

Tucson Mountain Sanctuary Newsletter

Board Members Role and Responsibilities

Your Board Members

President

Christine Klein

Vice President

Ken White

Sec./Treas.

Shirley Shumway

Members:

Richard Meyer

Robert Ross

Kathy Talcott

Architectural Committee

Judson Adams

Lois Hillard

Diane Hinds

John Hinds

Carl Shumway

Common Area Committee

Delina Creasy

Richard Meyer

Shirley Shumway

Property Manager

Matt Osselaer

Osselaer Management

520-609-8421

Email:

mjosselaer@osselaer.com

A Recap of the Board Member's Role:

Acting through the board as a whole, a board member should:

- Enforce the documents
- Establish sound fiscal policies and maintain accurate records
- Develop a budget, keeping in mind the needs, requirements and expectations of the community
- Establish reserve funds
- Act on budget items and determine assessment rates
- Collect assessments
- Enforce rules and penalties
- Authorize legal action against owners who do not comply with the rules
- Appoint committees and delegate authority to them
- Select an attorney, an auditor, insurance agent and other professionals for the association
- Provide adequate insurance coverage, as required by the bylaws and local governmental agencies
- Inform board members of all business items that require their vote
- Inform members of important board decisions and transactions
- See that the association is protected for the acts of all parties with fiscal responsibilities
- Attend and participate at meetings

Operating a homeowner association carries with it many of the very same duties and responsibilities as overseeing any other business. Each board member must recognize the responsibilities that the board has to the association members. The board's duties must be performed with the care and responsibility that an ordinary prudent person would exercise under similar circumstances. It requires the members of the board to act in good faith and in the best interests of the members of the association.

Source: Association Times

IMPORTANT - The Annual HOA Meeting has been

Rescheduled to June 19th at 6:00 p.m. @ Calgary Church!!!! The Annual Meeting is to elect officers and answer questions, not be a regular meeting.

TIME TO PRUNE OFF WINTER DAMAGE

If you haven't already, it's time to revive your garden from its winter damage and prune away the frozen stems from landscape plants injured by our recent cold weather and snow.

Citrus, lantana, red bird of paradise and bougainvillea should be showing signs of new bud growth. Remove the dead stems without cutting into healthy wood.

You can prune before new spring growth appears, but check individual stems and branches for life before you start. Using a sharp knife or pruning shears, peel back some bark from the stem until you find moist, green sapwood under the bark. Dark green to brown coloration under the bark means that part of the plant is dead. Once you determine the extent of the freeze damage, you will have a good idea of just how far to prune back to remove the dead parts of the plant.

Now is the time to fertilize trees and shrubs, especially those damaged by cold weather, to stimulate new growth using fertilizer high in nitrogen and ammonium sulfate (21-0-0), for example, or a general purpose tree and shrub food. For trees, apply one cup of fertilizer for each inch of trunk diameter, determined by measuring the trunk 12 inches from the ground. Apply one cup of fertilizer per plant for large shrubs and a half-cup for medium to small shrubs. Spread the fertilizer evenly over the ground from the plant's base to a few feet beyond the ends of the branches. Slowly water with a soaker hose or watering wand.

True desert plants do not require fertilizer unless you want to encourage faster growth and better landscape quality. In that case, apply fertilizer at half-strength.

At Home, Arizona Daily Star

Websites to check for further information:

www.cactuscollection.com/info/cold.html

www.insidebayarea.com/homeandgarden/ci_5201069

www.paloaltoonline.com/news_features/home_and_garden_design/2007/feb07/frost.php

Many of us have experienced frost damage to most of our more sensitive plant varieties. While most of the green barked shrubbery can be cut back now - many have expressed concern about their beloved Agave's. The Agave leaves may be trimmed at ground level for aesthetics or if the leaf has dried or is damaged due to frost. Agave tips damaged by frost will most likely not regenerate. You can prune these tips or prune at a 45 degree angle to remove any dead section. However, you may want to introduce more cold hardy specimens to your garden. These include:

- Gentry Agave
- Agave Parryi
- Agave Palmeri
- Agave Colorata
- Agave Vicotoriae - Reginae

Stay away from the century plants, unless you have ample space (8-12 feet). Keep in mind Agave's will flower 10-30 years, after the bloom stock appears their life cycle will soon be over. Some Agave species produce pups that will replace the mother plant. Regardless, they make a nice addition to any landscape in a silhouette planting or cluster planting.

John Osselaer
Osselaer Management

"Tucson "TIDBITS"

By S. Shumway

Tucson's location and climate make it the home of many first-class destination resorts and the center of significant film and television industry. Baseball spring training activities, nationally televised PAC-10 intercollegiate sports, golf tournaments, bowling tournaments and the world-famous Tucson Rodeo, La Fiesta de los Vaqueros are hosted here.

The Tucson area's five mountain ranges offer winter skiing within an hours drive. Hiking, swimming, cycling, hunting, fishing, bird-watching and camping are available in those mountains and in nearby national, state, county and city parks.

Tucsonans and its visitors have a year-round menu of cultural activities through the Arts District, Arizona Theatre Company, Tucson Symphony Society, Arizona Opera Company, Tucson Jazz Society and various productions at the Tucson Convention Center, Pima Community College and the University of Arizona's Centennial Hall.

Added to the mix is the famous Arizona Sonora Desert Museum, Old Tucson Movie Studios, Biosphere II, Arizona State Museum, the Center of Creative Photography, the Arizona Historical Society Museum, The University of Arizona and Tucson Museum of Art, the Berger Performing Arts Center at the Arizona School for the Deaf and Blind and other attractions provide a full menu of cultural activities.

KBHome
Customer Care:
 918-6401

Richmond
 544-2700

Lennar/USHome
 747-0997

EMERGENCY:
 (Sheriff's Dept.)
 822-5355 or 911

Post Office:
Valencia Branch
 275-8777

Property Mgr.
Matt Osselaer
 520-609-8421

Email:
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Financial: (YTD) As of 3/31/07	ARC Requests: 3/07- 4/07
Income: \$32,659.73	Requests Received: 22
Expenses: \$22,831.00	Requests Approved: 15
Reserves: \$23,563.66	Denied: 1
Delinquencies: \$13,006.32	Pending/Resubmit 6

Architectural Review Committee:

- #1- Do **NOT** start a project without approval.
- #2- Submit requests with complete information (setbacks from walls, matching house colors, etc).

Common Area Committee

Diane Hinds has resigned from this committee. She will be greatly missed for her input and time spent on various projects. She has been invaluable; expending much effort in everything to which she has contributed. She will be missed for her can do attitude. TMS is grateful for her offer to continuing to host the Common Area Open House pot luck.



Community Safety Day - Safe Kids Day

As announced at the March and April HOA Board Meetings, the Drexel Heights Fire District sponsored the 4th annual Community Safety day on April 28, 2007. This event provided free safety information and injury prevention. One of the campaigns (*Not Even for a Minute*) is to educate parents of the dangers of leaving their children unattended inside a vehicle especially in our desert temperatures. A second program (*Spot the Tot*) teaches drivers to check around their vehicle before backing up for small toddlers who are difficult to see by just checking in the vehicle mirrors.

Information and resource booths highlighted fire safety, car seat safety, poison prevention, bike safety, drowning prevention, home safety, free fingerprinting, and bug and critter safety. In addition, there were vehicle displays of fire engines, race cars, ladder trucks, ambulances and canine units.



The annual meeting has been rescheduled to June 19, 2007 at 6:00 p.m. Please mail the attached completed nomination form to The Osselaer Company, C/O Trish Ferguson, 532 E. Maryland #F, Phoenix, AZ 85012. If you prefer, you may email your bio to Trish at email:

trish@osselaer.com. The nominations forms must be submitted no later than May 18, 2007.

MAY 2007						
S	M	T	W	T	F	S
		1 CAC Mtg (Canceled)	2	3	4	5
6	7	8	9	10	11	12
13  Mother's Day	14 ARC Mtg 3 pm	15 Board Mtg 6 pm	16	17	18 Last Day to turn in BOD Nominations	19
20	21	22	23	24	25	26
27	28  Memorial Day	29	30	31		

ALL HOMEOWNERS ARE URGED TO ATTEND THE BOARD MTGS.

The monthly HOA meeting is held at Calgary Church, 4540 S. Tucson Estates Parkway @ 6 pm.

JUNE 2007						
S	M	T	W	T	F	S
					1	2
3	4	5 CAC Mtg 2 pm	6	7	8	9
10	11	12	13 Last day to turn in Ballots	14	15	16
17 Father's Day 	18 ARC Mtg 3 pm	19 Annual Meeting 6 pm	20	21  Summer	22	23
24	25	26	27	28	29	30

Neighborhood Watch

Graffiti Problem

TMS has again been tagged by graffiti. Suggestions to prevent graffiti: Remove it as soon as possible. Plant clinging vegetation like ivy or thorny, thick bushes to protect walls and other large surfaces. Eliminate anything that could encourage loitering at night. Suspects are generally juveniles out late at night. Parents should check their child's school bags and rooms for tagger related art, markers, paint, etc. To protect property **it is suggested that we involve community youth in removing the graffiti**; create a watch force for areas frequently vandalized and request help in identifying graffiti writers and report them to law enforcement. Pima County will be implementing a graffiti abatement program for private property this year. Currently residents can call 792-TAAG (792-8224) to report graffiti on public property. A community effort will help reduce these types of crimes. Please report all suspicious activity to 9-1-1.

THEFT OF GARAGE DOOR OPENERS

The Burglary Unit of the Sheriff's Department reports an increase in vehicle break-ins in which only garage door openers are stolen. Thefts are occurring in the late evening or early morning hours from vehicles parked in driveways. Vehicles are entered to open the garage; then the residences are burglarized. In some cases, only the openers are stolen and it is believed the burglars will return later to enter the residence.

Keep your vehicle locked at all times, remove valuable items, even if not visible, such as garage opener in glove box or overhead compartment. Keep door from garage into your residence locked, even when you are home. Thieves look for any opportunity to make you a victim of their crime.

You are encouraged to immediately **report all vehicle break-ins or suspicious activity to 9-1-1**. If your garage opener is stolen, be sure to change the access code as soon as possible.

Source: Pima County Sheriff's Department

TOP 10 CRIMES (WITHIN ONE MILE OF TMS)

1. Public Assistance-Check Welfare	60
2. Residential Audible Alarm (Violation)	39
3. Supplement (other departments)	17
4. Larceny from Motor Vehicle	15
5. Suspicious Vehicle	13
6. Larceny (All other)	11
7. Intentional Vandalism	11
8. Motor Vehicle License/Reg. Viol.	10
9. Residential Alarm-Cancelled by Co.	10
10. Public Hazard & Civil Matter	9 each

(Pima County Sheriff's Dept. Crime Stats-1year period)

ASSOCIATION PEEVES

Your Board of Directors and Osselaer Management would like your assistance in resolving the following matters:

NO Rocks/Stones on Your Sidewalk

Keep your sidewalk clean of all debris. Your sidewalk includes the area in front of your home and the area between the curb and the sidewalk. If you are a corner lot homeowner, the sidewalk between your wall and the street is also your responsibility. Remember you are personally responsible if someone falls so you should consider this a liability issue.

NO Barking Dogs:

Your neighbors' peace and quiet is to be taken into consideration if you own a dog. Please **curb your pet's noise!!**

If you have an animal noise problem, call Pima Animal Care Center at 743-7550, Option 2, than Option 7. After a short recorded message, you will be asked to leave message giving the address of where the noise is originating and your name and address. The offending party (probably your neighbor) will be sent a copy of the animal noise ordinance and will have 7-10 days to address the problem. The name of the complainant is held in confidence by the Animal Care Center.

NO Overflowing Trash Containers:

Do not overfill your trash containers! After you put them out for collection, your trash gets blown onto adjacent areas, into the common areas or down the street. This is unsightly. Keep your lids closed. After pickup, your containers should be stored out of sight in your garage or behind the fence.

NO ATV Trespassing

ATV's are not allowed in our Common Areas. Please respect the privacy of your neighbors. Do not ride your ATV's in the common areas. Trailer your ATV's to a proper place for riding. ATV's are a continuous problem in our area and are destroying the desert landscape surrounding Tucson Mountain Sanctuary. Report illegal off-road vehicles to Dept. of Environmental Quality's Off-Road Vehicle Hotline at (520) 877-6061.

NO Bright Lights:

Because you live in a unique desert area protected by the Pima County Outdoor Lighting Code for preservation of observance from Kitt Peak, ***lights on your porches and garages should be no more than 60 watts.*** Preferably they should be shielded and point downward.

Inappropriate Parking:

Many homeowners have recently complained about inappropriate parking around homes that are having parties. During these parties many guests park their cars in such a way that sidewalks and driveways become blocked. This is not acceptable because the homeowner having the party is responsible for keeping their guests parked per the CC&R's. All we ask is that there be some courtesy given to neighbors. Please keep cars parked on the street (not in the gravel) and do not block sidewalks or driveways.

Community Garage Sale

Flyers announcing the garage sale were distributed throughout the community with the help of Kathy Richards, Jean Meyer, Maggie Keldahl, John and Diane Hinds and Shirley Shumway. Eight signs were placed throughout the community on the Monday prior to the garage sales. Two more signs were added on the Friday before the sale. These signs were removed promptly at the completion of the sale.

The signs were constructed by John and Diane Hinds. Posters for the signs and copies of the flyers were created by Caryl Carwell and Diane Hinds.

Forty households requested to be placed on the list of sale addresses with 6-8 more calling after the deadline of March 3 advising they were going to participate. Following the sale, participants who had supplied their email addresses were contacted for input on the sale. Very positive feed back was received. There was a tremendous quantity of customers covering the entire Tucson Mountain Sanctuary and the sales were reported as "above expectations".

Diane Hinds solicited comments from participants after the sale and will be incorporating some of these suggestions into next year's plans. The following are some of the suggestions she received:

1. Have sale in October as well as March.
2. Change time of sale to 8 am to 1 pm instead of 8 am to 3 pm.
3. Print a sign-up form in the newsletter prior to the sale date. The form can be sent to the chairman instead of having to deliver flyers house to house.
4. Charge \$5 per participant to cover 4 more signs and an advertisement in the newspaper (\$72) and an ad in the Desert Times (\$9).
5. Make 4 more permanent signs.
6. Need volunteers to help place and take down signs.

These signs will be used for other events. The HOA meeting information is printed on the back of the garage sale signs and will be set out to advertise these meetings. Other posters for events such as the community cleanup and potlucks can also be made.

Diane and John Hinds worked very hard on this project making the signs, placing ads and performing many other responsibilities. Please make sure you thank them both for their efforts. After all, you, the homeowner are the ones who benefited from their labors!!

Website Update

The website company we were working with on developing a website for Tucson Mountain Sanctuary has been terminated. The HOA Board is in the process of selecting a new company for this task. The Board is hopeful the new company will be able to supply us with a complete website in a timely manner. Please bear with us while we are in this process. Your patience will be greatly appreciated.

OFF-ROAD VEHICLES - Information from Pima County Sheriff's Department

The following is a reference of regulations when riding off-road vehicles in unincorporated areas of Pima County:

- ✓ It is illegal to operate off-road motorized vehicles in any publicly-owned wash, waterway, or open area.
- ✓ The operator must be licensed, and the vehicle registered and insured to operate on public roads. This includes the shoulder area of public roads.
- ✓ All operators of off-road recreational vehicles shall carry proof of vehicle ownership, or a rental agreement, and a driver's license while operating such vehicles and shall show such documents upon the request of a peace officer. If an operator is unlicensed then a recent picture identification shall be carried.
- ✓ Do not operate your vehicle under the influence of drugs or alcohol.
- ✓ You must have brakes, spark arrester, muffler, and lights in good working order.
- ✓ Leave all gates as you found them, open or closed.
- ✓ Know the Off-Road Vehicle laws for the areas entered.
- ✓ Violators may be charged criminally, or pay a minimum civil fine between \$50.00 and more than \$1000, depending upon the offense. A violator's off-road vehicle may also be impounded.
- ✓ Off-road laws vary from area to area and it is your responsibility to learn what the rules are for each area.

Delinquencies: The board has instructed management to more aggressively pursue those homeowners that are delinquent. This includes filing court actions to protect the association interests. It is important to understand that legal fees are much higher in comparison to the association dues and it therefore makes no sense to not pay your dues. It is not uncommon for the cost, when attorneys are

involved, to exceed five times the charge for association dues. This can all be avoided when dues and related fees are paid on time.