

Tucson Mountain Sanctuary Newsletter

Website: www.tucsonmountainsanctuary.org

HOA Board Members

President

Bradley Yant

Vice President

Ken White

Sec./Treas.

Shirley Shumway

Members:

Richard Meyer

John Maple

Laura-Jane Estrella

Architectural Committee

Judson Adams

Lois Hillard

Diane Hinds

John Hinds

Carl Shumway

Virginia Cuevas, Alt.

Common Area Committee

Delina Creasy

Richard Meyer

Shirley Shumway

Lois Gorto

Neighborhood/Advisory Committee

Christine Klein

John Maple

Laura-Jane Estrella

Property Manager

Matt Osselaer

Osselaer Management

520-609-8421

Email: mjosselaer@gmail.com

Homeowners Role and Responsibilities

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the association.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and other issues.
5. Pay association assessments and charges on time.
6. Contact association managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, and friends) adhere to all rules and regulations.

Source: Community Associations Institute

Recent Homeowner Question:

"What do my homeowner association fees pay for?"


Answer: Briefly, some of the expenses your fees pay for:

Maintenance – (Sweeping, Signs, Vandalism repairs, etc.)

Landscaping – (Irrigation in Common Areas, Plant replacement, Backflow testing, Fido stations, Irrigation repairs, etc.)

Other Expenses – (Legal, Accounting, Insurance, Management, Office Permits, Postage, Meeting expense, Newsletters)

Capital Reserve – Contingency money for major expenses (required by law)


Sept. 2007						
S	M	T	W	T	F	S
						1
2	 Labor Day	4 CAC Mtg. 2 pm	5	6 NAC Mtg. Tucson Estates 6 pm	7	8
9	10	11	12	13	14	15
16	17 ARC Mtg. 10:30 am	18 HOA Bd. Mtg. 6 pm	19 NAC Mtg. TE 6 pm	20	21	22
23	24	25	26	27	28	29
30						

ALL HOMEOWNERS ARE URGED TO ATTEND THE BOARD MTGS.
 The monthly HOA meeting is held at Calvary Church, 4540 S. Tucson Estates Parkway @ 6 pm

October 2007						
S	M	T	W	T	F	S
	1	2 CAC Mtg. 2 pm	3	4	5	6
7	8 Columbus  Day	9	10	11	12	13 COMMUNITY GARAGE SALE 8-1
14	15 ARC Mtg. 10:30 am	16 HOA Bd. Mtg. 6 pm NAC 6pm	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31  Halloween			

November						
S	M	T	W	T	F	S
				1	2	3
	5	6 CAC Mtg. 2 pm & Election Day	7	8	9	10
11  Veterans Day	12	13	14	15	16	17
18	19 ARC Mtg. 10:30 am	20 HOA Bd. Mtg. 6 pm	21	22 	23	24
25	26	27	28	29	30	

ALL HOMEOWNERS ARE URGED TO ATTEND THE BOARD MTGS.

December						
S	M	T	W	T	F	S
						1
2	3	4 CAC Mtg. 2 pm	5	6	7	8
9	10	11	12	13	14	15
16	17 ARC Mtg. 10:30 am	18 HOA Bd. Mtg. 6 pm	19	20	21	22
23	24	25  Christmas	26	27	28	29
30	31					

Vehicle Break-Ins

An increase in vehicle break-ins has been seen by the Pima County Sheriff's Department and the Tucson Police Department. The Sheriff's Department has received 34 reports since January. Most of these break-ins have occurred weekdays during lunch hours and early morning hours. The thieves appear to be specifically looking for wallets and purses.

Here are some tips from the police and sheriff to prevent you from becoming a victim:

- Always lock your vehicle.
- Do not leave your windows down, even cracked slightly.
- Do not leave any valuables in plain sight. Lock everything in the trunk or take with you.
- Do not park next to someone just sitting in their car. They may be waiting for you to leave.
- Scan the parking lot when you exit and enter your vehicle for anyone watching what you are doing.
- If you see anyone loitering in a parking lot, report it to security or 9-1-1.

Source: Pima County Sheriff's Department

LAUGHTER RX

While delivering lunches to elderly shut-ins, I took my 4-year-old daughter. She was intrigued by the various appliances of old age; canes, walkers, and wheelchairs. When we came upon a glass with false teeth soaking in them, she whispered, "The tooth fairy will never believe this!"

"Tucson "TIDBITS"

By S. Shumway

Kitt Peak National Observatory

Southern Arizona's clear skies are ideal to host the world's largest observatory. Located 56 miles southwest of Tucson on top of a rugged mountain range, Kitt Peak features the world's largest collection of telescopes and frequently contributes to important astronomical discoveries.

Kitt Peak Observatory supports the most diverse collection of astronomical observatories on Earth for nighttime optical and infrared astronomy and daytime study of the Sun. Founded in 1958, KPNO operates three major nighttime telescopes, shares site responsibilities with the National Solar Observatory and hosts the facilities of consortia which operate 19 optical telescopes and two radio telescopes. The Visitor Center is open daily to the public.

Kitt Peak Observatory is the reason for the strict lighting regulations imposed on the area in which our Tucson Mountain Sanctuary is located.

New Common Area Committee Member

Lois Gorto has stepped forward and volunteered to be a member of the Common Area Committee. Lois is not new to volunteering or to Tucson Mountain Sanctuary as she has been on the HOA Board previously. She volunteers with the Pima County Sheriff's Department as well as the VA hospital. We welcome Lois and look forward to her input.

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:

mjosselaer@gmail.com



Financials: As of 8/21/2007

Income:	\$64,729.87
Expenses:	48,102.54
Reserves:	16,566.24
Delinquencies:	\$23,457.93 (Includes fines, attorney fees and HOA Association Dues) - As of 8/01/07

ARC Statistics: As of 8/20/2007

Requests Received:	10
Requests Approved:	9 ½
Requests Denied:	3 ½
Requests Needing more Info:	3



NEIGHBORHOOD/COMMUNITY ADVISORY INFORMATION

October 16, 2007 Pima County Public Hearing on EAMR and Board Action

*NAC Meeting begins at 6:00p.m. at Tucson Estates.

NAC - Mountain Vista Shopping Ctr. News

The most recent Neighborhood/Community Advisory committee meeting was held on 7/25/07. Some brief highlights from that meeting are:

Slight delay. The Ajo Way & Kinney Road design/build improvement project might be subject to a delay until some documents are returned to the developer from the U.S. Army Corp of Engineers. The County Board of Supervisors must be in possession of all the required documentation prior to final approval.

Roadway. The roadway widening project can not begin until the utilities are relocated. This was originally scheduled for August 2007. Kinney Road on the west side will be the starting location once the work commences. This work will be followed by work on Ajo Way, then Sarasota Blvd, then the realignment of Bopp road. One lane of traffic will remain open on all roads that are being reworked/resurfaced.

Any member of the association who desires additional information can contact one or both of the Community Outreach employees. Their names are Nanette Pageau and Angela Stith. They may be phoned at 792-0737. There is also a county website @ www.roadprojects.pima.gov; click on the Ajo-Kinney Design Build Improvement Project link.

By John Maple, NAC Member

Other Contact Information Regarding Roads:

Department of Transportation:	520-740-2601
Community Relations:	520-740-6410

How Can We All Save Water?

From Tucson Water Documents

Outdoors

1. Sweep, don't hose your driveway; spot-clean paved areas with a bucket of sudsy water and a brush.
2. Use a pail of water to wash your car instead of letting the hose run. Use the hose only to rinse off your car. Use an automatic shutoff nozzle on the hose.
3. Protect tender plants from hot sun by covering them with shade cloth.
4. Use soaker hoses if you cannot install a drip irrigation system. Although not as efficient as drip irrigation, they are inexpensive and easy to use.
5. Use desert-adapted trees, shrubs, and vines close to the house to create a cool and shady mini-oasis.
6. Select trees with a broad spreading canopy and a dense crown to minimize sun exposure on buildings.
7. Pick trees with non-intrusive root systems to avoid damage to underground utility lines and building foundations.

Indoors

1. Take shorter showers. Install a low-consumption showerhead with a shutoff lever and use it to turn off the shower while you soap up or shampoo your hair.
2. Don't fill up your bathtub. Lower the water level a couple of inches, or even by half.
3. Don't let the water run while you brush your teeth or shave.
4. Put a bucket in the shower to catch "cold" hot water. Use it to water plants.
5. Wash only full loads in your dishwasher. Adjust your wash settings. A light wash cycle uses about 9 gallons of water compared to pot-scrubber cycle which uses 16 gallons per load.
6. If you wash dishes by hand, fill one sink with clean water for rinsing. Don't let water run while rinsing.
7. Fill the sink to clean fruits and vegetables instead of letting the water run.
8. Keep a pitcher of water in the refrigerator. Have you poured yourself a glass full of water and then decided you weren't that thirsty. Find a thirsty plant or put the rest in your pet's dish.

Activity	Conventional Use	Water-Thrifty Use
<i>Brushing Teeth</i>	<i>2 or more gallons (tap running)</i>	<i>¼ gallon or less (tap off, use glass)</i>
<i>Showering</i>	<i>50 gallons (conventional showerhead 5 gallons / minute; 10 minute shower)</i>	<i>12.5 gallons (water-savings showerhead, 5 minute shower)</i>
<i>Using Dishwasher</i>	<i>16 gallons / load (full or pot-scrubber cycle; partially loaded)</i>	<i>9 gallons / load (light wash or short cycle; fully loaded)</i>
<i>Laundry</i>	<i>35 gallons / load (highest water level; partially loaded)</i>	<i>25 gallons / load (lowest water level adjusted to size of load)</i>

Average Water Use Per Household

Household Size	WINTER (Nov-April)		SUMMER (May-Oct)	
	Avg. Mo. Use per Household	Avg. Daily per Person	Avg. Mo. Use per Household	Avg. Daily per Person
1	2992	100	6732	224
2	5236	87	8976	150
3	8228	91	11968	133
4	10472	87	14212	118
5	13464	90	17204	115
6	16456	91	20196	112

DID YOU KNOW?

Continuing our coverage of topics contained in the Tucson Mountain Sanctuary Homeowners Association **CCR's** (Declaration of Covenants Conditions and Restrictions) and the **ARC's** (Architectural Review Committee Design Guidelines), this month we continue our review of the ARC's:

General Criteria:

All proposals should conform to the following general criteria:

1. **Positive Visual Impact**: Harmony with improvements existing on the Owner's lot and in surrounding neighborhood, i.e. similarity of style, material, color, size and quality, including similar character of trees and other landscaping.
2. **No Adverse Impact**: The work does not impair access, sunlight, ventilation, a neighbor's view, or drainage of adjacent properties and does not create a hazard or nuisance of any kind in the neighborhood, including light pollution.
3. **Workmanship**: All work will be professional, neat, finished, clean and safe.

Owners may want to discuss their proposal with neighbors before submitting a request form to the ARC. In some cases the ARC may request a written notification of your neighbor to be submitted along with your request, as one of the conditions of approval, i.e. adding additional blocks to shared walls, neighbor notification about placement of play sets, etc.

Permits:

The Lot Owner is solely responsible for obtaining all required permits and approvals from applicable public agencies such as County or City. All improvements are subject to all appropriate permits and inspections being obtained. The ARC may request a copy of the permit(s) to be submitted for the improvement before construction begins.

Variations:

The ARC document is a "guideline" only. The ARC, at its discretion, may approve variations from the Design Guidelines which will be evaluated on an individual basis.

Owner Disputes:

The ARC will not address disputes between private property owners, nor will it serve as liaison for resolving issues or disputes. The ARC will address architectural issues only.

New Commercial Retail Center - *El Portal Dorado Center*

A small commercial retail center is being planned in our neighborhood at the southwest corner of Ajo Way and Camino de Oeste. The project is called "*El Portal Dorado Center*".

Christine Creasy-Klein and Laura-Jane Estrella are representatives for this project. Any questions regarding this project may be directed to them or attend the HOA monthly meetings for update reports.

According to Sue Morman, Project Planner, Pima County Planning (520-740-6800), "This project is considered an excellent example of Pima County's vision for a small commercial Gateway project. The commercial portion of the project is 5.48Ac with 10.3Ac of residential Town Homes south of the wash with access off of Camino de Oeste.

More information will be published as it becomes available.

TMS COMMUNITY GARAGE SALES

Saturday, October 13, 2007

8am - 1pm

To register your garage sale for that day, please e-mail your address to: Dhinds3653@aol.com or call Diane 578-2847 by Oct. 6th

Tips for a Successful Sale

1. Have all your items clean and organized.
2. Price things realistically. Determine price of similar items for sale at Thrift stores or other yard sales. Expect to negotiate.
3. Attach prices with stickers (available at office supply stores).
For larger items displayed outside or left in your home, take pictures of item and write information such as condition, age, etc. on a card and display it with the picture or on the item. This will eliminate answering the same questions repeatedly.
4. Advertising - **TMS HOA volunteers will put out fliers in business windows and a notice in the Desert Times.** Signs will be placed by HOA at the entrance to each development **YOU WILL NEED TO PLACE YOUR OWN SIGNS AT THE CORNERS OF YOUR STREET AND IN FRONT OF YOUR HOME.** Use a dark wide felt marker and make letters at least 3 - 4" high so that they can be seen easily from a distance. Tie a balloon to your mail box.
5. Have plenty of small bills and change on hand. Keep money in fanny pack or other secure place. Keep each denomination in a separate envelope so you have less chance of making incorrect change.
6. Use tables or flat surfaces such as plywood on saw horses. Keep items organized and easy for shoppers to go through. Put electric appliances near an outlet. Hang clothing or keep folded on tables. Collect grocery bags and newspaper for wrapping breakables.
7. Have at least one helper so at least one person is on duty at all times.
8. Have a freebie box. Serve free coffee or have pop, water for sale.
9. Remove all signs immediately after your sale ends.