



## Tucson Mountain Sanctuary Newsletter

### 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](mailto:mjosselaer@gmail.com)

Website:

[www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org)

### Rights & Responsibilities for Better Communities

#### Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interest of the community.
2. Exercise sound business judgment and follow established management practice.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners/residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Conduct open, fair and well-publicized elections.
6. Encourage input from residents on issues affecting them personally and the community as a whole.
7. Conduct business in a transparent manner when feasible and appropriate.
8. Collect all monies due from owners.
9. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
10. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
11. Initiate foreclosure proceedings only as a measure of last resort.
12. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g. officers, the board and committees.

Source: Community Associations Institute

### CLEANUP INFO

The Common Area Committee wishes to express ***a big thank you to the 18 homeowners*** who turned out to help with the common area cleanup. There were approximately 40 bags of trash removed this year.



**FYI:** Bones, mattresses and dead plants should not be thrown over your fence into the commons!!! Also, **No Planting** is allowed in the common areas.

**Thanks also** to those who participated without signing in with the committee members. "Pride in Their Neighborhood" was exhibited by the few who volunteered.

**Household Hazardous Waste** collection will take place on **March 29 from 9 am until noon** just north of Kinney Rd. on Tucson Estates Pkwy. This is a good time to rid your house and garage of hazardous materials such as motor oil, antifreeze, car batteries,

pesticides, paints, solvents, old medications, hobby chemicals, etc. Call 888-6947 if more information is needed.

March / April 2008

March 2008						
S	M	T	W	T	F	S
						1
2	3	4 CAC Mtg. 2 pm	5	6	7	8
9 Daylight Savings Begins	10	11	12	13 Board Exec. Mtg.	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 Hazardous Waste Collection 9-12
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.

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

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March / April 2008

May 2008						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11  Mother's Day	12	13	14	15 Board Exec. Mtg.	16	17 Armed Forces Day
18	19 ARC Mtg. 10:30 am	20 Annual Mtg. 6 pm	21	22	23	24
25	26  Memorial Day	27	28	29	30	31

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

**Please Note:**

There is a new mailing address for Tucson Mountain Sanctuary.

**Tucson Mountain Sanctuary**

**c/o Osselaer**

**PO Box 15178**

**Tucson, AZ 85708**

**Please make note of this address for future reference.**

**NOTICE OF VANDALISM**

Western Way Park has been experiencing sporadic vandalism and dangerous unwanted activities. It has been reported Molotov cocktails have been found, sterno cans have been left lighted and the fence has been broken.

As there is no light there, this is an open invitation for congregation of the undesirable. **If you see suspicious activity, please call the Police at 911** and file a report. Your name will not be released. To date, the police have been unable to catch the person(s) responsible for the damage.

Remember, this vandalism costs Tucson Mountain Sanctuary money for the repairs that must be done. This is your money!! Know where your children are and what they are doing!

## **REDUCING THE CHANCES OF YOUTH IDENTITY THEFT**

Identity theft is one of the fastest growing crimes in America (Tucson is #1) and young people have become the number one demographic target for identity thieves. According to the Federal Trade Commission, the largest number – 29 percent – of individuals who reported being victims of identity theft in the United States in 2005 were in the 18- to 29- age group. Many young victims don't discover that their identities have been stolen until they apply for driver's licenses and their applications are denied because licenses have already been issued under their social security numbers. Other victims find out they have been targeted by identity thieves when their requests for credit cards or student loans are declined due to poor credit.

The U.S. Department of Justice defines identity theft as a type of crime in which someone wrongfully obtains and uses another person's personal data in some way that involves fraud or deception, typically for economic gain. Many young adults are vulnerable to identity theft because they are unaware of the need to safeguard personal information, such as

their social security numbers or mother's maiden names. Many teens lack established credit records that can be monitored, allowing perpetrators to use their identities for years without being detected. Teens who had had their identities stolen suffer the same consequences as adult victims of identity theft; they must spend time and money to straighten out their credit histories and be deprived of important credit opportunities.

Qwest offers identity theft prevention resources for teenagers, parents, and educators on its website, [www.incredibleinternet.com](http://www.incredibleinternet.com). These resources include fact sheets for teens and parents; short videos for teens about the importance of keeping their personal information safe; an online tutorial that explains how to understand a credit report; and two identity theft curricula for use by educators that include a 50-minute presentation for a single class period, and a full semester course complete with syllabus and exercises. The curricula are available for download free-of-charge on the website.

LAUGHTER **RX**

"OLD" is when -----

A sexy babe catches your fancy and your pacemaker opens the garage door.

### **HOMEOWNERS:**

To improve the appearance of our Sanctuary, Osselaer Management has made the following requests:

1. Please rake the rock if your garage bin leaves a wheel trail from your storage area to the street.
2. If you have 'paper' covering your windows, please remove and use appropriate window coverings.
3. To prepare for the onslaught of weeds, spray your yard with some type of pre-emergent. Though somewhat costly, it will help in the control of weeds.

4. Control irrigation. Try not to over water and keep over spray to a minimum.

March / April 2008

**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**  
**PO Box 15178**  
**Tucson, AZ 85708**  
**Email:**  
[mjosselaer@gmail.com](mailto:mjosselaer@gmail.com)



Financials: As of Dec. 2008	YTD (\$)
Income:	114,939.17
Expenses:	96,380.75
Reserves:	31,844.30
Delinquencies:	17,962.35

ARC Statistics: As of 02/18/2008

Requests Received:	9
Requests Approved:	9
Requests Denied:	0
Requests for more Info:	1



**Buffelgrass Plant - Park Stories: Great Grass of Fire**

Imported from Africa seventy years ago to fight erosion, the buffelgrass plant is now spreading throughout Saguaro National Park and the hillside communities of Tucson, Arizona, bringing with it the risk of catastrophic wildfire.

Host Jim Williams takes us to Saguaro National Park to meet some of the volunteers that are pulling the grasses like mad, and the scientists that are keeping close watch on this fire fight.

<http://media.libsyn.com/media/npca/ParkStoriesSaguaroGrassFINAL.mp3>

**Tucson Mountain Sanctuary Website - "What's There?"**

Tucson Mountain Sanctuary website: [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org)

Here are some of the items of interest you can find on the Tucson Mountain Sanctuary website:

- Board Meeting Information
- Newsletters
- Architectural Review Committee Guidelines (ARC's)
- FAQ's
- Covenants, Conditions and Restrictions (CCR's)
- Contact Information
- Community Information
- 2008 Budget
- ARC Form
- NAC Information (Wal-Mart, etc.)
- Plant List
- Adobe Reader

## 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:

### **FRONT AND REAR YARD LANDSCAPING/IMPROVEMENTS**

1. All front and rear yard landscaping **SHALL** require approval of the ARC prior to the installation thereof.
  - A) Hard landscape accents (i.e. tile, brick pavers) may be used to construct stepping stones and borders if the colors are compatible with the community. Acceptable colors include desert hues and other natural colors.
  - B) Front yard decorations that includes, but not limited to (bird baths, urns, flower containers, pots, statues, etc.) except for temporary holiday decorations **SHALL** require ARC approval.
  - C) Hard landscape materials (i.e. concrete, brick, flagstone, tile, etc.) used to construct a new or modified walkway, new driveway, free-standing walls or retaining walls, porch, patio, or seating areas or similar structures **SHALL** require ARC approval prior to installation.
  
2. The following rear and side yard improvements **SHALL** require approval:
  - A) All trees (see Prohibited Plant List).
  - B) Pools, spas and ancillary components of pools and spas (slides, gazebos, machinery, etc. A distance of 5 feet from shared walls and any structure must be maintained.
  - C) Any structure (i.e. storage sheds, patio fireplaces, patio covers, gazebos, armadas, etc.) **SHALL** be approved by ARC.
  - D) Any increase in wall height **SHALL** require written approval of the ARC. A request for a change to a "shared" wall must be a joint request signed by all Lot owners affected by the change. Any increase in wall height may require the approval of the City of Tucson and/or Pima County. It is recommended that you check to ensure that the footing requirement of the existing wall will withstand the additional course of blocks.
  - E) Removal of a wall or portion to facilitate access must be approved prior to removal. The wall or portion must be replaced when access is no longer needed.
  - F) Windssocks and decorative flags are limited to the rear yard only.

When installing landscaping or irrigation, care must be taken to maintain proper grading to eliminate drainage onto neighboring Lots. Irrigation systems should not produce excessive watering. All exposed pipes are to be painted the color of the surface they are attached to.

### **PROHIBITED PLANTS**

All landscaping vegetation must adhere to the Pima County Low Water and Drought Tolerant Plant List. This publication is available through Osselaer Management. Call 520-609-8421 to request a copy.

Prohibited plants include but are not limited to:

1. Any species of skyline trees to include but not limited to Eucalyptus, Cottonwoods, Italian Cypress, Poplar, Cedar, Honey Locust, Salt Cedar, Silk Oak, Tamarisk, Douglas Fir and Pines, or any other tree exceeding thirty (30) feet in height. Water seeking trees can cause damage to shared wall and structures when they send out their roots to search for water.
2. Any variety of Washingtonian or Phoenix Palm Trees.
3. Olive trees, except Swan Hill variety.
4. Mulberry bushes.
5. Oleanders (unless maintained to a height of less than eight (8) feet).
6. Desert Broom shrubs.
7. Fountain grass.
8. Common Bermuda grass.

## "Tucson "TIDBITS"

By S. Shumway

**Pima Air and Space**, where history takes flight, is one of the largest air and space museums in the world, the largest non-government funded aviation museum and is totally dedicated to the preservation of the history of flight, be it commercial, military or interplanetary. The museum opened in 1976 with just 75 aircraft and has now grown to more than 275 aircraft and spacecraft on display including many of the most historically significant advanced craft ever produced, both from the United States and throughout the world.

There are several hangars which house such aircraft as the most rare and important aircraft in the Museum's collection, including the Lockheed SR-71 "Blackbird", the only remaining Martin PBN-5A "Mariner", the very rare North American F-107, World War II aircraft (Mitchell B-25 type used in the Doolittle raid on Tokyo, B-24 Liberator, the Fi-156 "Storch"; a rare WWII German light observation aircraft and Air Force One; a Douglas VC-118A "Liftmaster" used by President John Kennedy and President Lyndon Johnson.

The Museum is the largest aviation museum west of the Rockies and receives nearly 200,000 visitors each year.

Also, the Museum is the official tour operator of the Aerospace Maintenance and Regeneration Group (AMARG), also known as the "Boneyard", which is located adjacent to Davis-Monthan Air Force Base. Exclusive bus tours are offered but you must check in at the Pima Air Museum prior to the tour departure.

The Arizona Aerospace Foundation encompasses the Pima Air & Space Museum, the Challenger Learning Center of the Southwest, the Arizona Aviation Hall of Fame, and the Titan Missile Museum.

Be prepared to spend the entire day if you, or someone in your party, is a flight buff. Exhibits rotate and special events and conferences are scheduled regularly, so check the Web site for current events. The museum is located at 6000 E. Valencia Road and is open seven days a week. Its newest addition is the Northrop F-5B "Freedom Fighter".

## **Neighborhood Watch – KB Area – New Area Leader**

The annual meeting of the Tucson Mountain Sanctuary KB Neighborhood Watch was held at 7 pm at Calvary Church following the HOA meeting. There was a discussion of the most recent vandalism in the Western Way Park and other vandalism such as graffiti, theft, damage to property, etc. In all cases, the Sheriff's Department was notified. The Sheriff's Department will try to provide increased patrols in the area.

Shirley Shumway has resigned her position as Area Leader for the KBHomes area. Laura-Jane Estrella has volunteered to fill the position. She lives on Echo Crossing and can be reached at 578-3815 to report any instance of vandalism, theft, etc. Remember to report to the Sheriff's Department **first** at 911. Laura-Jane will be reporting incidences to the Sheriff's Auxiliary, when notified, but is not authorized to act in any way for the Sheriff's Department.

Other Group Leaders were recognized for their dedication in keeping Neighborhood Watch active in their areas. Pot luck dinners and door-to-door visitations have kept people informed and encouraged participation. Their efforts are greatly appreciated.

Please welcome Laura-Jane as your Area Leader for Neighborhood Watch in the KBHomes area. If you would like to volunteer as a Block Leader, please contact her. Your participation in this worthwhile endeavor would be appreciated. Remember, neighbor looking after neighbor is the best way to prevent crime in our neighborhood.



## Neighborhood Garage Sale

**MARCH 15, 2008**  
**7 am to 1 pm**

To register your garage sale for that day, please e-mail your address to: [Dhinds3653@aol.com](mailto:Dhinds3653@aol.com)  
or call Diane 578-2847  
by March 8<sup>th</sup>

### Tips for a Successful Sale

1. Have all your items clean and organized.
2. Price things realistically.
3. Attach prices with stickers.
4. Expect to negotiate.
5. Advertising - TMS HOA volunteers will put out fliers in business windows and a notice in the Desert Times.
6. Place signs in front of your home and at the corners leading to your street.
7. Tie a balloon to your mail box to attract buyers.
8. Have plenty of small bills and change on hand. Keep money in a fanny pack or other secure place.
9. Keep items organized and easy for shoppers to go through.
10. Write information such as condition, age, etc. on a card and place with item to eliminate answering same question repeatedly.
11. Collect grocery bags and newspaper for wrapping breakables.
12. Have at least one helper so at least one person is on duty at all times.
13. Have a freebie box.

Remove all signs immediately after your sale ends.

**NOTE:**

The Tucson Mountain Sanctuary **annual meeting** will be held on May 19, 2008 at the **Calvary Church, 4540 S. Tucson Estates Parkway @ 6 pm.**

If you have an interest in being a candidate for a position on the 2008-2009 Board of Directors, now is the time to think about preparing a short biography (about ½ page) which will be sent out with the ballots.

The term of office is two (2) years. A duly elected Director may serve no more than two (2) consecutive terms on the Board of Directors or until their successors are elected and qualified.

Additional information regarding the annual meeting will be forthcoming.

Dates to Remember:

- |                |  |
|----------------|--|
| March 15, 2008 | -Notice of the Annual Meeting will be mailed                                 |
| April 1, 2008  | -Biography must be returned to Osselaer Mgmt. for<br>submittal to homeowners |
| April 15, 2008 | -Ballots and biographies will be mailed to homeowners                        |
| May 7, 2008    | -Ballots must be returned to Osselaer Mgmt.                                  |

Address for mailing of biographies and ballot return:

Tucson Mountain Sanctuary  
c/o Osselaer  
PO Box 15178  
Tucson, AZ 85708