

Tucson Mountain Sanctuary Newsletter

Note New Board & Committee Members 2010-2011

HOA Board Members

President

Richard Meyer

Vice President

Lois Gorto

Sec./Treas.

Dustin York

Members:

Diane White

Clara Young

Architectural Committee

Judson Adams

Hope Green

Lois Hillard

John Maple

Dan Richards

Clara Young, Alt.

Common Area Committee

Delina Creasy

Lois Gorto

Dale Lindgren

Richard Meyer

Neighborhood/Advisory Committee

John Maple

Property Manager

Matt Osselaer

The Osselaer Company

520-622-8296

Email:

mjosselaer@gmail.com

Website:

www.tucsonmountainsanctuary.org

Who is Responsible? Surely Not Me!

One of the most often asked questions posed by a homeowner has been: "Who's responsible?" Immediately followed with the caveat....."Surely not me!"

We've all heard it before, and unfortunately, our response wasn't what that owner wanted to hear. They don't want to hear that they should be familiar with the association's documents. Sadly, more often than not their response is "I don't have a copy of those documents!" That doesn't address the issue that a copy of all CCR's and the ARC Guidelines are available on the Tucson Mountain Sanctuary website www.tucsonmountainsanctuary.org or from management.

What solves the continuous problem of homeowners starting projects on their homes prior to obtaining the required ARC approval? What solves the problem of weeds in the yards? What would solve trash containers in the front yards long after pickup and other problems of the HOA? **Education does!!!** When we bought into Tucson Mountain Sanctuary each one of us inherited a specific role to play in the scheme of things regarding this living, breathing entity called an association. But whether or not we want to be involved, we are!

Many owners are unaware of the scope of their new responsibilities. How so? The answer isn't as confusing as one may think. As escrow closes, we move in and all the documents provided to us by our realtor and management explains every detail from "A to Z" about living in an association are given to us. But, for some strange quirk of fate, all this information goes unread and ends up in a cardboard box deep in the bowels of the storage room or garage never to see the light of day....until the first violation letter arrives!!

Matt Osselaer, as the association's managing agent, has as one of his major responsibilities besides the basics of overseeing the management of the property, setting up maintenance schedules and preparing the monthly financials, is to ensure that all owners are made aware of their responsibilities. Matt is available to answer your questions at the contact information provided at the left. Don't assume. ASK!!

Attend your HOA semi-monthly meetings to educate yourself, read this newsletter, read the rules and regulations on the website. Once you know "the rules of the game" and understand the HOA goals of reaching everyone in order that their association experience will be enhanced, the results will be really worth the effort. So, "Who is responsible?" The answer is simple: "It is education!" And, it begins with you.

Source: Association Times

Protect Your Identity from Thieves

Your name was given to you when you were born and belongs to you along with the unique nine-digit number called a Social Security number. This number was created for you by the government.

Your name and Social Security number represent you to people who do not know you. Your personal information can be stolen, used to take out credit cards or loans in your name, and run up thousands of dollars in bills that you can't pay.

That's called identity theft, and it's the fastest growing crime today. Identity theft refers to all types 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. This happens to millions of people every year, and about one-third of them are juveniles. Victims of identity theft have trouble getting loans, credit cards, and even driver's licenses because of bad credit histories. They spend hours and sometimes money to clear their good names.

How Identity Thieves Work

Identity thieves don't need much information. Your name, address, Social Security number, and birth date are more than enough to let them pretend they are you. Here are some of the most common ways identity thieves could obtain your information.

- Steal your purse or wallet—and all the credit and identification cards inside
- Steal your birth certificate, passport, and other personal documents during a home burglary
- Steal credit card payments and other outgoing mail from your unlocked, curbside mailbox
- Dig through garbage cans or dumpsters for cancelled checks, credit card and bank statements, and pre-approved credit card offers
- Hack into computers that contain your personal records and steal the data
- File a change of address form in your name to divert mail and gather personal and financial data


"Phish" by sending a legitimate looking email that directs you to a phony website and asks for your personal and financial data

How To Prevent Identity Theft

You can't completely protect yourself from identity theft, but here are some steps you can take to reduce the chances that you will become a victim.

- Never give your personal information to anybody, including your friends. If someone asks for your Social Security number, driver's license number, or other personal information, say you want to know how the information will be used.
- Safeguard checks and bank account numbers. Do the same if you open a credit card account. Monitor your statements.
- Shred any documents that contain your Social Security number, birth date, account numbers, and other personal information before throwing them in the trash. Cross-cut shredding is best.
- Keep your cellular phone with you at all times. If your phone has security features such as a password or key lock—use them. Password protect your laptop computer.
- Beware of emails and pop-up ads on your computer that say you've won a prize. They can direct you to a phony website. Do not fall for these scams.
- Limit the amount of personal information you post on social websites such as Facebook. Don't post your full name, address, phone number, etc. and don't post other people's information either. People can misrepresent their identities in chat rooms and emails, so be cautious.
- Carry only what you need in your wallet. Limit identification cards and credit cards to what you absolutely need and don't carry your Social Security card.
- Monitor your credit report. It will show if someone has established credit in your name after stealing your identity. Federal law requires the three major credit reporting agencies to provide you with a free report once a year. Request them from www.annualcreditreport.com or 877-322-8228.
- Be mindful that cell phone cameras used by thieves can capture important personal information or PINS.

Source: National Crime Prevention Council

July 2010						
S	M	T	W	T	F	S
				1	2	3
4 	5	6	7	8	9	10
11	12	13	14	15 Exec. Bd. Mtg.	16	17
18	19 ARC Mtg.	20	21	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.

August 2010						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12 Exec. Bd. Mtg.	13	14
15	16 ARC Mtg.	17 HOA Mtg. 6pm	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



Here is the latest Crime Alert for TMS:

Breaking and Entering	<u>6</u>	Proactive Policing	<u>8</u>
Quality of Life	<u>6</u>	Theft	<u>1</u>
Other	<u>19</u>	Property Crime	<u>1</u>

From Pima County Sheriff's Department:

Hot Weather Tips:

The triple digit season is upon us. As we enter the beginning of summer, the Pima County Sheriff's Department would like to offer the following suggestions to minimize heat related incidents for everyone from the avid hiker to the occasional walker.

- Arrange outdoor activities before 10:00 a.m. and after 4:00 p.m. to avoid the worst heat of the day;
- Always apply sunscreen before going out – wear a hat and light colored, loose fitting clothing made from “breathable” fabrics. Long sleeved shirts and pants will minimize fluid loss to perspiration;
- Hydrate adequately. Drink at least one quart of fluid for each hour you are out doing physical activity. Water is best, but after extended periods of time outside, replenish with a “sports drink” for electrolyte replacement;
- Plan activities to include others; do not hike or walk alone;
- Carry a cell phone for emergencies;
- Tell someone where you are going, when you will return, and what route(s) you will be taking.

Heat Exhaustion:

Heat exhaustion is a common heat related condition. Possible warning signs of heat exhaustion include:

- ✚ Extreme weakness
- ✚ Exhaustion
- ✚ Headache
- ✚ Profuse sweating
- ✚ Cool, moist, pale or red skin
- ✚ Nausea and vomiting

Tucson Mailing Address:

**Tucson Mountain Sanctuary
c/o The Osselaer Company
PO Box 15178**

Phoenix Mailing Address:

**Tucson Mountain Sanctuary
c/o The Osselaer Company
532 E. Maryland Ave., Ste. F**

July / August 2010

Is that Continuously Barking Dog - YOURS!?!?!

Tucson Mountain Sanctuary is continuously experiencing complaints of dogs barking non-stop – even when their owners are home and can plainly hear them but choose to ignore the barking. If you own dogs, please be considerate of your neighbors and respect their right to quiet. We all live too close together for this constant barking to be ignored.

If you are a homeowner who has a barking dog problem and you have exhausted all other alternatives without results, contact Pima Animal Control at:

Enforcement: (520)243-5900. The guidelines for filing a complaint can be found at:

http://www.pimaanimalcare.org/phs/an_cp.asp

See Formal Complaint Procedure on Following Pages

Arizona Law requires that dogs be on a leash at all times ---even in the parks. We have received a complaint of owners allowing their dogs to run loose in the TMS parks. Please keep your dogs on a leash when within Tucson Mountain Sanctuary boundaries. Don't let your dogs wander onto homeowner property adjacent to the parks.

Dog Owners Face Larger Fines

In April, the Pima County Board of Supervisors voted unanimously to speed up the complaint process and increase penalties for noisy animal complaints. The owner of any animal or bird that frequently or continuously "howls, barks, meows, squawks or makes other sounds" that "disturb the public peace and quiet or comfort of (their neighbors)" face a formal hearing for violations, and a third violation will land the owner in Pima County Justice Court. Owners of the property on which the offending animals reside will be held responsible. Fines from \$50 to \$500 may be imposed on violators; the money will go to the Pima Animal Care Center (PACC).

Enforcement will be carried out by PACC and local law enforcement if necessary. Animal noise complaints may be registered with Pima Animal Care Enforcement (520) 243-5900. Letters are sent by the Pima Animal Care Center to complainant and the animal owners notifying parties of a possible problem and requesting resolution within seven to 10 days. For anonymous complaints, a letter will be sent to the animal owner only. If the problem is resolved, the process is completed. If not resolved, complainant is instructed to contact a Noise Complaint Specialist at (520) 243-5910 to request further investigation. Mediation between owner and complainant will be offered to complainant, but is not required.

When mediation is unsuccessful or declined, the complainant can request a noise log be mailed to them to record animal noise incidents. An owner will be cited to appear before a Judge or Hearing Officer within the appropriate jurisdictional court for a violation of the animal noise law if a valid animal noise log is returned by the complainant who then must appear at any hearing held as a result of a citation, or, in the case a second anonymous complaint is submitted, an enforcement officer will be dispatched to the scene.

If the officer hears any animal from the same property howl, bark, meow, squawk or make other sounds continuously for 15 minutes, and 1) feels the noise may be a nuisance to the neighborhood, the officer will interview the neighbors to assess if the noise is a nuisance to two or more residents in the area, and 2) if two or more neighbors are troubled by noise from the animals, the officer will interview the owner, and 3) if evidence gathered from the neighbors supports a violation, a citation is issued.



KBHome
 Customer Care:
 918-6401
Richmond
 544-2700
Lennar/USHome
 747-0997

EMERGENCY:
 (Sheriff's Dept.)
911

ANIMAL CONTROL
http://www.pimaanimalcare.org/phs/an_cp.asp

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

Financials: As of 05/31/2010	YTD (\$)	*Delinquencies
Income:	56,293	Assoc. Dues Del. Approx. [\$4,827]
Expenses:	35,975	Balance Due includes late charges
Reserves:	26,745	fines, legal fees, etc.
Delinquencies:	39,302*	

ARC Statistics: As of xx/xx/2010

Requests Received:	8
Requests Approved:	7
Requests Denied:	0
Requests for more Info:	2



Security - TO HELP FIGHT CRIME

Do you have outside lights that you wish would come on automatically at dusk?

Lowe's and/or Home Depot have an adapter available that converts your outside lights to dusk to dawn lighting fixtures. This adapter screws into the socket and the bulb screws into it.

This easy adapter eliminates the worry about turning on any lights or timers. **Remember: Only 60 watts are allowed in outside lights.**

Laughter RX

Ever Wonder:

Why don't you ever see the headline "Psychic Wins Lottery?"

ITEMS REQUIRING YOUR ATTENTION:

1) Trash containers and recycle bins should be placed as close to the street as possible and separated from each other for ease of the truck operator to use the tongs for pickup of the bins. They must be placed out of sight in your garage or behind your fence as soon as possible after your trash company has picked up. Fines will be charged if this is not done in a timely manner.

NEW VOLUNTEER COMMITTEE MEMBERS:

Dale Lindgren is newest member of the Common Area Committee.
John Maple and Hope Green are new members of the Architectural Review Committee.
Kathy Talcott has volunteered to coordinate the semi-annual garage sale.

The Tucson Mountain Sanctuary HOA sincerely appreciates these homeowners volunteering for the various positions. Volunteers are always welcome!!

"Tucson TIDBITS"

By S. Shumway



Clarkston, Arizona

Clarkston is an Arizona ghost town located in Pima County 1 mile west of Ajo. The best time to visit is winter, fall and spring.

This ghost town had a post office which was established January 21, 1918 and discontinued November 30, 1955. Clarkston is a town that once boasted 1500 residents and now everything is gone due to a fire in 1931. Copper was the foundation of the economy. There was a lot of copper in the area as the town lived on into the 1950's.

Water, of course, was the problem here in the desert and many people had to buy bottled water due to the taste and lack of local water.

Clarkston had its own movie theatre, bath houses, pool halls, and a newspaper called "The Copper News". In addition, there was also a music shop, hardware store, furniture store, depot, soft drink stands, and more. However, today all that remains are a few old buildings.

Picture Above: November 4, 1916. First building on left: Fook Sing's "Union Restaurant;" third building on left: law office of John W. Mayes; fourth building on left: Tom Child's general store. Photo was donated May 1, 1961 by Mrs. Geo. W. Peterson to the University of Arizona, Special Collections.

Upcoming Event—@ Tucson Mountain Sanctuary

Kathy Talcott advises the Community Wide Garage Sale will be held October 16, 2010. Remember that date to clear your home and make some money from your unwanted, saleable items.

From Reader's Digest:

My wife and I have two dogs that we rescued from a shelter and love very much. They are well behaved, except that they bark at pretty much anything that moves. My next-door neighbors have never talked to us directly, but they've recently started to blow a loud whistle when the dogs bark and to yell at them to "shut up" sometimes adding profanities.

I've tried three different trainers, all of whom tell me "Dogs Bark". We can't afford to move. Is it worth trying to talk to the neighbors? Their reactions have been so hostile that I am afraid to go over there. *Rescue Us!*

Two words! Bark Collar! It's safe and humane. When the dog barks, he hears a warning beep. If he continues barking, he gets a "correction" in the form of an unpleasant jolt. (There's also a collar with citronella spray). It takes only a few times before he gets the message. A constantly barking dog is like living next to a jackhammer. Do the responsible thing.

Walmart Status Update

The Walmart status remains unchanged. While Walmart owns the land on the corner across from McDonald's, they have no immediate plans to build at this location at the present time. If they decide they do want to build, they will have to start the permitting process over again as most, if not all, of their permits have expired or the requirements have changed. The economic conditions that all of us are experiencing has affected this business as well.

"Building a better community for people and pets"

Animal Noise Complaint Process

Excessive Noise from Animals (updated 2/10/10)

The Animal Noise Complaint process, described below, meets the administrative hearing requirements of proof that the noise disturbs "the public peace, quiet or comfort of the neighboring inhabitants." An animal noise violation is a civil violation.

1. Register an animal noise complaint with Pima Animal Care Enforcement for **Tucson**: Enforcement: (520)243-5900 for **Ajo**: Main: (520)387-7502.Fax: (520)387-7502.
2. Pima Animal Care Enforcement will notify the complainant and the animal owner, in writing, regarding the complaint and requests resolution within 7-10 days. For anonymous complaints, written notification will be sent to the animal owner only. If the problem is resolved, process is completed and no further action is required.
3. If not resolved, complainant is instructed to contact a Noise Complaint Specialist, at 243-5910, to request further investigation. Mediation between owner and complainant will be offered to complainant, but is not required. If mediation is accepted and successful, process is completed, no further action is required.
4. When mediation is unsuccessful or declined, the complainant can request a noise log to record animal noise incidents.
5. If a second anonymous complaint is submitted, an enforcement officer is dispatched to interview the owner and neighbors, and to monitor for animal noise. If evidence supports a violation, a citation is issued.
6. An owner will be cited to appear before a Judge or Hearing Officer within the appropriate jurisdictional court for a violation of the animal noise law if any of the following occur:
 - o The complainant returns a completed animal noise log
 - o An anonymous complaint of two or more non-related neighbors residing in separate neighboring properties are willing to sign a statement and testify in court that the noise is occurring
 - o The enforcement officer hears any animal from the same property howl, bark, meow, squawk or make other sounds continuously for 15 minutes
7. Complainant(s) must appear at any hearing held as a result of a citation.
8. Complainants may also pursue civil action of their own.
9. Fines range from \$50 to \$2,500 per offense depending on the jurisdiction.
10. Complaint cases will close after six months.

http://www.pimaanimalcare.org/phs/an_cp.asp