

Help Prevent Crime

Did you know that we can take some simple steps to prevent crime in our neighborhood! Some crimes, such as thefts or break-ins may be committed by people who do not necessarily fit the image of a criminal. The perpetrators of these crimes may loiter in the neighborhood, observing the activities of residents and choosing targets of opportunity.

Basically anything that seems even slightly out of place or is occurring at an unusual time of day or night could be criminal activity. Here is a list of some of the most obvious activities to watch for and report to the police.

- Any vehicle moving slowly or without lights.
- Vehicles containing one or more persons parked at unusual hours.
- Persons who do not live in your neighborhood and are hanging around the neighborhood.

This list is by no means all-inclusive, but, as with all crime prevention, the responsibility has to be ours. The police can only advise from their experience-and we can use their advice to help our community remain a safe place to live.

Please keep your dog on a leash

Pima County's Leash Law prohibits you from allowing your dog to run at large outside your property at any time. Your dog must be kept confined to your home or property, either inside the home or within a walled or fenced yard or area on your property.

If you take your dog outside of its confined area, it must be restrained on a leash that is no longer than six feet in length.

If your dog is on a leash, it will be safely under your control and will be less likely to be hit or killed by a car, lost or to suffer any of the many tragedies that often befall free-roaming animals.

It is required by law that your dog wear a collar

displaying its current Pima county license. In addition to the dog tag, it is a good idea to attach a separate tag which lists your name, current address and telephone number.



Tierra Catalina's New Website !!!!!!!!!



The Board of Directors is happy to announce the launch of our Community's website. Please visit www.tierracatalina.org.

From Tierra Catalina's website you can complete an Architectural Review Form, obtain a copy of your community CC&R's, pay your assessments on line and view community announcements.

We're on the Web!

**PLEASE
RECYCLE!!!!**

Recycling Now Available

The Board of Directors has approved the placement of a recycling container on the property.

Waste Management has placed a large recycling container across from the clubhouse between Buildings 6415 and 6421.

Below is a list of items that can be recycled:

-Newspapers

-Brown Paper Bags

-Corrugated cardboard and corrugated boxes (remove plastic wrappers and flatten to no larger than 3' x 3'.

-Paperboard and chip board (cereal boxes, shoe boxes, etc)

-Milk Cartons and Drink Boxes

-Molded fiberload

-Magazines, Catalogs and Phone Books.

-Plastic Bottles (Soda, Water, Milk and Juice)

-Aluminum Cans

-Steel/Tin Cans

-Glass (Food jars, Bottles)

From your Community Manager

You may have noticed that there has been a lot of activity at Tierra Catalina. The much needed irrigation replacement project has been completed as well as major tree trimming and in some cases, tree removal, and not to mention the street sealing.

I would like to thank all of the residents of Tierra Catalina for your patience while all this work has been going on. Please take a few minutes to visit your new website at www.tierracatalinal.org.

-Helen B. Brown-

Your Board President, Jason Zeller has been extremely instrumental in the creation of this fantastic tool for all residents.

There is currently an opening on your Board of Directors due to a recent resignation of one of your Board Members. If you are interested in serving on the Board, please call me at 795-6500, extension 1019.

Are you the owner of a rental?

There are some inevitable administrative “hiccups” that occur whenever a unit becomes occupied by someone other than the owner. Among the most common problems-and their respective solutions are:

The Association’s governing documents are often not given to tenants. ***If you rent your unit, please provide your tenant with a copy of the CC&R’s and Rules & Regulations.***

Owners do not always communicate with the Association when their unit

is rented. ***The Association must have a copy of all lease agreements for its records.***

Owners do not always inform the Association if there is a property management agency which may be contacted in case of an emergency with their units. ***Again, if you use a property manager for your unit, please submit his or her information along with your lease agreement so that the Association may keep accurate files and communicate with the correct person(s).***

Unit owners do not always make sure their tenants are well informed about community services. ***Make sure your tenants know about pool policies and so forth.***

Your CC&R’s state that you cannot rent your unit for periods less than one month in duration. If you have any questions regarding renting of your unit please call Stratford Management at 795-6500.

I pay my assessments: What are they used for?

Assessments paid by all homeowners in the community are used to maintain the common areas, jointly owned by all homeowners and to promote good communication within the Association.

Assessment payments are the only source of income for the Association and they must cover all of the Association’s expenses including:

-Common Area Maintenance (landscaping, repair and maintenance of walls and entry monuments, graffiti abatement).

-Communication (newsletters, postage and printing, correspondence about community matters).

-Professional management of the Association (accounting and budgeting for Association income and expenses, enforcement of the CC&R’s).

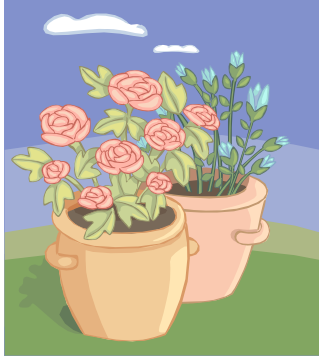
-Expenses of the Association as a non-profit corporation (liability insurance for common areas and directors and officers, fees for banking and legal services, taxes and permits).

The Board of Directors and Committees are made up of homeowners who live in the community and serve as volunteers. They work hard to make the best possible use of your assessments for

the benefit of the entire community.

Thanks to all members of the Association who pay their assessments on time!

Planting Do's and Don'ts



Common Areas of Tierra Catalina are not available for any extra plantings by residents. You will be asked to remove any plantings from the Common Area that you have planted.

The Common grounds

are plotted and planned so that the landscape company can provide proper care for them.

Your patio and entry door area are the perfect places for potted plants; just make

sure that pots are not too heavy for balcony structures. Your balcony can be damaged by too many pots and/or heavy pots. So, be selective when you are creating your garden and enjoy your surroundings.

Reminders

Pets and Birdfeeders

No more than two household pets are allowed in a residence. Pet Owners must abide by the provisions of the CC&R's and all local, county and state animal laws.

Animals must be leashed

when outside the unit and must not create a nuisance in the community. A maximum six foot leash is required.

All animal waste must be picked up immediately and disposed of properly.

Birdfeeders of any kind are not allowed in the

Common Area.

If you use a feeder within the confines of your property line, it should be the type that does not allow seed to spill on the ground, such as hummingbird or finch feeders. Seed spill encourages packrats and other rodents.

CC&R Enforcement-Fine Policy

The purpose of Article 2, Section 1 is to provide guidelines for Board Members charged with CC&R enforcement, to ensure the consistent and fair enforcement of CC&R's.

-Periodic inspections are made by the

Management Company.

-A written demand to cease and desist from an alleged violation of the Rules & Regulations or

of the CC&Rs shall be sent to the homeowner stating the violation as well as the accepted time frame and steps required to correct the violation.

The time period to correct the violation will be for a period of 30 days. If upon a follow up inspection results with the violation not being corrected, the homeowner will be sent

a second letter informing them that the violation remains and if not corrected within 7 days, the homeowner will be subject to a \$75.00 fine.

The homeowner will be given an opportunity to appeal the violation and subsequent fine by submitting in writing to Stratford Management a "Request for Hearing."

*Fine Policy adopted
by the Board of
Directors*

Recently a homeowner observed a mountain lion on the sidewalk in front of their unit.

If you see a mountain lion please call Arizona Game & Fish immediately at 628-5376 during normal business hours or 800-352-0700 after hours.

Below are some tips from the Arizona Games & Fish website :

-Do not approach a mountain lion, most mountain lions will avoid a confrontation. Give them a way to escape.

-Do not run from a mountain lion: Running

may stimulate a mountain lion's instinct to chase. Instead, stand and face the animal.

Make eye contact. If there are small children there, pick them up if possible so they don't panic and run.

-Do not crouch or bend over. A person squatting or bending over looks a lot like a four-legged prey animal.

-Keep pets secure: Roaming pets are easy prey for hungry mountain lions and coyotes. Do not feed pets outside; this can attract javelina and other mountain lion

prey.

-Mountain lions will generally avoid people.

Tracks of a lion: In an unhurried walk, lions usually place the hind paw in the imprint made by the front paw. They have four toes with three distinct lobes present at the base of the pad, resulting in a distinctive "M" shape. Generally, claw marks are not visible since their claws are retractable.

Most lion tracks are only 3 to 3 1/2 inches wide.



Stratford Management Contacts

At Stratford Management your community is represented by a team of professionals who are committed to ensuring that Tierra Catalina is properly managed and that residents enjoy their community. If we can be of any assistance to you, please do not hesitate to contact us.

Helen B. Brown, Community Manager helenb@stratfordmanagement.org	795-6500, extension 1019
Sandra Berry, Administrative Assistant sberry@stratfordmanagement.org	795-6500, extension 1031
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