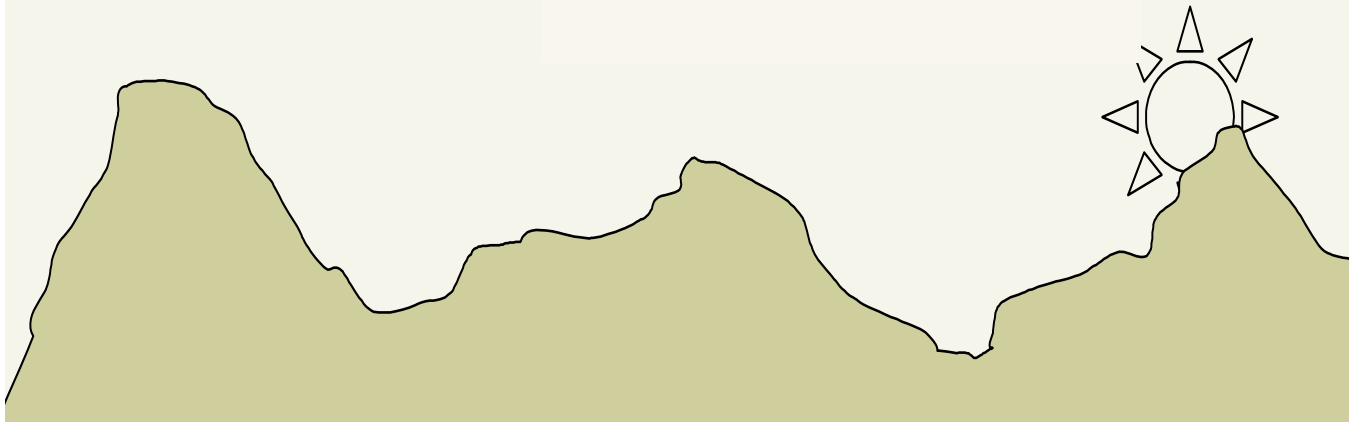
*******Please be advised, the HOA Board Meeting location has been moved to the Calgary Church at 6:30PM.)*******

REMINDERS:

November 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

THE SANCTUARY



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

**HOA Board
Meeting
MOVED to
Calgary
Church @
6:30pm**