

Tucson Mountain Sanctuary Newsletter

Rights & Responsibilities for Better Communities

HOA Board Members

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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

Community Leaders Have the Right To:

1. Expect owners and non-residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Source: Community Associations Institute


Homeowner Question:

Why can't I have bright lights on my garage and front porch area? Doesn't dim lighting contribute to crime?

The city of Tucson and Pima County have an "Outdoor Lighting Code" to preserve the unique desert environment through protection of access to the dark night sky for astronomical activity and minimizing wasted energy.


All light fixtures shall be shielded so that none of your individual sources of light are visible from any adjacent residential property. Violation of the code could result in a fine of not less than \$50 nor more than \$1000 per violation.



Most crime takes place during the daylight hours when you are away from home. This is when thieves take advantage of stealing from your empty, unprotected home.

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 Neighborhood Cleanup & Pot Luck
27	28	29	30	31		

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.

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

March 2008						
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 TMS Garage Sale (7-1)
16 Palm Sunday	17  ARC Mtg. 10:30 am	18 HOA Bd. Mtg. 6 pm	19	20	21 Good Friday	22
23  Easter	24	25	26	27	28	29
30	31					

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HOMEOWNERS

Osselaer Management is asking for your cooperation in helping with a complaint they have received. If you have a tree that is overhanging a sidewalk, please trim it so that people can walk under the tree comfortably. Please

trim the tree so it does not block the walkway, scrape the top of walkers' heads or make them bend over to pass underneath. If your tree is not kept trimmed, you will be cited by the management company.

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

The Pima County Board of Supervisors unanimously approved the Kinney Road Improvements EAMR report. Pima County has agreed to perform a post noise study. The request to expand this project to include extending the widening northward

to Western Way and installation of an emergency-warning/traffic control signal in front of the Drexel Heights Fire Station are being reviewed by Pima County but due to budget constraints will not be part of this improvement project.

Contrary to popular belief, trash cans are not yard art!

Keep your trash cans behind your gate or in your garage - out of sight!!

DREXEL HEIGHTS FIRE DISTRICT – BBQ Safety

Drexel Heights Fire District would like you and your family to be safe while cooking outdoors. They offer these simple safety tips to avoid accidents and injuries.

- *Your risk of fire is greatly increased when your barbecue has been left idle for a period of time and after refilling or reattaching the propane gas container. Approximately 30 people are injured every year as a direct result of gas grill fires.*
- Before using your grill, check all the tubes that lead into the grill burner for blockage using a pipe cleaner or wire. Check hoses for cracks, brittleness and leaks. If you detect a leak, immediately turn off the grill and do not attempt to light until repaired.
- *When lighting grill, open lid, turn on the gas and immediately light the burner. Never use the grill indoors and keep at least 10 feet away from house or building. Never use grill under any structure that can catch fire (carports, patio covers, porches or breezeways).*
- Store propane tanks upright and never indoors or near the grill. Keep the tanks out of hot environments away from direct sunlight. Heat causes propane gas to expand which can cause the relief valve to open and allow gas to escape.
- *Charcoal reaches extreme temperatures and can remain very hot for a long time. The Fire District recommends that you use charcoal that does not need lighter fluid.*
- Never burn charcoal indoors as it produces carbon monoxide, a colorless and odorless gas that can be deadly when inhaled. Approximately 30 people die every year and 100 are injured as a result of breathing carbon monoxide fumes from charcoal grills or hibachis used indoors.
- *Hot coals can result in severe burns if not handled properly. Use water to make sure the briquettes are completely extinguished as they can result in severe burns if not handled properly. Never bury hot coals or place them in a trash can.*
- Drexel Heights Fire District encourages you to enjoy barbecuing but remember basic barbecue safety rules and exercise caution when using your grill.

www.drexelfire.net

LAUGHTER **RX**

Q: How do you keep your husband from reading your e-mail?

A: Rename the mail folder "Instruction Manual".

Pima County Supervisor-Sharon Bronson's Office Information

In response to resident requests, Pima County has added 11 more branches to the list of libraries now open on Sunday. The **Mission Branch** – 3770 S. Mission Road is now open 1:00 – 5:00 pm.

The **Valencia Branch** – 202 W. Valencia Road was previously open on Sunday and will continue its current Sunday hours. For additional library hours visit www.library.pima.gov or call 791-4010.

Ajo Historical Society Museum

The Ajo Historical Society Museum is now open for the season every day between 1:00 - 4:00 pm from November to March. The museum's only source of revenue comes from donations left by visitors. Please contact the museum at 520-387-7105 to schedule a group tour or for additional information.

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 11/30/2007	YTD (\$)
Income:	102,018.66
Expenses:	87,307.76
Reserves:	31,782.53
Delinquencies:	20,373.30

ARC Statistics: As of 12/17/2007

Requests Received:	13
Requests Approved:	10
Requests Denied:	1
Requests Needing more Info:	1



Smithsonian Institute ... comes to Ajo

The Smithsonian Institute's traveling exhibit *Between Fences* will be on display at the Curley School Auditorium beginning Dec. 1, 2007 through Jan. 20, 2008. The regional art exhibit *Borders, Fences & Gates* will also be displayed at the same time.

Hours of Showing

Monday-Tuesday-Wednesday
10:00 am – 1:00 pm and 6:00 pm – 9:00 pm
Saturday—Sunday 1:00 pm to 5:00 pm
Wednesday Evening – Movie Viewing at 6:00 pm
Sunday Guest Speaker Series at 2:00 pm
Thursday and Friday – Reserved for guided tours

OSSELAER MANAGEMENT HIGHLIGHTS (2007)

- Computer software upgrade including credit card payment implemented
- Removal of graffiti in numerous areas
- Cleanup of debris in several common areas
- Cited violators of CCR's and ARC's; approximately 150 per month
- Tucson Mountain Sanctuary website completed
(www.tucsonmountainsanctuary.org)
- Pursued methods to deter ATV activity in TMS
- Various common area irrigation problems resolved
- Erosion caused by washouts filled with rock
- Forms for ARC (Architectural Review) implemented and available on TMS website
- Cleaned yards designated by HOA Board that were filled with weeds & debris
- Followed-up on numerous non-compliance issues
- Provided reports for all HOA Board meetings and ARC meetings
- Attended all HOA Board meetings, executive board meetings and ARC meetings
- Acted as liaison between HOA and various contractors and homeowners
- Aggressively pursued unpaid HOA fees, fines, and violations as directed by Board
 - Average 150 citations each month during the monsoon
 - Approximately 20 - 30 hearings each month for violations

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), we continue our review of the ARC's:

Security Signs

Members are permitted to have one (1) sign on their property which includes information related to a home security system actually in use at that property. Security signs **SHALL NOT** require approval if the total surface area on the display side of the sign does not exceed 110 square inches (~ 10 inches by 11 inches, ~ 9 inches by 12 inches). The top of sign **SHALL NOT** be higher than 18 inches from the surface of the walkway, gravel, dirt, etc. The signs should face the street and **SHALL** be located not more than 24 inches from the structure.

Mailboxes

All alterations to existing mailboxes and posts **SHALL** require ARC approval. New lockable mailboxes are being considered by the ARC on an individual basis. Submit your request form to the ARC before proceeding with installation.

Display of Flags

Display of the American flag **SHALL NOT** require approval if bracket is mounted on the garage area of the house. Placement of flag pole **SHALL** require ARC approval with a maximum height of twelve (12) feet allowed. ARC reserves the right to request "reasonable" modifications to any alteration of deemed appropriate due to view obstruction, visual harmony, noise, etc.

"Tucson TIDBITS"

By S. Shumway

Tohono Chul Park on Tucson's northwest side is a very civilized piece of the Sonoran desert in the city, with a wide variety of desert plants around pleasant trails. Regular "Walk in the Park" tours provide an educational experience about the park's fauna and flora.

Richard and Jean Wilson pieced together patches of the desert that form the parks core of 37 acres. In 1968, the Wilson's purchased the section containing the hacienda-style "West House" known today as the Tea Room where delicious scones are served. The Wilson's lived in this house for eight years. In 1979, they opened the Haunted Bookshop on the Park's east side.

During the 1970s the couple was approached several times by developers wanting to purchase the land for commercial development. They always refused as they did not want it cemented over; they wanted to preserve it. When Pima County condemned a strip along the southern boundary in order to widen Ina Road, Dick Wilson demanded that they move every Saguaro and replant it on their adjacent property. The Wilson's wanted to keep something natural in the middle of all the development so people could spend a few hours, get out of the traffic and learn something at the same time.

Tohono Chul Park was formally dedicated as a desert preserve in 1985 and was deeded by the Wilson's as a non-profit foundation in 1988. In 1980, they received a citation from the Tucson Audubon Society for saving the desert green space and opening it to the public. "It's probably contrary to what most people would do, but we feel it's really important for people to have something like this."

Pima County Sheriff's Department Scam Alert

This scam is pretty slick since they provide YOU with all the information except the one piece they want. Note, the callers do not ask for your card number; they already have it. This information is worth reading. By understanding how the VISA & MasterCard Telephone Credit Card Scam works, you will be better prepared to protect yourself.

The scan works like this: Person calling says, "This is (name), and I'm calling from the Security and Fraud Department at VISA. My badge number is 12460. Your card has been flagged for an unusual purchase pattern, and I'm calling to verify. This would be on your VISA card which was issued by (name of bank). Did you purchase an Anti-Telemarketing Device for \$497.99 from a Marketing company based in Arizona?" When you say "no," the caller continues with, "Then we will be issuing a credit to your account. This is a company we have been watching and the charges range from \$297 to \$497,

just under the \$500 purchase pattern that flags most cards. Before your next statement, the credit will be sent to (give you your address), is that correct?"

You say "yes." The caller continues - "I will be starting a Fraud investigation. If you have any questions, you should call the 1-800 number listed on the back of your card (1-800-VISA) and ask for security. You will need to refer to this Control Number." The caller then gives you a 6 digit number. "Do you need me to read it again?"

Here's the **IMPORTANT** part on how the scam works. The caller than says, "I need to verify you are in possession of your card." He'll ask you to "turn your card over and look for some numbers." There are 7 numbers; the first 4 are part of your card number, the next 3 are the security numbers that verify you are the possessor of the card. These are the numbers you

sometimes use to make Internet purchases to prove you have the card. The call will ask you to read the 3 numbers to him/her. After you tell the caller the 3 numbers, they'll say, "That is correct, I just needed to verify that the card has not been lost or stolen, and that you still have your card. Do you have any other questions?" After you say no, the caller than thanks you and states, "Don't hesitate to call back if you do", and hangs up.

You actually say very little and they never ask for or tell you the card number. What the scammers want is the 3-digit PIN number on the back of the card. Don't give it to them. Instead, tell them you'll call VISA or MasterCard directly for verification of your conversation. The real VISA told us that they will never ask for anything on the card!

Please pass this information on to all your family and friends. By informing each other, we protect each other.

Sheriff's Department "E-Connection" Program

The "E-Connection" program allows the Pima County Sheriff's Department to notify partners in the community (Neighborhood Watch Members) about crime prevention topics, criminal activity in the area, crime trends and safety tips. This information is sent via email. The hope is that "E-Connection" will benefit you and your neighbors, as well as, bridge communications between the Sheriff's Department and the communities they serve.

This service is strictly voluntary. If you would like to participate, please complete the registration form located on the Pima County Sheriff's Department website. To register, log onto www.pimasheriff.org. On the home page, under "Introducing a New Program", you will find a brief description of the program. You will see "click here" to register. You will then be able to complete the registration form.

All information you provide is strictly confidential and will be used only for this program. You are not required to provide any personal information, such as Social Security Number.

The Pima County Sheriff's Department will never ask you to provide personal information via email. Please contact the Pima County Sheriff's Department immediately if you have concerns or questions about any inquiries you receive.

If at any time you decide to no longer participate, please contact the Community Resources Unit at 741-4615 and your name will be removed from the mailing list.



4TH ANNUAL
NEIGHBORHOOD CLEANUP

JANUARY 26, 2008
9 AM TO 11 AM

VOLUNTEERS ARE NEEDED!!!

MEET AT YOUR NEIGHBORHOOD PARK
FOR AREA ASSIGNMENT AND BAGS

Trash is to be placed curbside for pickup!



JOIN IN THE FUN!!!

Following the cleanup, everyone is welcome to a
POTLUCK @ Diane & John Hinds, 3653 S. Desert Cache
Time: 12 pm

Bring a dish to share.

NOTE: Neighborhood **Garage Sale** - MARCH 15 - 7am to 1 pm.
Here's your chance to get rid of some of the "gems" in your garage.