

# TIERRA CATALINA

## condominium association

June 2008 Community Newsletter

### PATIO ENCLOSURES APPROVED

Upon the recommendation of the recently formed Architectural Review Committee, comprised of Tierra Catalina homeowners, two styles of patio enclosures have been approved by the Board of Directors. Pictures of these two styles are included at right. Both approved styles are currently installed at two units in the community:

1. Sunshade cloth material; the color must match the color of the exterior walls.
2. A wood panel enclosure.

The following guidelines must be followed when installing a patio enclosure:

- All proposed patio enclosures must be submitted to the Board for approval prior to purchase or installation.
- All enclosures must be no taller than railing height.
- Lattice and bamboo are not allowed.

Please contact Sandy at Stratford Management (795-6500, extension 1031) for an ARC submittal form.



# GAS AND CHARCOAL GRILLS

Article 2, Section 10.5 of the Association's Rules and Regulations states "Due to insurance purposes and Rural Metro Fire Regulations, gas and charcoal grills may NOT be used on balconies or patios. Electric grills are permitted.

The following is taken directly from the 2003 edition of the International Fire Code, which is the adopted fire code of the State of Arizona that was adopted on April 4, 2007:

## SECTION 308 OPEN FLAMES

- 308.3.1 Open-flame cooking devices. Charcoal

burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

- 308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds shall not be located on combustible balconies or within 10 feet of combustible construction.

William Treach

Deputy Fire Marshal/Battalion Chief  
Rural/Metro Fire Department

# DOGGIE DO'S...AND DON'TS

## ABOUT LEASHES AND BAGGIES

We love our pets, and at the same time we must also show a healthy concern for our neighbors. Besides which, as they say: It's the Law! Please be aware that local, county, and state laws (not to mention our own governing documents) require that dogs be kept on leashes when not on their owner's property. In addition, dog owners are legally bound to pick up after their pets.

Please keep a leash and baggie handy for all your neighborhood jaunts. Your neighbors will thank you for it, and you will avoid the possibility of very costly fines or other penalties.

## AND BARKING, TOO

Please be aware that excessive and untimely barking is also prohibited in our community and city. Please be alert to the possibility that your dog may be barking while you are away.

On the flip side, if you are a homeowner with a complaint about barking, please start by bringing it up gently with your neighbor. He or she may be completely unaware that "Spot" has been barking and may actually thank you for your intervention. If all else fails, you are also free to call Pima Animal Control (743-7550), and an employee will evaluate the situation and decide on a course of action.

**IMPORTANT TO NOTE:** The Board has recently decided to create a **website** for the Association, to provide to current and prospective homeowners information about what is going on in the community. *This will be the last newsletter that will be mailed to every homeowner.* A copy of all newsletters will be on our new website at **www.tierracatalina.org**, and there will be copies by the mailboxes. If you want a copy mailed or emailed to you, please contact Helen or Sandra at Stratford Management.

# MANAGER'S CORNER

by Helen B. Brown, Community Manager

It is a great pleasure to be promoted to Community Manager for Tierra Catalina. I have worked with your Association since November 2006 and I have enjoyed the community. I will continue to assist your community to the best of my ability.

I would like to introduce my assistant, Sandra "Sandy" Berry. Sandy has extensive experience in the area of property management. I hope that you have an opportunity to speak with her and appreciate her talents and efforts as much as I do. Sandy and I will be happy to answer your questions and assist you with any issues or concerns that you may have.

Both Sandy and I strive to answer your voice messages or email requests as soon as possible.

Should you need to leave a voice message, we ask that you provide us with your name and telephone number, to allow us an opportunity to return your call.

The snowbird season is coming to a close and if you are leaving for the summer it is a good idea to turn off your water at the source of entry. If a toilet, pipe, icemaker hose or other water sources were to break, there could be extensive damage. At the very least, it is a good idea to turn off the water to the washing machine. If possible, have a friend, family member or neighbor check on your home throughout the summer and report any potential problems to either myself or Sandy.

Thank you!

## LEASING REGULATIONS

Per Section 7 of Tierra Catalina's CC&Rs - Leasing Rules:

- 7.1 "Lease" shall be defined as any occupancy of a residence by any person other than the homeowner of residence or the homeowner's immediate family members, whether or not any consideration is exchanged.
- 7.2 A written lease is required for all rental arrangements.
- 7.3 No owner shall enter into a lease for less than the entire dwelling unit.
- 7.4 No lease may be for a term of less than one (1) month.
- 7.5 The owner shall deliver to the tenant, prior to the start of the tenancy, a copy of the Association's Rules & Regulations and any amendments.
- 7.6 Each owner shall deliver to the Management Company or Board of Directors an acknowledgement by the tenant of receipt of the Rules & Regulations and the Crime Free Lease Addendum. At the same time the owner shall provide the names, phone numbers and license plate numbers of all occupants of the unit.
- 7.7 The owner shall provide the Association with a signed copy of the lease agreement, Rules & Regulations and Crime Free Lease Addendum within seven (7) days of the Association's request for same. Remember your tenants are responsible for adhering to all the rules and regulations of Tierra Catalina.

# Tierra Catalina Condo H.O.A.

c/o Stratford Management  
Post Office Box 40790  
Tucson, Arizona 85717

## YOUR CONTACTS

At Stratford Management, Tierra Catalina is represented by a team of professionals who are committed to ensuring that Tierra Catalina is properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us!

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## PAY YOUR DUES ONLINE!

Save the cost of a stamp and pay your HOA assessments online. Please go to <http://www.cabanc.com>. Click "Pay your Assessment by eCheck" or "Pay your Assessment by Credit Card." Enter the information requested and submit. You will need to have your payment coupon handy for the routing information on the bottom of your coupon to complete your transaction. There will not be an additional charge for this service.

To avoid a late fee charged to your account, please make sure that your HOA assessments are paid before the 15th of the month.