

# 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

520-622-8296

Email:

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

Website:

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

## WHY?

Tucson Mountain Sanctuary Homeowners Association has been in existence now for four years under the direction of the homeowners.

With 574 homes there is a potential for over 1000 participants at meetings. However, the average attendance at the Board meetings has been 4 to 12 people. It is interesting to note that the largest attendance ever was at a meeting concerning Western Way speeding and vandalism.

WHY is there no interest by individual homeowners to run for office or volunteer for a committee? If you feel you don't have time to donate, please feel free to make constructive suggestions. Offer ideas on what you might like to see implemented. We'd like to know what you think we are doing wrong as well as what we are doing right!!

Management encourages input from homeowners on any issue affecting them personally or the Tucson Mountain Sanctuary community as a whole. We need input---after all it's your neighborhood!

HOW do we increase attendance at the meetings, obtain more volunteers, and provide ideas to make Tucson Mountain Sanctuary Homeowners Association a more viable organization? Do you have any opinions/ideas on how to increase attendance and interest in serving your community?

If so, please email them to Matt Osselaer, our Property Manager at: [mjosselaer@gmail.com](mailto:mjosselaer@gmail.com).



Osselaer Management invites the entire communities' participation. Remember, no volunteers for the board means management reverts to Osselaer Mgmt. Let's make Tucson Mountain Sanctuary active with homeowner input. All suggestions will be reviewed.

## TRASHCANS

**Problems with trashcans ----- again!!!!!!!!!!!!!!**

-DO **NOT** overfill. Your trash blows all over the neighborhood and into your neighbors' yards and the commons.

-DO **NOT** place containers near flex posts or mailboxes. The waste management/recycle companies cannot pick them up properly resulting in spilling the contents.

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 Exec. Board Mtg.	16	17 Armed Forces Day
18	19 ARC Mtg. 10:30 am	20 TMS Annual Mtg. 6 pm	21	22	23	24
25	26  Memorial Day Observed	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.

**Mailing Address:**  
 Tucson Mountain Sanctuary  
 c/o Osselaer  
 PO Box 15178  
 Tucson, AZ 85708

**March Garage Sale a Success**

An email from Diane Hinds stated, "Looks like our garage sale event was a winner." All the feedback was very positive.

Though only 23 homeowners signed up indicating they were going to take part in the sale there were an additional 20+ homes that participated. Hopefully, some of our homeowners were able to get rid of some of

their treasurers that were taking up space in their garage.

Many thanks to Diane for all the work she put into organizing this years sale. Also, a big thanks to her helpers.

It appears that March is a good time of year to hold our sale.

**ONE OF OUR "MEETING NOTICE" SIGNS HAS BEEN STOLEN!!!**

**If anyone has seen it or knows anything about this, please notify our Property Manager, Matt Osselaer @**

**520-622-8296.**

**We'd like it back!**

## Social Networking Dangers – Protecting our Kids

*For many students,* creating a personal page on a social networking website such as FaceBook or MySpace is a form of independence and self-expression. Often these pages read like personal diaries and contain intimate details of the student's lives, including photographs, relationship information, hobbies and interests, and even where they go to school. Many students falsely believe that they are sharing this information only with friends and other students. However, social networking sites only create the illusion of privacy and are in fact accessible to just about anyone who wants to gain access, including parents, school administrators, and law enforcement.

Social networking sites may be dangerous. Pedophiles use social networking sites to find potential victims. Even if a young person doesn't list a physical address or phone number, he or she may provide enough personal information for a pedophile to use to start a relationship over the Internet. Many parents do not understand how to monitor their teenagers' use of these sites and cannot view them because they are password protected.

The National Crime Prevention Council (NCPC) partners with Internet Keep Safe Coalition ([www.ikeepsafe.org](http://www.ikeepsafe.org)) to keep children safe on the Internet. This website uses an animated icon / mascot named Faux Paw the Techno Cat to teach

children the importance of protecting personal information and avoiding inappropriate places on the Internet.

Teenangels is a program of [WiredSafety.org](http://WiredSafety.org), for young people ages 13 to 18 who have been specially trained by law enforcement agencies and other safety experts in all aspects of online safety, privacy and security. In six sessions, participating teens learn about the four P's: privacy, predators, pornography, and piracy. They are taught how to protect passwords, how to handle cyberbullying, how to report online crime, and the importance of not sharing personal information. After being fully trained, Teenangels run programs in schools to spread the word about responsible and safe surfing to other teens and younger kids, parents and teachers.

An offshoot of the program is Tweenangels for kids ages 9 to 12. Teenangle and Tweenangel are organized around a school, faith-based organization, community group, or other youth organizations.

Contacts: Dr. Parry Aftab, Wired Safety  
201-463-8663 - [parry@aftab.com](mailto:parry@aftab.com)  
[teenangels@wiredsafety.org](mailto:teenangels@wiredsafety.org)

Internet Keep Safe Coalition  
703-536-1637  
[www.ikeepsafe.org](http://www.ikeepsafe.org)

LAUGHTER **RX**

**Only in America** .....do we leave cars worth thousands of dollars in the driveway and put our useless junk in the garage.

**Tucson Mountain Sanctuary  
ANNUAL MEETING  
May 20, 2008  
6 pm  
Calvary Church  
4540 S. Tucson Estates Parkway**

The Board of Directors invites all homeowners to attend the Annual Meeting of the Tucson Mountain Sanctuary Homeowners Association. This is your opportunity to ask questions of Osselaer Management and your Board of Directors, share your concerns, and the new board members will be announced. If you would like to volunteer for a committee, (i.e., Common Area Committee or Architectural Review Committee) leave your name and contact information with Matt Osselaer, Property Manager, 520-622-8296.



**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  
**520-622-8296**  
**PO Box 15178**  
**Tucson, AZ 85708**  
**Email:**  
[mjosselaer@gmail.com](mailto:mjosselaer@gmail.com)

Financials: As of 03/31/2008	YTD (\$)
Income:	29,913.31
Expenses:	25,889.35
Reserves:	19,904.06
Delinquencies:	18,441.05

ARC Statistics: As of 04/14/2008	
Requests Received:	28
Requests Approved:	14
Requests Denied:	2
Requests Needing more Info:	2



**SUBMIT ALL REQUESTS TO: [adamsjud@gmail.com](mailto:adamsjud@gmail.com) or mail to Judson Adams, 5600 W. Crystal Rain Place, Tucson, AZ 85735 (520)883-0506. DO NOT START A PROJECT WITHOUT OBTAINING APPROVAL FIRST!!!**

**Buffelgrass** could irrevocably alter the Sonoran Desert if left uncontrolled. Introduced from the African savannah, it has gained a foothold in Arizona. Buffelgrass spreads aggressively and forms dense stands that crowd out native plants and support hot fires that kill saguaros and other desert plants.

You can help control the problem by identifying and removing buffelgrass on your property and in your neighborhood.

To identify buffelgrass look for:

- A shrubby grass with stems that branch above the ground, giving the plant a messy appearance.
- Bottle-brush shaped flower stalks with a reddish hue or sandy brown color when the stalks set seed.
- Quarter-inch wide leaf blades with tiny hairs along the edges of the blade and longer, whitish hairs on the node where the leaf blade meets the stem.
- To properly remove Buffelgrass, pull or dig it out by the roots being careful to not spread the seeds. Place in a bag and dispose of properly.

For more information on buffelgrass volunteer opportunities and educational programs, see [www.buffelgrass.org](http://www.buffelgrass.org) or call (520)615-7855.

Source: Tucson Electric Power

Note: Richard Meyer, Common Area Committee, is in the process of mapping the locations of Buffelgrass within Tucson Mountain Sanctuary. Further information will be provided soon.

## 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:

### **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 if deemed appropriate due to view obstruction, visual harmony, noise, etc.

### **POOLS/SPAS**

All pools/spas **SHALL** require approval of the ARC.

1. Any walls removed during construction of a pool, spa or other improvement **SHALL** be replaced in its original state immediately after construction is completed. Any walls removed will be situated on the Owner's Lot. Removal of walls abutting a Common Area normally will not be allowed. Circumstances will be considered by ARC.
2. Backwashing of pools/spas must be contained wholly on the Owner's Lot. The use of a dry well to retain backwash water is recommended. Backwash water **SHALL NOT** be permitted to seep onto an adjoining Lot, Common Area, or street.
3. **NO** above ground pools are permitted.
4. Wading pools are allowed with ARC approval. Wading pools dimensions are limited to two (2) feet in height and six (6) feet in diameter. Wading pools larger than 2 feet by 6 feet in diameter will not be allowed.
5. If solar collector panels would like to be used, location or placement, dimensions of panels, etc. **SHALL** be submitted to the ARC for approval before installation.

### **PAINTING**

Use of the original exterior colors **SHALL NOT** require approval from the ARC. If an owner wishes to change the present color scheme, it **SHALL** first be submitted to the ARC for approval.

### "Tucson "TIDBITS"

By S. Shumway

**History of Tucson Golf Courses:** A father and son, each named William Bell, designed some of Tucson's courses.

Opening in 1925, Randolph North was designed by William P. Bell, the father. Its original layout consisted of sand greens and dirt fairways which were later grassed in 1937.

The Dell Ulrich course, formerly known as Randolph South, was designed by William F. Bell, the son, which also opened in 1925. In 1996, it was redesigned by Ken Kavanaugh.

The 18-hole course at Tucson Country Club sits on property that was once a ranch known as Rancho de la Sombra and the two Bells worked together on designing this course which opened in 1947.

El Rio-Trini Alvarez Municipal Golf Course was designed by William P. Bell and opened in 1931. It was formerly known as El Rio Golf Course and El Rio Country Club and was the first grassed course in Tucson.

El Rio was host to Tucson's professional golf tournament annually from 1945 to 1962.

The two (2) Bells designed more than 400 courses, mainly in California, Oregon, Hawaii and the Southwest.

Source: Tom Tatum, head pro at Randolph Golf Complex  
and website GolfLink.co



## **FEEDING WILDLIFE ATTRACTS PREDATORS**

Management has received a report of homeowners intentionally feeding wildlife.

**It is essential that people do NOT feed wildlife!!!**

- **Do Not** intentionally feed wildlife; animals quickly associate food with humans.
- **Feed pets** indoors or remove leftover food immediately.
- **Store all garbage securely**. Do not discard edible garbage where javelina, skunks, coyotes and other wild animals can get to it.
- **Keep bird seed and water** off the ground and out of reach of wild animals. A platform can be attached to the bottom of most feeders to catch spilled seed. Or better yet, plant native vegetation that will provide seeds native wildlife can utilize.
- **Fencing your garden** may be necessary to keep out animals such as javelina and rabbits. Remember, prey species such as rabbits and javelina can attract predators such as mountain lions.
- **Shrubbery** that provides hiding cover for wild animals should be trimmed up from the ground.
- **Securely close all openings** to spaces under buildings and mobile homes. This is even more critical in the spring when many animals from foxes to skunks are looking for den sites.
- **Don't let your pets be free roaming** – they may end up as a meal for coyotes, hawks, owls, bobcats, and other predators, or come into conflict with javelina and skunks. Keep your pets on a leash whenever they are out of the yard.
- **Discourage javelina and other wild animals** that are visiting your area by making loud noises, throwing rocks, etc. to make them leave. You are doing them a favor – if they continue to fear humans, they will be less inclined to come in conflict (and possibly die or be injured as a result).

**Ask your neighbors to follow these steps** (even share this information with them). Wild animals such as javelina, bobcats and coyotes that are attracted to one home often visit neighboring lots. This is a neighborhood issue, not just a single homeowner one.

Feeding wildlife is a very unsafe practice and is discouraged by the Arizona Game and Fish Department as it makes human-wildlife conflict inevitable. It results in animals losing their fear of humans. Feeding prey animals can artificially increase the prey density of an area which then attracts other predators.

We have chosen to build our dwellings in wildlife habitat. We as humans have created the potential problems. It is easier for humans to change behavior than for wildlife to change.

**Be good neighbors to your wildlife. Do not feed!**

Source: Arizona Fish and Game Department