

Tucson Mountain Sanctuary Newsletter

HOA Board Members

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Ken White

Vice President

Open

Sec./Treas.

Shirley Shumway

Members:

John Maple

Laura-Jane Estrella

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Lois Hillard

Diane Hinds

John Hinds

Carl Shumway

Common Area Committee

Delina Creasy

Richard Meyer

Lois Gorto

Neighborhood/Advisory Committee

John Maple

Laura-Jane Estrella

Property Manager

Matt Osselaer

The Osselaer Company

520-622-8296

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www.tucsonmountainsanctuary.org

What Really Impacts Maintenance Fees?

Every year we hear from owners concerned about their current maintenance fees increase. Often, owners are just wondering why their yearly fee has gone up or why the board doesn't seem to care about the hike in fees. Others blame the management company and the board of directors for the increase.

The Game: One of the first things owners are reminded is that the board of directors is composed of owners, people who were elected by them and their neighbors to carry out the business of the association. So, like them, the board members are very cognizant of maintenance fees because an increase affects them, too! Next, the board and management have hashed through the details, studied the costs related to running the community line by line, measured the costs against the services the owners want and need and done their best to put controls in place to ensure that the community operates within the budget.

The Major Players: You'll find these guys are always in the line up

Common Property and Liability Insurance – Requirements, as set forth in the CCR's, is for commercial general liability insurance covering bodily injury liability and property damage liability covering the Common Area and all other areas under the jurisdiction or control of the Association.

Common Area Insurance - Covers special flood hazards, fire and other hazard insurance for our park structures, etc.

Fidelity Insurance – This provides coverage against dishonest acts on the part of the directors, officers, managers or volunteers who are responsible for handling funds belonging to TMS HOA. It also includes coverage as an endorsement to the policy to cover any persons who serve without compensation who would not otherwise be covered as volunteers. Insurance increases are beyond the control of the best boards and management companies.

Water Costs – Maintaining the irrigation system to our common area trees and parks adds to the cost of operation.

Reserve Contributions – The reserve contribution is for replacement costs associated with equipment failure and includes an allowance for inflation. We have four (4) parks with pavilions, benches and fencing as well as irrigation systems, railings, etc. to maintain. Owners sometimes feel these costs should not be included in the current maintenance fees. However, banks, lenders, lawmakers and community managers understand that special assessments can break an owner's pocketbook, that failure to collect the amounts needed can result in deteriorated property assets.

Our community is no different from any other community in its needs. The basic players remain the same. It costs quite a bit of money to insure, maintain and repair the TMS HOA property and the cost of living always seems to go up. Maintaining the association's assets is the primary duty of the board of directors and the management company, and they do want to make decisions that are good for everyone AND the community.


Maintaining the value of your asset IS what is impacting your maintenance fees.

Source: Association Times

March 2009						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12 Exec. Board Mtg.	13	14
15	16 ARC Mtg. 10:30 am	17 NO HOA Bd. Mtg.	18	19	20	21 Hazardous Waste Collection 9-12
22	23	24	25	26	27	28
29	30	31				

ALL HOMEOWNERS ARE URGED TO ATTEND THE BOARD MTGS.

The bi-monthly HOA meeting is held at Mt. Zion Church, 4520 W. Ajo @ 6 pm.

April 2009						
S	M	T	W	T	F	S
			1	2	3	4
5 Palm Sunday	6	7	8	9	10 Good Friday	11
12  Easter Sunday	13	14	15	16 Exec. Board Mtg.	17	18 Neighborhood Garage Sale 7 - 1
19	20 ARC Mtg. 10:30 am	21 HOA Bd. Mtg. 6 pm	22	23	24	25
26	27	28	29	30		

LIVING WITH VENOMOUS REPTILES

If you live on the outer edges of town or in the desert, the chances of encountering a snake are high. An encounter with a rattlesnake is a potentially dangerous situation; your knowledge about reptiles and how to avoid rattlesnakes could be invaluable.

Most reptiles are harmless. Of the venomous reptiles of our region, only the rattlesnake is truly a safety concern around your home. The Gila Monster is a venomous lizard that rarely bites humans unless handled. The Sonoran Coralsnake is a small, shy snake usually less than 17 inches in length and not much bigger around than a pencil, --much smaller than the dangerous Coralsnakes of the southeastern US and tropical Mexico. Though venomous, the Sonoran Coralsnake has a very small head and mouth and is only prone to defending itself when handled. Most other snakes and lizards are also likely to bite in defense if handled but are considered non-venomous and therefore harmless to humans. **Wild animals should never be handled;** it puts the handler at risk and is extremely stressful to the animal. (Next Newsletter: Rattlesnakes)

Source: Tucson Herpetological Society Brochure

<u>Tucson Mailing Address:</u>	<u>Phoenix Mailing Address:</u>
Tucson Mountain Sanctuary % The Osselaer Company PO Box 15178 Tucson, AZ 85708	Tucson Mountain Sanctuary % The Osselaer Company 532 E. Maryland Ave., Ste. F Phoenix, AZ 85012

Pima County Sheriff's Department On-Line Reporting

The Pima County Sheriff's Department has launched On-Line Reporting to the public. Citizens will now have the choice to file certain reports on-line by accessing the Pima County Sheriff's Department website (www.pimasheriff.org) and selecting the on-line reporting link.

Initially, on-line reporting will be limited to minor incidents with no suspect information, no threats, does not involve a firearm, and a value of under \$5,000.00. The following incidents are authorized for on-line reporting:

- | | | |
|----------------------|-----------------------|------------------------------|
| Lost Property | Vandalism | Harassing Phone Calls |
| Hit and Run | Thefts/Larceny | Fraud |

In addition, citizens will be allowed to file a supplement on-line to an original report if it falls in one of the above listed categories.

Citizens may also file the Citizen Mail-In Form, used for listing stolen or damaged property, to an already reported burglary, vandalism, or theft. Citizens filing an on-line report will receive an email copy of their completed report, once approved by the Department, with an assigned case number. The citizen may then print or send their report out as needed.

On-line reporting offers numerous benefits to the community and to the Department. The community benefits by having an additional reporting choice that allows them to report incidents at their convenience and quick, free access to the report they filed. No more waiting for a deputy or driving to pick up a report.

On-line reporting is not intended to replace personal contact with a citizen when the citizen desires to speak or see a deputy. As such, the Department will not deny the option of the public to speak to a deputy or see a deputy when desired.

Once again, this service is available from any internet connected computer by visiting the website at www.pimasheriff.org and going to "On-Line Services".

Combating Campus Hate Crime

Teenagers and young adults are responsible for a significant proportion of hate crimes in this country, both as perpetrators and as victims. According to the FBI's Uniform Crime Report, (*Hate Crime Statistics, FBI*) there were 7,163 bias-motivated criminal incidents in 2005, and 13.5 percent of these occurred at colleges or other schools. Many campus hate crimes go unreported because the students, faculty, and staff members are unsure of how to report them. Also, victims of hate crimes are often reluctant to come forward because they fear social isolation and repercussions. The incident may not involve a direct threat or act of violence but is often the use of degrading language and slurs directed toward students who belong to groups that have traditionally been the target of bias, prejudice, and violence. When a hate crime occurs on a college campus, the educational mission of the institution is impaired and students are deprived of the chance to live and learn in an atmosphere free of fear and intimidation.

Stop the Hate, a hate-crime prevention program for college campuses, was developed by the Association of College Unions International. The philosophy behind the program is that hate crime on campus can only be addressed through the participation of all members of the campus community. Its train-the-trainer format offers administrators, student affairs professionals, faculty, and students the necessary tools to take action against hate crimes and bias-motivated violence on campus. Each participant becomes skilled in understanding hate crime law, reporting and documenting hate crime, and preventing hate crime and hate incidents. Individual campuses can either host or purchase the Stop the Hate training program.

Contact: Shane Windmeyer
Stop the Hate Program; www.stophate.org

Source: National Crime Prevention Council

***Laughter* RX**

We could certainly slow the aging process down if it had to work its way through Congress. *--Will Rogers*

Household Hazardous Waste Collection

The Hazardous Waste Collection is scheduled for **March 21 from 9 am to noon**. The collection site is near the intersection of Rafter Circle and Tucson Estates Parkway. If you need further information, call Ron Uhle at 578-7216.

Results of Neighborhood Cleanup

Though there were very few volunteers to assist in cleaning up the common areas and street sides, there was approximately 1000 lbs. of accumulated trash collected during the two hour session. Interesting items found included sewer pipe, a car battery, metal cable and carpet. These are items just dumped in the common area which should have been disposed of properly.

A special thanks to Deb Miller, Special Staff Assistant from Sharon Bronson's Office, for assisting with this endeavor. Deb does not live in our area but she still volunteered to help Tucson Mountain Sanctuary!

For those homeowners who did volunteer their time, the HOA Board appreciates the time donated to make our Sanctuary a little cleaner. THANK YOU!!!

All-Terrain Vehicles (ATV) – Keeping Safe and Obeying the Law

Summer will soon be here and with it increased ATV riding. More and more of these type vehicles are being made street legal. Whether you use your ATV for daily transportation or ride just for fun, it is important to remain safe and obey all traffic laws.

The San Xavier District, 2545 E. Ajo Way, phone #351-3888 can answer your questions as to whether something is allowed under the law and direct you to several places to legally ride your ATV.



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
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520-622-8296
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Email:
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Financials: As of 1/31/ 2009	YTD (\$)	*Delinquencies
Income:	20,821.22	Assoc.Dues Del. (18,157.84)
Expenses:	6,316.44	Balance Due includes late charges
Reserves:	22,434.36	fines, legal fees, etc.
Delinquencies:	(42,490.15)*	
Certificate of Deposit:	15,809.34	

ARC Statistics: As of 2/16/2009

Requests Received:	10
Requests Approved:	8
Requests Denied:	6
Requests for more Info:	3



Pruning Shrubs with a Purpose

Pruning shrubs is not difficult, but it is too often poorly done. Most shrubs have wonderful natural form; indeed, some have astounding symmetry and regularity of form. The first rule of good pruning is to be sure only to prune with a purpose in mind and then only when necessary. The ridiculous and all too common practice of shearing and close pruning on a timetable, rather than for a purpose or effect, would be outlawed in a perfect world. It does not improve the looks of the plants, it emphatically diminishes the health and vigor (and sometimes the bloom) of the plants, and it serves no real purpose.

If you must prune to remove unruly or wayward limbs, or reduce the size of a shrub, cut the offending branch back as far into the shrub as possible. Continue this way until the shrub is the size or shape you want. You are, in effect, pruning from the inside out with the intent of keeping the form of the shrub rather than just removing the outer layer of the shrub.

Points to Ponder:

Gardener's in Arizona are lucky to have a large variety of shrubs that are not only attractive but can tolerate the dry conditions and high heat that are such important gardening considerations here. When choosing a shrub, keep in mind what function you want it to perform. When planted as a border, scale becomes of paramount importance. Massive hedges of oleander or privet have inundated too many small, urban yards. Hedges can provide plenty of privacy without sacrificing scale. Delightful hedges can be composed of a mixed group of shrubs. Blending evergreens with deciduous shrubs, spring and summer flowering ones, or any combination can create a vivid border that adds to the interest and vitality of your garden.

While shrubs have many practical uses, be sure to leave room for some that are planted just for their great beauty, long season of bloom, wonderful foliage, or graceful form. Planting anything for the sheer beauty and wonder of the plant should always be a consideration in any garden no matter how large or small.

"Tucson "TIDBITS"

By S. Shumway

Bisbee, 90 miles southeast of Tucson and nestled in the Mule Mountains, is the county seat of historic Cochise County. Founded in 1880, the town is named after a financial backer of the Copper Queen Mine, Judge DeWitt Bisbee.

This Old West mining camp proved to be one of the richest mineral sites in the world, producing nearly three million ounces of gold and more than eight billion pounds of copper, not to mention silver, lead and zinc that came from the Mule Mountains. The Bisbee community, with a population of over 20,000 people, was the largest city between St. Louis and San Francisco in the early 1900s.

Bisbee was a cultured city. In spite of its culture, however, the rough edges of the mining camps were found in Brewery Gulch which was famous for its 47 saloons and shady ladies and considered the "liveliest spot between El Paso and San Francisco".

A fire ravaged most of Bisbee's commercial district along Main Street in 1908, leaving nothing but a pile of ashes. However, by 1910 most of the district had been rebuilt by the residents of Bisbee and remains completely intact today.

In the mid 1970's, the large scale mining operations became unprofitable and mining employees left to go elsewhere soon to be replaced by artistic free spirits who found Bisbee an ideal, attractive, and inexpensive location to settle and pursue their artistic endeavors. The small town's legacy has been preserved not only in its architecture and mining landscape, but is world-renowned for its diverse minerals and wealth of copper.

Although its mines closed in the 70s, a museum has welcomed, educated and entertained more than a half-million visitors ever since. Featured among its exhibits is "Bisbee: Urban Outpost on the Frontier", an in-depth look at the depths - and heights - to which miners and settlers went to carve a community and a living out of rock.

Source: Bisbee History - "Copper to Culture"

Senior Citizen Fire Academy

Drexel Heights Fire District will be offering a new program for residents 55 and older in our community. The Senior Citizen Fire Academy includes specialized safety training plus a closer look at the local fire department and all of the resources it provides. Program participants will receive not only important information they will also receive free safety resources for their home.

The academy consists of a series of classes. The first time the academy gathers participants will meet fire officials, learn about the history of the organization and receive a tour of one of the fire stations. The second meeting is a fire safety class that includes topics such as smoke detectors, kitchen safety, heating your home, and fire extinguishers. Participants will get to use a real home fire extinguisher. Another class is on fall prevention and will be taught by a member of the Pima Council on Aging. This fall proofing class will educate participants on how to improve their balance systems and how to prevent falls at home. An additional class will cover basic first aid skills and the program will conclude with a graduation ceremony making participants official ambassadors for the organization.

The classes are broken up into five, two-hour sessions. The sessions are conducted once a week for a total of five weeks. All of the classes will be located in the classroom next to Fire Station #401, 5030 S. Camino Verde (Ajo and Camino Verde). There is no fee for the Senior Citizen Fire Academy. Registration forms can be picked up at Drexel Heights Fire District's Administration Center (5030 S. Camino Verde) or a form can be printed out from the fire department's website at www.drexelfire.net

A registration form is required to hold a spot in the academy. The next session is being offered on Tuesdays from February 10th through March 10th in the mornings from 9:00-11:00 am. There will be an optional CPR class after the program on March 17th from 8:00-12:00. This class will also be free of charge to those who participated in the Senior Citizen Fire Academy.

Statistically, senior citizens 55 and older are at risk for home fires and falls. The Senior Citizen Fire Academy will provide education and free resources related to home fire safety and fall prevention to combat these issues. The program received grant funding from the Federal Emergency Management Agency to support these efforts. The District is very excited to offer such an engaging program for the senior residents of the community. For program questions call Drexel Heights Fire District at (520) 883-4341.

NEIGHBORHOOD GARAGE SALE

Want to get your car in your garage? Closets packed with unused clothes?
Too much 'stuff' in the way? Participate in the Neighborhood Garage Sale!!

April 18th
7 am – 1 pm

To register your garage sale for that day, please email your address to:

Dhinds3653@aol.com or call Diane @ 578-2847 by April 11th.

Diane will prepare signs for the roadsides and announce sale in local newspaper.

Sale tips from Diane:

1. Attach prices with stickers
2. Expect to negotiate
3. Items should be clean and organized
4. Price items realistically
5. Advertising: Diane is placing notice in Desert Times and placing roadside signs
6. Attract buyers to your home by placing signs in front of your home
7. Attach balloons to your mailbox
8. Have change and small bills on hand but keep cash in a secure area
9. Keep items neat and organized for the shoppers
10. Have grocery bags and newspapers on hand for wrapping breakables
11. Keep an eye on your goods and have a helper if possible to answer questions
12. Remember, kids love a freebie box!!!

Remove your signs immediately after your sale ends!