



Understanding the Homeowners Association Concept

The homeowners association is the cornerstone of a planned residential community. It brings continuity and order to the community, it preserves the architectural integrity and it maintains the common elements. The association promotes the concept of “community” and protects the neighborhood’s property values.

Purchase of a home in Tucson Mountain Sanctuary brings with it mandatory membership in an association which then provides the structure for operation and management of the residential development. With membership come certain maintenance obligations, financial responsibilities, and a commitment to abide by use restrictions and other rules of the association. To a degree, it necessitates individual conformity for the good of the whole.

The association’s responsibilities include basic maintenance functions as well as extensive upkeep of the property. To be successful, its officers and directors must uniformly and fairly govern the community, and it must have a reasonable level of participation by each of its members over time.

Operating a homeowner association carries with it many of the very same duties and responsibilities as overseeing any other business. Serving as a board member is a valuable and rewarding experience that is seen as an opportunity to serve their fellow neighbors while protecting and enhancing the assets of the community. It is serious business, but also a task worth doing well in order to safeguard the investments of all.

Source: Association Times (May 2006)

“Third” Annual Neighborhood Clean-Up

WE NEED YOUR HELP!!!!!!!!!!

- DATE:** Saturday, January 20, 2006
- TIME:** 9 AM to 11 AM
- PLACE:** Volunteers are to meet at their individual neighborhood parks.
 -Designated area for cleanup will be assigned by the CAC.
 -Trash bags will be supplied.
- TRASH:** Place at nearest curbside for pickup by Management.

Following the cleanup, there will be a potluck at Diane & John Hinds home, 3653 S. Desert Cache at 12 pm. Everyone is welcome.

Your Board of Directors

President:
Christine Klein

Vice President:
Kenneth White

Secretary/Treasurer:
Shirley Shumway

Members at Large:
Richard Meyer
Robert Ross

Architectural Review Committee
Judson Adams
John Hinds
Carl Shumway
Diane Hinds
Lois Hillard

Common Area Committee
Shirley Shumway
Delina Creasy
Richard Meyer
Connie Tuengel

Buffelgrass Invasion

There has been a sighting of Buffelgrass in our common areas. This is a species of grass that is invading the area and crowding out native plants. In addition, it is increasing fire danger around homes and along roadsides. The seeds are spread every day into and out of our neighborhood, throughout the city and into natural desert areas. Buffelgrass is being planted in Sonora and Texas for cattle forage.

How do we get rid of the grass in our neighborhood? Pull out the “entire” plant roots and all or they’ll come back. Wait a few months and repeat until no more seedlings are observed.

What are the consequences of doing nothing? Loss of biodiversity, especially “postcard” species like saguaros and paloverdes, as well as the wildlife that depend on them and increased fires, not only in natural areas but also in urban and suburban areas.

Be a good neighbor—remove them from your yard, medians, common areas and roadsides before they spread.

Hopefully we’ll be able to remove most of the Buffelgrass in our area during the cleanup in January. Brochures will be available for identification purposes.

Source: The Arizona Native Plant Society, “Sonoran Desert Habitat Conservation”.

Tucson “Tidbits”

By Shirley Shumway

Tucson has been continuously settled for over 12,000 years and is one of the oldest towns in the United States. It has a diversity of cultures, architecture, and peoples. It boasts of quality health services for the Southwest, the astronomy center of the world, home of a premier research institution - University of Arizona, and is a tourism destination.

Tucson was originally an Indian village called Stook-zone, meaning water at the foot of black mountain. Hugo O’Conor established the Tucson Presidio in 1775 and August 20th, 1775 is considered Tucson’s birthday. Spanish settlers arrived in the area in 1776. Tucson officially became part of the United States with the Gadsden Purchase of 1854. Tucson served as capital of the Arizona Territory from 1867 to 1877.

Source: Arizona Visitor Tourist Information, 6/30/2006

Increased Crime

There has been a noticeable increase in the amount of crime and vandalism in Tucson Mountain Sanctuary. So that everyone is aware and does not become the latest victim, here is some of the latest information on crime in our area:

- a) "Smash and Grabs" from parked vehicles
 - CD's, money, etc. taken from vehicles
 - Windshields smashed
 - Lock your vehicles
 - Do not leave any valuables in your vehicle (cell phones, wallets, keys)
 - Secure belongings in your trunk

- b) Graffiti *
 - Spray painting on cement on a fire road at end of Desert Lantern
 - Spray painting on a power box same area
 - Spray painting on the drainage wall of Desert Motif
 - *This has been removed by Osselaer Management.

- c) Other
 - Beer bottles and bones thrown into the common areas (Desert Motif)
 - *Picked up by Osselaer Management (Landscapers)
 - Dog "poop" taken from Fido Stations and smeared on garage doors
 - Dog "poop" smeared on sidewalks
 - Fido station set on fire
 - Damage to garage door by bicycle striking it and cracking a panel
 - Fido station bags stolen and used as streamers on bicycles
 - Cacti being destroyed by bicycles being ridden over them and being stomped on
 - Christmas decorations stolen from yards

These acts of vandalism are costing Tucson Mountain Sanctuary homeowners' money.

Parents - Please supervise your children, know where they are and what they are doing.


And, most of all, if you see something suspicious CALL 9 1 1 and report vandalism and property damage. People must start calling authorities and not just voicing their concerns to their neighbors. The Sheriff's Department wants to know what is happening in a neighborhood so they can increase their patrols. If nothing is reported, they must assume everything is okay. In our neighborhood, it's not okay. Let's see if we can catch the culprits and put a stop to this destructive behavior.

JANUARY 2007

The January 2nd CAC meeting has been rescheduled to January 9, 2007


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

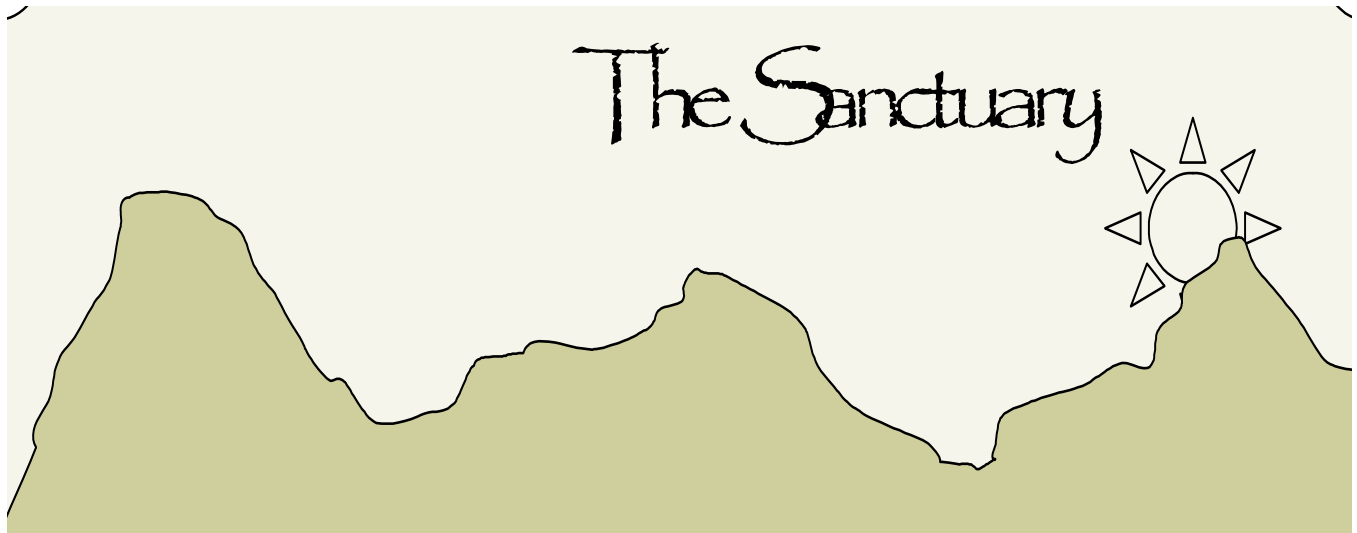
FEBRUARY 2007

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

ALL HOMEOWNERS ARE WELCOME AT THE HOA BOARD MEETINGS!

MARCH 2007

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



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

**Monthly
HOA Board
Meeting at Calgary
Church @ 6:00pm
4540 S. Tucson
Estates Pkwy.**