

# Tucson Mountain Sanctuary Newsletter

## **HOA Board Members**

President

Brad Yant

Vice President

Ken White

Sec./Treas.

Shirley Shumway

Members:

John Maple

Laura-Jane Estrella

## **Architectural Committee**

Judson Adams

Lois Hillard

Diane Hinds

John Hinds

Carl Shumway

## **Common Area Committee**

Delina Creasy

Richard Meyer

Shirley Shumway

Lois Gorto

## **Neighborhood/Advisory Committee**

John Maple

Laura-Jane Estrella

## **Property Manager**

Matt Osselaer

The Osselaer Company

520-622-8296

Email:

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

**Website:**

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

## **LET'S ALL GET ALONG!!!**

Tucson Mountain Sanctuary Homeowners Association can be either a blessing or a royal pain in the CC&R's -- depending on which side of the fence you are on. But, remember the HOA is here to stay whether you love us or loathe us.

Supporters say HOA's keep neighborhoods looking smart and property values up. Naysayers can't see why they should be allowed to wield so much power. But, in the last 15 years, association-governed communities have more than doubled in the United States to an estimated 274,000 according to Community Associations Institute, a national organization dedicated to promoting responsive, harmonious homeowners groups.

### **Are you ready for it?**

Ask yourself whether you are the sort of person who can live with an HOA before you take the plunge.

### **Do some detective work**

You want an HOA that suits your lifestyle and preferences. Are you relentless about weeds and keep your driveway spotless? Do you have a third vehicle, an RV or boat and have nowhere to house it?


**Read the CC&R's** Be sure to read the CC&R's, By-laws and even look at minutes of meetings on the website, just like you inspected your house, to make sure you can live within the requirements. In the excitement of moving in, many buyers don't stop and read the association's covenants, conditions and restrictions. Before you know it, you've violated the codes. For a summary, go straight to the section titled "Use Restrictions".

**Smile through it** You just moved in two days ago and you just received your first weed letter or after living here for years, you forget to remove your garbage can from in front of your home and you get a letter.

Such a quick and unwarranted reaction can anger even the most mild-mannered homeowner. Try to be conciliatory and pleasant; sleep on it if you have to; try not to get personal and curb the temptation to withhold payment of your dues---that will only make matters worse.

**Be proactive** Just complaining about an issue to your neighbors doesn't work. Address it with the Board. Better still, run for election to the HOA board. They could probably use new blood anyway.


Source: Association Times

July 2008						
S	M	T	W	T	F	S
		1	2	3	4  Independence Day	5
6	7	8	9	10 Exec. Board Mtg.	11	12
13	14 ARC Mtg. 10:30 am	15 TMS HOA Mtg. 6 pm	16	17	18	19
20	21	22	23	24	25	26
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.

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

Sept. 2008						
S	M	T	W	T	F	S
	1  Labor Day	2	3	4	5	6
7 Grandparents Day	8	9	10	11 Exec. Board Mtg.	12	13
14	15 ARC Mtg. 10:30 am	16 TMS HOA Mtg. 6 pm	17	18	19	20
21	22	23	24	25	26	27
28/	29	30	31			

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

**AGAVES PERFECT FOR ARID GARDENS**

One of the best adapted groups of landscape plants for arid gardens is the Agave. Bold rosette patterns of growth and still, sword-shaped leaves make them ideal accent plants. They do well growing in containers on the patio and are great as landscape plants.

Most people are familiar with *Agave Americana*, the century plant, but its 6 foot height and spread overpowers most garden space. However, there are many small growing agave species just right for growing in containers or planting in your landscapes that have limited space.

Some of the best ones are:

**Huachuca Agave** – Grows 2 feet high and 3 feet wide; grey-green leaves edged with distinctive dark-brown spines; cold-hardy. Individual plants grown in dense rosette pattern.

**Holly Agave** – Dark-holly-green leaves; grow 18 inches high and wide; form numerous pups which can be removed to control overall size of grouping.

**Queen Victoria** – Favorite due to its dense, perfectly rounded form and unusual triangular-shaped leaves edged with white. Slow grower reaches 2 feet in diameter over time. Ideal specimen for growing in bowl-shaped ceramic pots.

**Twin-flowered Agave** – Long, thin leaves make it unique; resembles a yucca, only in miniature. Grows to height and spread of 2 feet. Easy to maintain in container as it produces no pups. More cold-sensitive than most agaves so may need protection during cold snaps.

**Octopus Agave** – Striking plant worth considering but might be a little too big. Arching and twisting dark-green leaves look like arms of an octopus. Has no leaf spines so is safe to use near sidewalks. ***Agaves need only a few inches of water annually to survive!!!***

## Educating our kids about METHAMPHETAMINE

Overall, methamphetamine (meth) use across the nation has declined in recent years, but its use by youth ages 12 to 17 continues to be a serious concern. Meth is a powerful, highly addictive, stimulant drug that dramatically affects the central nervous system. Long term effects include chronic fatigue, paranoid or delusional thinking, and permanent psychological and physical damage. Meth is relatively cheap and readily accessible. Youth who try meth may mistakenly believe it is less harmful than other drugs such as heroin and cocaine. Some believe, particularly girls, that taking meth will help them lose weight or give them a boost of energy when they need it. Users often experience extreme depression when coming

off the drugs, and the relapse rate following treatment is high. Most meth is produced in large "super labs," but the number of homemade labs in which "meth cooks" create small amounts of the drug from legitimate household products is increasing. Toxic and explosive chemicals are by-products of the production process and have a devastating effect on the environment, communities, and any children who are present. One approach to solving the meth problem is to monitor the sale of household products used to make meth. Experts agree, however, that preventing drug use before it starts is the most effective way to eliminate the problem.

LAUGHTER **RX**

Only in America .....do people order double cheeseburgers, large fries and a diet coke.

## Tucson Mountain Sanctuary Homeowners Association Board

Tucson Mountain Sanctuary HOA held its annual meeting on May 20, 2008. Kenneth White and Shirley Shumway were re-elected to serve another term (2008-2009) as directors. (See front page for full Board Member listing).

The Tucson Mountain Sanctuary wishes to thank Richard Meyer for serving as a director on the 2007-2008 board. He has been an asset to the board in many ways and his knowledge and expertise will be missed. He will continue to serve on the Common Area Committee.

On behalf of the Board of Directors, Brad Yant, TMS President, thanked the Common Area Committee, ARC Committee and the Neighborhood Advisory Committee members for their support and dedication. The time they donate to these various committees helps to make Tucson Mountain Sanctuary a better place to live and keeps the homeowners informed.

As everyone is a volunteer on the board and the committees, it is hereby acknowledged just how important volunteerism is in maintaining our community.

**RATTLESNAKES:** *Should you come across a live snake take the following into consideration:*

- Rattlesnakes are most active between March and October.
- Wear closed toe shoes outside and use a flashlight at night.
- Keep walkways well lighted.
- Eliminate rodents around your house and yard.
- Remove attractive residences, (woodpiles, junk piles).
- Fill in rodent holes.

**If bitten:**

- Stay calm. Victims should avoid moving too much or becoming excited.

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



Financials: As of 05/31/2008	YTD (\$)	
Income:	44,362.68	
Expenses:	45,731.84	<b>Loss to date: (1,369.16)</b>
Reserves:	22,047.57	
CD	15,336.21	
Delinquencies:	<b>(22,243.45)</b>	

ARC Statistics: As of 06/16/2008	
Requests Received:	28
Requests Approved:	23
Requests Denied:	1
Requests Needing more Info:	4



**GET APPROVAL PRIOR TO STARTING A PROJECT—PLEASE!!!!**

*Exterior Improvements Require Approval (Front or Backyard)*

**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.**

**Form available at: [www.tucsonmountainsanctuary.org](http://www.tucsonmountainsanctuary.org)**

**How to Safeguard Your Valuable Mail**

Your mailbox has been ransacked and papers containing personal information were found scattered in the road, along with credit card bills and applications.

The following tips are offered to help keep mail secure:

- Get a locking mailbox or use a post office box.
- Mail bills and sensitive letters from the post office.
- Pick up mail daily.
- Never write your Social Security number on checks or envelopes, and don't use the number as a means of identification.
- Shred everything with personal information on it.
- Stem the receipt of pre-approved credit offers by calling 1-888-5-OPTOUT (1-888-567-8688).
- Don't use your mother's maiden name or your birth date as financial passwords.
- Put your mail on **hold** while you're on vacation, go to the U.S. Postal Service Web site, [www.usps.com](http://www.usps.com).

Source for more info: [www.azag.gov/](http://www.azag.gov/)

## 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:

### **GATES**

Repainting gates either the original color installed by the builder or the same color as the block wall, or the same color as the house **SHALL NOT** require approval of the ARC. New gate installations must be substantially the same as those originally installed by the builder and **SHALL** require prior written approval of the ARC.

For additional privacy, natural wood slats (to exclude particle board and plywood) attached to your gate or the use of black metal screening **SHALL NOT** require approval of the ARC.

### **SCREEN/SECURITY DOORS**

Screen doors **SHALL NOT** require approval of the ARC if they are wrought iron and painted the same color as the house or the same color as the window frames. All designs on the doors **SHALL** require approval. Screen doors constructed of any other material or color **SHALL** require the prior written approval of the ARC.

### **GUTTERS AND DOWNSPOUTS**

The installation of gutters and downspouts **SHALL NOT** require approval of the ARC if they are painted to match the color of the house or trim adjacent to where the installation occurs. The natural drainage pattern should not be affected by the installation of the gutters.

### **PROHIBITED MODIFICATIONS AND ADDITIONS**

Changing the established rainwater drainage pattern shall be prohibited, whether within perimeter walls or elsewhere upon the Lot.

### "Tucson "TIDBITS"

By S. Shumway

#### **Baskets:**

Tohono O'Odham weaving is an ancient art. Some people would tell you the tribe has been weaving since time began. They are widely known for aptitude and artistry in making baskets and a skilled weaver can spend 30 to 40 hours creating a traditional Tohono O'Odham basket.

Yucca, devil's claw, bear grass and other desert materials are used in the weaving. Most people do not understand the significance of the craft and think it's a crude process or nothing more than a manual process.

The object's worth goes much deeper. Weaver Reuben Naranjo, who is pursuing a doctorate in Native American studies at UA say, "A basket is the product of accumulated knowledge; environmental and cyclical seasons, geography of ancestral homelands --- ceremony, story, song and ritual."

You should expect to pay at least \$100 and up to several hundred dollars for even a small basket. The price increases as the design gets more complicated. Locally you can buy baskets at Grey Dog Trading Co. on Swan; Silverbell Trading, N. Oracle; Morning Star Traders, Speedway and Bahti Indian Arts on Campbell Ave.

Source: Arizona Daily Star - August 2005

**PLEASE NOTE:** The coupon books are still active and are the preferred method of payment. The Board decided to send reminders each quarter to keep delinquencies as low as possible since it is such a prevalent problem in Tucson Mountain Sanctuary.