

# Tucson Mountain Sanctuary Newsletter

## Notification of Changes

### HOA Board Members

President

Ken White

Vice President

TBA

Sec./Treas.

Shirley Shumway

Members:

John Maple

Laura-Jane Estrella

Lois Gorto

### 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

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Website:

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

## DELINQUENCY RATES/DUES INCREASE

Managers are beginning to see more associations with delinquency rates approaching 20%. Our manager has been initiating conversations with the board to direct focus on the effects of the increasing accounts receivable for TMS. Accounts Receivable (AR) reduces our association's cash. What does your Board do when they are only collecting approximately 76% of the assessments?

First, recognize the amount of cash available for operations is less than was expected when the 2008 budget was approved. There is less cash than anticipated. This shortfall has recently been addressed by utilizing replacement reserve funds to pay normal operating expenses. This is not an acceptable continuing practice.

Second, the expertise of professionals has been used to suggest ways to improve collection success. From management, "*In plain words, if your account becomes past due, you will be receiving notice from the Association's attorney in the form of a demand letter. This will cost you \$150.00. The next step will be court action; this fee could amount to \$500-\$1000.00.*" Therefore, the payment of your Association dues should be on your priority list. Payment arrangements can be made to bring your account current as quickly as possible.

Third, the board is communicating to you, the members of the association, the high AR and the effect on cash. The 2009 budget has resulted in an increased assessment so that there hopefully will be enough funds to maintain the community. The board has reviewed all service contracts and is paying only for the services that are essential. Delinquent payment of your HOA dues is not fair to the other homeowners who pay in a timely manner.


In considering the 2009 budget, the Board concluded there definitely was a requirement for an increase in dues to get the association back on track. The Board has exhausted all options to avoid raising dues. The HOA dues have not been raised in four (4) years. Therefore, a 5% increase in 2009 has been implemented. Ignoring the current TMS financial trend is not an option. TMS is increasingly falling into the red and unable to pay their monthly bills. Transferring money from the reserve fund each month is not an ongoing option. Quite frankly, not raising the dues is bad business.

### **Please Note:**

**Your HOA payment dates and amount are being changed. Two installments of \$82.69 each will be due on the 1<sup>st</sup> day of January 2009 and July 2009.** Avoid attorney's fees and collection charges by paying your assessments in full and on time. **You may also make a one time payment of \$165.38 for the full year. All payments must be mailed directly to Osselaer's Phoenix address.**

Finally, remember this problem was not created by the board but the board must take steps to mitigate the adverse effects on the association.

Source: Association Times/2008 Budget/Financials

November 2008						
S	M	T	W	T	F	S
						1
2	3	4 Election Day	5	6	7	8
9	10	11 Veterans Day	12	13 Executive Mtg. 6 pm	14	15
16	17 ARC Mtg. 10:30 am	18 TMS HOA Mtg. 6 pm	19	20	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 2008						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11 Executive Mtg 6 pm	12	13
14	15 ARC Mtg. 10:30 am	16 TMS HOA Mtg. 6 pm	17	18	19	20
21	22	23	24	25  Christmas	26	27
28	29	30	31	January 1 2009 PAY HOA DUES		

**Reminder:** Reduce the amount of water to your plants during the fall and winter months.

**Sheriff's Auxiliary Volunteers (S.A.V.)**

The Sheriff's Auxiliary Volunteers support Pima County Sheriff's Department personnel in serving the residents living in the unincorporated areas of Pima County.

The Sheriff's Auxiliary Volunteer Crime Prevention Unit is responsible for many aspects of crime prevention instruction and programs throughout Pima County. Crime Prevention specialists are responsible for a number of tasks aimed at taking a proactive approach to fighting crime in Pima County.

**Home Security Inspections:**

Trained uniformed members of the Sheriff's Auxiliary Volunteer's (S.A.V.) Crime Prevention Unit will conduct a thorough interior and exterior inspection of your home. This includes doors, windows, locks, etc. After the inspection, suggestions on how to better secure your home will be offered.

**Video I.D.**

Trained uniformed members of the S.A.V. Crime Prevention Unit will record the contents of your home on DVD. This can include electronics, jewelry, firearms, and collectors items; basically any items the homeowner wishes to document. The DVD is then given to the homeowner to keep in a safe place. The DVD can be used in case the homeowner is burglarized or items are destroyed in a fire. The Sheriff's Department does not keep a copy of the DVD.

Source: Pima County Sheriff's Department

<p><b><u>Tucson Mailing Address:</u></b>  Tucson Mountain Sanctuary  c/o The Osselaer Company  PO Box 15178  Tucson, AZ 85708</p>	<p><b><u>Phoenix Mailing Address:</u></b>  Tucson Mountain Sanctuary  c/o The Osselaer Company  532 E. Maryland Ave., Ste. F  Phoenix, AZ 85012</p>
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**Concerned Homeowners Ask?**

**BUS STOP**

A concerned parent has asked that we request parents who drive to the intersection at Echo Crossing and Western Way to pick up their children from the bus to be more cautious and courteous. At times parents park too close to the corner near the stop sign thus impeding the flow of traffic. Park at least two car lengths back from the corner so an unobstructed view can be maintained at all times. We do not want an accident involving a child or a vehicle at this busy corner.

*Please remind your children that homeowners do not appreciate having to clean up the trash they leave behind at the bus stops. If they carried it in, they can carry it out for proper disposal.*

**BRITTLE BUSH**

A homeowner asks, "If an excessive amount of Brittle Bush is behind my home on the other side of the fence in the common area, may I remove it if I feel it is a fire hazard?"

Answer: If you consider the Brittle Bush to be a potential fire hazard, you may remove it. Homeowners are responsible for keeping a five (5) foot buffer clean between their wall/fence and the common area.

We have cleanup days every year to remove the trash that has accumulated in the Common Area. Everyone is welcome to help in this endeavor.

## Addressing the Problem of Bullying

**Being Bullied** is not just an unpleasant rite of passage through childhood. Research shows that people who were bullied as children are more likely to suffer from depression and low self-esteem, and bullies themselves are more likely to engage in criminal behavior later in life. Bullying can be physical, verbal, and psychological. According to a national survey of 15,686 students in grades 6 through 10 by the National Institute of Child Health and Human Development, bullying is widespread in American schools; with more than 16 percent of U.S. schoolchildren say they have been bullied by other students sometimes or weekly, 19 percent saying they have bullied others, and 6 percent saying they had both bullied others and been bullied. School bullying has come to the public's attention amid reports that it may have been a contributing factor in recent school shootings, and bullying behavior has been linked to other forms of antisocial behavior such as vandalism, shoplifting, skipping or dropping out of school, and the use of drugs and alcohol.

A Bullying Prevention Program can tackle the problem of youth bullying on three levels: the school level, the classroom level, and the individual level. This whole-school approach from maintenance staff to the principal can be designed for use in elementary, middle, or junior high schools and has been shown to effectively reduce and prevent bullying problems among school and improve peer relations at school. School-level components of the program include formation of a bullying prevention coordinating committee, training for committee members and staff, and adoption of school-wide rules against bullying. Classroom-level components include reinforcement of the rules against bullying and holding regular classroom meetings with students to increase knowledge and empathy. Individual-level components include intervention with children who bully as well as with children who are bullied and discussions with parents of involved students.

More information can be obtained at: [www.clemson.edu/olweus](http://www.clemson.edu/olweus) or [nobully@clemson.edu](mailto:nobully@clemson.edu)

LAUGHTER **RX**

Only in America .....do we have drive-up ATM machines with Braille lettering.

**NOTICE: All dues payments must be mailed to Osselaer's Phoenix office.**

Remember to fill in your name, address, lot number and amount paid on each payment coupon to insure proper application to your account.

1) **HOA Dues Increase:** The Board has voted to increase the dues for 2009 by 5%. Your HOA fees have not been increased for four years and the Board has been struggling to pay the HOA bills. Today's economy has necessitated this increase. Your 2009 annual dues will be \$165.38. The number of payments has been reduced to twice a year instead of quarterly.

2) **Payment Instructions:** Each homeowner will be receiving a letter of instruction from the Board. Your first payment will be due **January 1, 2009**. To pay the 1<sup>st</sup> half installment of \$82.69, there will be a coupon at the bottom of the letter to be detached and mailed with your payment no later than January 10, 2009 to avoid penalty for late payment.

The second payment will be due **July 1, 2009** and you will receive a letter in advance of the due date. Again, detach the 2<sup>nd</sup> half installment coupon and mail your check for \$82.69 no later than July 10, 2009 to avoid a penalty for late payment.

You may still pay the HOA dues for the full year. Detach the 1<sup>st</sup> half installment coupon and send full payment of \$165.38 postmarked no later than January 10, 2009. Penalty for late payment will be waived if received by January 10, 2009.

**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 9/30/2008	YTD (\$)	
Income:	74,936.13	
Expenses:	82,637.92	Loss: (7,701.79)
Reserves:	22,342.32	
Certificate of Deposit	15,675.44	
Delinquencies:	23,503.27	

ARC Statistics: As of 10/20/08	
Requests Received:	13
Requests Approved:	10
Requests Denied:	2
Requests Needing more Info:	2



**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)**

**LAND OF CHALLENGES**

Arizona presents many obvious challenges for gardeners, especially for recent arrivals. Soils do not appear as fertile as our previous home, and rocks are a way of life. Skies are clear and while we enjoy the abundant sunshine, rain is just a dream in some seasons and there never seems to be very much of it even in the best of times. What becomes clearer the

longer you garden is that the soils are absolutely fine for plants that are well adapted to them and rocks are the treasure of a well-designed garden. Shade is a great asset to your plants by giving your plants a relief from the constant sun. As you can't count on rain, you must absolutely be able to rely on your irrigation system.

The soils in Arizona are alkaline, often thin with low humus content, and usually just as rocky. It is time consuming and often impossible to correct the composition of any soil, especially its pH. It is impossible to correct the inherent physiology of plants, including their preference for or ability to survive in soils of varying composition and pH. Plants that love the acid soils of forests and bogs are not well suited to the basic soils of Arizona. They become chlorotic quickly, they often live much shorter lives, and in many cases, they just refuse to flower and grow with the same vigor they would in a more congenial soil. Therefore, it is much easier and less frustrating to look for and grow plants that are content with the soils that are found in your garden.

It is easy to take succulents for granted in Arizona. Throughout our area, saguaros, the giant succulent trees of the desert, rise up along rocky hillsides. Ocotillos, with their flashy, red sparklers of bloom, ignite rocky slopes, and blue-gray globes of desert spoon dot the canyon walls. Spring makes it clear how abundant cacti are in the desert when thousands of hedgehog, prickly pear, and cholla cacti crown the desert with their gaudy flowers.

DID YOU KNOW?

Continuing our coverage of topics contained in the TMS CC&R's as well as the ARC design guidelines.

**PLAY AND EXERCISE EQUIPMENT**

All play equipment that exceeds the height of eight (8) feet from ground level to the crossing bar or the highest point and must be placed a minimum of ten (10) feet from all neighboring walls **SHALL** require ARC approval.

The ARC shall consider play equipment if it adheres to the following guidelines:

1. Climbing platforms and slides shall be placed not higher than two (2) feet below the highest point of the rear yard fence to protect the privacy of neighboring owners.
2. Play equipment exceeding the height of eight (8) feet and not placed a minimum of ten (10) feet from all neighboring walls shall be screened from said adjoining property by shrubs or trees which will equal the height of the play equipment within a reasonable time period. The ARC may require that the equipment be painted a color compatible with the house on the subject Lot.
3. Brightly colored canopies, roofs, or other visual distractions which are attached to the play equipment **SHALL NOT** be visible from neighboring properties.
4. Any lights on the play equipment must meet the requirements in the Lighting Section of these Design Guidelines.
5. Written consent of adjacent Lot owners should be included with the submittal.

**SHORT WAVE RADIO ANTENNAS**

Short wave radio antennas **SHALL** require prior written approval and may not exceed twelve (12) feet in height. Those requiring more than twelve (12) feet must prove the necessity to the ARC.

**Poor Meeting Attendance**

Both the Board and Management are looking to increase attendance at the homeowner meetings. We would like to know what it will take to entice you and your neighbors to attend. Please email your suggestions to management at [mjosselaer@gmail.com](mailto:mjosselaer@gmail.com)

**"Tucson "TIDBITS"**

By S. Shumway

***From Old Pueblo to Southwestern Metropolis***

*Tucson was formally founded in 1775, about the time the nation's forefathers were signing the Declaration of Independence. Locally, the city is still called the Old Pueblo for the adobe fortress or "presidio" that marked its early borders.*

*Over the past three centuries, Tucson has grown from Native American farming community, to Spanish outpost, to dusty frontier town, to bustling, territorial days' railroad hub, to the mature Southwestern metropolis it is today.*

*For a perfect introduction to Tucson and Southern Arizona's past, visit the Arizona Historical Society and the Arizona State Museum. Displays and artifacts chart regional history from the earliest inhabitants, to Spanish conquistadors, to statehood. For more history, take the self-guided Downtown Walking Tour, available in the Tucson Official Visitors Guide, and stroll through a restored 19<sup>th</sup> century neighborhood, see Sonoran architecture, and the site o the original Spanish presidio. To learn about Tucson's significant aviation history, visit Pima Air & Space Museum, the world's largest privately funded air museum.*

*Source: Tucson Convention & Visitors Bureau*