



Tucson Mountain Sanctuary

****New Newsletter Distribution** (See pg. 3)**

HOA Board Members

Richard Meyer-President
Lois Gorto-Vice President
Cecily Lindgren-Treasurer

Architectural Committee

Judson Adams
Hope Green
Steven Grimm

Common Area Committee

Delina Creasy
Lois Gorto
Dale Lindgren
Richard Meyer

Property Manager

Matt Osselaer
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Lennar/USHome-
520-747-0997

Emergency: 911
(Sheriff's Department)

Eight Golden Rules for Boards of Directors

Serving on a board of directors is not a job for the timid. Board members must interface with their membership, management, association vendors and other members of the public. The following "Eight Golden Rules" advocated by Association Times to assist board members with achieving this goal are as follows:

- Always be a straight shooter. People admire this trait more than almost any other characteristic. Those who quibble or, at worst, lie about something are destined for failure. Effective and respected board members always practice this principle.
- Praise in public; criticize in private. Never publicly ridicule nor scold someone. "Someone" is any of the many, many people that you interface with as a board member. People who rebuke in public are neither respected nor admired.
- Read, read, read.....The world, and certainly the responsibilities of serving on a board of directors, require staying abreast of legal issues, state statutes, finance, insurance, risk management, etc. Unless you keep current on public events and issues, you will suffer in terms of a better understanding of how to perform your job as a board member.
- Emulate the quality traits you see in others. To do so is "OK plagiarism"!
- What goes around really does come around. Treat others as you would like to be treated. An axiom to this is "never throw anyone under a bus as there will certainly be a bigger bus coming for you". This rule complements rule #1 but deserves its own place in the hierarchy of "golden practices".
- Never get in a hissing contest with a snake. Those few people in our community who may want to pick a fight are not worthy of your energy and time. When confronted, turn the other cheek as you cannot/will not win battles with those kinds of folks!

These tips will help you become a better person and, most importantly, a person of influence. Influential people are the most respected in any profession, and this

is especially true for the profession of leading community associations as a board member.

1st Quarter 2012

Gardening in Arizona:



Cool weather puts an end to most landscape plantings.

Watering - If it's cool, reduce watering to once this month (more often for newly planted plants). If it feels like summer has come 6 months early, deep-water established plants a couple of times each month until spring.

Care - A hard freeze can kill top growth of tender plants such as red bird of paradise. Don't worry though: the roots are insulated by the soil, so the plant is alive despite its completely dead appearance. Wait to prune. Recycle leaves and garden clippings into compost. Provide winter vegetables with a dose of ammonium nitrate fertilizer from November through December. Below-freezing temperatures extend possibly all the way into April. Watch nightly weather reports for freeze warnings and have coverings on hand to protect cold-tender plants.

Source: Tucson Home

CRIME REPORT: October 2012

Breaking and Entering	<u>0</u>	Community Policing	<u>3</u>
Assault	<u>0</u>	Theft: Auto 0, Other 0	<u>0</u>
Other	<u>0</u>	Property Crime	<u>0</u>
Traffic	<u>0</u>	Alarm	<u>5</u>
Disorder	<u>1</u>	Vehicle Stop	<u>0</u>



Managers Corner:

With the New Year comes the obligatory time when the semi-annual assessment is due. Both the Board and Management realize payment for six months can sometimes be a burden and the last thing anyone wants is for you to get behind on your payments and be subject to the associated late fees and/or collection costs.

To counteract this, it's important to always remember we're willing to work with you.

The key is to be proactive and contact Osselaer's Accounting Department before you get behind on your payments. This will enable you to set up a payment arrangement that will work for you financially.

Matt Osselaer, Property Manager
Tucson Mountain Sanctuary

FIRE SAFE HOLIDAYS

December is the peak time for home candle fires. On average a candle fire is reported every 34 minutes. Make sure your candles do not touch anything flammable such as other decorations. Make sure all candles are blown out before retiring for the night. Never leave a burning candle unattended.

If using a fresh tree, make sure it is not shedding its needles and place on a sturdy, non-tip stand. Be sure the tree always has water and check the level on a daily basis. Keep your family safe during the holidays by discarding lights that are damaged.

Heating equipment causes 22% of home fire deaths. Inspect and/or clean chimneys and heating systems every 12 months. Make sure your fireplace has a sturdy screen to catch sparks. Make sure your carbon monoxide alarms are in working order and are located outside each sleeping area. Smoke alarms that are interconnected are best as when one sounds, they all sound. We read too many times of deaths due to homes with no smoke alarms or alarms that are not working.



Wishing all of you a Happy, Safe Holiday!!!

1st Quarter 2012

Calendar of Events:

January	February	March
12 - Executive Board 16 - ARC 17 - Regular HOA Mtg.	16 - Executive Board 20 - ARC	15 - Executive Board 19 - ARC 20 - Regular HOA Mtg.
21 - Community Cleanup (9-11 Meet @ Your Park)		

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.

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

In 1901, the Arizona legislature created the Arizona Rangers. What was the purpose of the group?

- A. *The Rangers were the first minor league baseball team in the state.*
- B. *The Rangers were a group of local actors who went from city to city acting out mock shoot-outs.*
- C. *The Rangers were border guards hired by Governor Fife Symington to shoot and kill anyone illegally crossing the border with Mexico.*
- D. *The Rangers were volunteers who would later be called upon to help in the Mexican-American War of 1915.*
- E. *The Rangers were a group of men who worked in law enforcement, the military, and ranching tapped to keep peace in the territory.*

Answer on Page 4

****NOTICE****

Newsletter Changes

The Board has decided to revert to mailing a hard copy of the newsletter to all HOA members. The Newsletter will continue to be posted to the TMS website as well. With this change, we will hopefully be able to reach each homeowner and make them aware of important dates, changes and items and information of interest.

You will receive (4) Newsletters per year instead of the current (6) six publications. The TMS Newsletter will be published in December, March, June and September.

We are condensing some items so we can control the postage costs. The mailings will be done at such times as to coincide with other mailers and notices that TMS is required to send.

ARC Statistics: As of 10/16/2012	
Requests Received:	5
Requests Approved:	5
Requests Denied:	0
Requests for more Info:	0

YTD Financials: As of 11/31/2011		*Delinquencies
Income:	121,232	Assoc. Dues Del. Approx. [\$13,018]
Expenses:	86,502	Balance Due includes late charges
Reserves:	41,497	finances, legal fees, etc.
Delinquencies:	* 34,070	

1st Quarter 2012

ARIZONA TRIVIA:

Answer: E The legislature created the Rangers---first led by Captain Burton Mossman---to keep the peace at the request of the territory's citizens, and there were no more than 26 at a time.

Laughter RX

The older we get, the fewer things seem to be worth waiting in line for.

"Tucson "TIDBITS"

By S. Shumway



Two Notable Townswomen of Jerome were Anne Hopkins and Jennie Bauters. One was a lady of respect and the other a prostitute. Two women with completely different lifestyles, living in the same small town and for this time period receiving opposite treatment—but not as you would expect when comparing the two women.

Anne Hopkins was the wife of Clarence Hopkins. He was an engineer for the United Verde Copper Co. They had three children; Dorothy, Robert and Clarence, Jr.

Anne and Jennie may not have known one another even though they shared the same town as Jennie lived in the Tenderloin District while Anne lived on Company Hill.

Jennie was a Madam and owned a place on Main Street. I'll tell you more about Jennie in a future story. For now, let's focus on Anne.

Prostitution is not a pretty thing, but it does happen. Remember, this was back in the 20's or earlier when men arrived in these remote mining towns and were scared and estranged.

Anne's husband, Clarence Sr., was abusive and disrespectful but he provided her with a good home and a life off the streets. However, Anne wanted more. She felt she had more to offer than just a face at fancy dinner parties. With extra money tucked away, Anne purchased a small home and put the deed in her own name. She rented the house to men who worked in the mines. Once this house was paid off, she bought another one and then another. She even began to invest in mining stocks and opened a bank account in her own name. Her husband felt she had brought shame upon him which was nearly unspeakable—except the townspeople found plenty to

gossip about. As a man of importance, Clarence became angrier with many outbursts covering some of his shame. But, nothing made him angrier than knowing his wife was doing what she did to embarrass him.

Anne did not agree and felt she was important, intelligent, and she was generous in that she gave more than her share in every way to everyone around her. These were things Clarence couldn't take from her. But—there was one thing he could take and that was to give himself to another.

Anne discovered the affair shortly after it happened and she knew exactly who it was—that teacher down at the school that was always making appearances at the same events as the Hopkins.

After a long hot summer, Anne decided to go away and find rest in San Francisco. Arizona was too dirty and hot and she couldn't stand it any more. However, rest was not to come to her. Her thoughts must have raced over many questions. Did Clarence still love her? Was she going to fight this? Give in? She was quite certain Clarence had been seduced. With this thought in mind, Anne returned to Arizona but did not go directly to her home after departing the train. Instead, she stopped in town and inside the Connor Hotel was the other woman, sitting there with a friend, eating. How could this woman be so happy when Anne was so miserable? She was beautiful and Anne felt old and ugly. The Arizona sun, three children and her age of thirty-two made her feel undesirable. After leaving the Connor Hotel, Anne crossed the street and entered the hardware store. There she purchased a jar of-----!!!

---To be continued-----