

Tucson Mountain Sanctuary Newsletter

Homeowners Role and Responsibilities

Homeowners Have the Right To:

1. A responsive and competent homeowners association (HOA).
2. Honest, fair and respectful treatment by board members and managers.
3. Participate in governing the homeowners association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the homeowners association--if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the association.
9. Appeal to appropriate association leaders those decisions affecting non-routine financial responsibilities or property rights.

Source: Community Associations Institute

Homeowner Question:

Do I have to keep the strip between the sidewalk and street in front of my home free of weeds and keep the sidewalk clear of stones, etc.?

Yes! Your property boundaries extend from the front of your house to the street. If you are on a corner lot, you must keep the area between your wall and the street curb clean. And, don't forget your back yards. Just because they can't be seen from the street doesn't mean they shouldn't be clean of weeds and debris also.

HOA Board Members

President

Brad 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 Company

520-609-8421



Email:

mjosselaer@gmail.com

Website:


www.tucsonmountainsanctuary.org


November/December 2007

November 2007						
S	M	T	W	T	F	S
				1	2	3
	5	6 Election Day * VOTE	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.

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

December 2007						
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					

January 2008						
S	M	T	W	T	F	S
		1  New Year	2	3	4	5
6	7	8	9	10	11	12
13	14 ARC Mtg. 10:30 am	15 HOA Bd. Mtg. 6 pm	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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ATTENTION: PLEASE KEEP YOUR MAILING ADDRESS CURRENT
It is the responsibility of the individual homeowner to keep their current address on file with the management company. Owners of rental units should also provide their personal address to the management company.

Send info to: **Osselaer Management**
532 East Maryland
Suite F
Phoenix, AZ 85012-1130

We need your correct address in order to contact you regarding your property even if you have a property management company supervising your property for you.

Ajo Way-Kinney Road Design-Build Improvement Project Update:

You are probably aware that Sundt crews have been potholing for utilities along Kinney Road. They plan to be continuing this work on Kinney Road, Bopp Road and Sarasota Blvd. Most of the work will occur on the edge of the roadway. In order to maintain a safe work zone and travel area for the public, it will be necessary to shift traffic around the work area. The information they gather is the location and depth of the utilities and is necessary to complete the roadway design. A construction start date will be provided soon.

Also, Southwest Gas is currently installing a natural gas line along Kinney Road from Ajo Way to Bopp Road. This is not affiliated with the Design-Build project. Be aware that another contractor might be working in the roadway area.

Drive carefully around these work areas.

November/December 2007

PIMA COUNTY ATTORNEY – GANG UNIT ADVICE

- Supervise your children's activities and know their friends. Insist on meeting your children's friends and make every effort to get to know their parents.
- *Get your children involved in supervised, positive group activities. These might include after-school programs or clubs, athletics or volunteering with community groups. Find activities that interest your child and that help your child develop a sense of belonging.*
- Develop good communication with your children so that if they have a problem, they will know they can come to you. Good communication is open and frequent, and it takes on a positive tone. Talk to your child, and take the time to listen to what your child is telling you. Make no topic off limits.
- *Spend positive time with your children. Plan activities that the whole family can enjoy but also find a way to spend time alone with your children. Make sure you regularly praise your child and encourage and support your child emotionally.*
- Put a high value on education and become involved in your children's education. Help your child to do his or her best. Keep in close contact with the teacher's and let your local school know about any concerns you might have.
- *Clearly and continually express to your children at an early age, your disapproval of gangs and gang-related activity. Let them know that you think gangs are dangerous and their well-being is very important to you.*
- Keep your children from attracting the attention of gangs. Do not buy or allow your children to dress in gang-style clothing. Teach your children to walk away if gang members approach them and to avoid using gang gestures. Do not allow your children to write gang names, symbols, or other gang graffiti on their books, papers, walls, clothes or any other place.
- *Learn about gang and drug activity in your community. Gangs take different forms in different communities and look and act very differently than those you see on television or in the movies. Learn how gang members in your community dress and speak and find out what kind of activities they are involved in.*

LAUGHTER **RX**

Did you hear about the two blondes who froze to death in a drive-in movie?

They had gone to see "Closed for the Winter."

Pima County Sheriff Commander Suggestions:

Pima County Sheriff's representatives attended our September HOA meeting. Lt. Belin described the area of coverage and discussed crime in our area. A brief summary of his suggestions were:

- 1) Lock your vehicle at all times, even in your own driveway.
- 2) Remove valuable items, even if not visible.
- 3) **DO NOT** leave your garage door opener in your vehicle.
- 4) Keep door from garage into your residence locked, even when you are home.

CALL 911 – Lt. Belin stated, "If you don't report any crimes in your area, we have no record of a problem. We try to assign the high crime areas more personnel."

Remember it pays to report all crime to 911.

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
Osselaer Company
520-609-8421

Email:
mjosselaer@gmail.com



Financials: As of 09/30/2007 YTD (\$)

Income:	85,605.83
Expenses:	69,122.60
Reserves:	16,610.32
Delinquencies:	16,413.93
13 Month Liquid CD	15,000.00

ARC Statistics: As of 10/16/2007

Requests Received:	5
Requests Approved:	5
Requests Denied:	0
Requests Needing more Info:	0



Drexel Heights Fire District - www.drexelfire.net

Drexel Heights Fire District originally began providing fire and emergency services to the south and southwest areas outside the City of Tucson back in May 1954. In March, 2001, the Fire District merged with the Tucson Estates Fire District. Drexel Heights added a fourth fire station, six more firefighters and several new communities in the surrounding neighborhoods. No longer a voluntary agency, funding is now derived from a secondary property tax. Drexel Heights Fire District boundaries includes 90 square miles of Tucson's southwest side which consists of flat lands, rolling desert and parts of the beautiful Tucson Mountains with a population of approximately 40,000.

These units respond to more than 6,000 incidents a year. They also participate in automatic regional response agreements with other local fire departments. This type of agreement means the closest unit responds regardless of boundaries or jurisdiction. Drexel Heights Fire District's response to fires and other emergencies is delivered from four stations. These stations are strategically located throughout the community. State of the art firefighting and rescue units are available 24 hours a day, seven days a week.

The Firefighters of Drexel Heights Fire District are state certified as either Emergency Medical Technicians (EMT) or as Paramedics. Every engine and ambulance is staffed with at least one paramedic. When you call 911 for a medical emergency Drexel Height's EMT's and Paramedics will respond to provide basic and advance life support.

The Hazardous Materials Response Team has an agreement with Pima County with an apparatus used by this team which is worth in excess of \$250,000 and is capable of detecting and handling most biological and chemical emergencies. In case of a natural disaster or terrorist emergency, Drexel Heights Fire District is prepared. Disaster preparedness works.

A Technical Rescue Team specializing in difficult rescue operations including high-angle, confined space, rough terrain and swift water rescues trains continuously for rescues from mountainous areas, washes, and even in the Central Arizona Project canals. This training keeps their skills sharp for when their specialized skills are called upon.

COMMUNITY GARAGE SALE

The Community Garage Sale was held on October 13, 2007. Diane Hinds is to be congratulated on a well organized and successful sale. There were over 50 homeowners participating and though sales were reported as not as good as last years sale; everyone was quite pleased to rid their homes of unwanted "treasures".

Diane and her husband put a lot of hours and effort into this project. If you see either of them, make sure you give them a big "Thank You" for helping you put some money back in your pockets as well as getting rid of your accumulated "riches".

DID YOU KNOW? (Are Your Lights Too Bright?)

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:

Lighting

1. Accent Malibu type lighting **SHALL NOT** require approval if less than 15 lights are installed and the bulbs are white or amber, not exceeding 18 watts per bulb, and not to exceed twenty-four (24) inches in height from ground level. Illumination **SHALL NOT** cause excessive glare or light spillage onto adjacent lots.
2. All flood lights **SHALL** require approval. All lighting not installed by the builder must meet the following requirements:
 - a. The light emitting element and reflecting device of all lighting or illuminating fixtures **SHALL** be hooded or shielded so that it is not visible from any adjacent lot or real property.
 - b. Lights or illuminating fixtures **SHALL NOT** direct light either directly or through a reflecting device upon an adjacent lot.
 - c. Motion lights must turn off within 5 minutes and no larger than 100 watts in size. **NO** double fixtures will be considered. The ARC reserves the right to deny motion light fixtures if deemed invasive to any adjacent lot.
 - d. Pole lighting is **PROHIBITED**.
3. Rear and side yard lighting **SHALL** be confined to patio and pool areas and **SHALL NOT** cause excessive glare or light spillage onto adjacent lots.
4. Holiday lighting **SHALL NOT** require approval if installed 45 days prior to the holiday and removed 14 days after the holiday associated with the lighting. Holiday lighting fasteners (plastic or metal holders) shall be removed when the holiday lights are taken down unless they are painted to match the color of trim or house that they are up against. The opinion of the ARC as to what constitutes holiday lighting **SHALL** be binding.

"Tucson TIDBITS"

By S. Shumway

Catalina State Park is located about 9 miles north of the city on Arizona Highway 77, adjacent to the Coronado National Forest in the western slopes of the Santa Catalina Mountains north of Tucson. The park can be accessed from the town of Oro Valley on N. Oracle Road. This park affords the best views of the canyons and domes of the Catalina Mountains as it has an average elevation of 3,000 feet, but varies dramatically with high ridges and low creek beds. The park includes 5,493 acres and is administered by the Arizona State Parks in conjunction with the U.S. Forest Service.

A multitude of birds, snakes and lizards inhabit the lower regions, while deer and bighorn sheep roam the high country. The park offers an interpretive trail of an ancient Hohokam village.

Catalina State Park has a number of hiking and backpacking trails, including Romero Ruin Trail, Nature Trail, Romero Canyon Trail, Sutherland Trail, Canyon Loop Trail, Birding Trail, and the Bridle Trail. Specific trails are also open to equestrians. Certain trails also connect with other trails in the Coronado National Forest, continuing to Mount Lemmon, the highest peak in the Santa Catalina Mountains at 9,157 feet.

The park also features several campgrounds and an equestrian center. Picnicking and camping are available. Admission is per car for day use payable at the ranger station, self-pay after dark. There is also a gift shop.