

CASAS ADOBES TERRACE

MAY

2006

NEWSLETTER

2006 Board of Directors

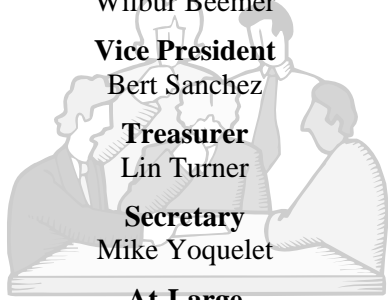
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Board Meeting

The next Board of Directors Meeting will be held on May 24, 2006 at 6pm located at the Nanini Library.

Message from the ACC Committee

Maturing Community: Small things make a BIG difference. Thank you to the many homeowners who have repaired and painted mailboxes, replaced lost trees, scrubbed oil off their driveways, cleaned up dead foliage from their front and side yards, or trimmed trees and shrubs. Your efforts help keep Casa Adobes Terrace a desirable and attractive neighborhood. By making the effort to take care of these maintenance issues we all reap the rewards. Please check your own mailbox (black paint only), driveway and front yard. It has after all been 12 years!

House Painting: Many homeowners have repainted their homes. Did you know that a good coat of paint not only protects against deterioration but also provides insulation? Should you decide to paint your home it can only be done in the ORIGINAL COLOR tones. Any change in color must be approved PRIOR to work being done.



Did You Get Approval For That Modification?



Residents and homeowners are reminded that any modification to the exteriors and yards of their properties in the Casas Adobes Terrace are required to obtain approval, in writing, by the Architectural Control Committee. This must be done even if the intended alteration conforms to the CC&Rs and Design Guidelines and also when the changes are similar or substantially identical to alterations previously approved.

These requirements maintain the architectural character and aesthetics of the community as well as helping to maintain accurate records on everyone's lot. These rules are in place for the protection of the homeowner. An improvement, modification, or addition to your property without ACC approval places you in violation of the CC&Rs and Design Guidelines. For a submittal form, contact Lewis Management Resources, Inc. at 742-5674. Fill out the application, include detailed plans, and return it to

LMR at 180 West Magee, Suite 134, Tucson, AZ 85704 Attention: Shannon.

Those Pesky Weeds!

Here are some tips to help with "those pesky weeds".

In General: Mechanical and chemical weed control are the practical options for average landscapes. Mechanical weeding includes the proven practice of pulling weeds by hand, or using garden tools to dig them out. Chemical alternatives include both pre- and post-emergents (before and after germination) herbicides.

In Gardens: Weed prevention begins when planning to place a bed. Garden plots started in "weedy" areas will be prone to weeds later on. Clear the garden area of weeds prior to planting, and then consider mulching to prevent weed germination and growth.

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Landscape fabrics with a layer of organic mulch or straw mulches are especially effective in vegetable beds. Herbicides can be used to rid gardens of persistent weeds. The correct herbicide depends on the stain(s) of weeds present.

Weeds in Rock Cover: An effective way to eliminate these dreaded invaders is to spray them with an herbicide. A proven chemical to use is called glyphosate, and it is marketed under the names *Roundup*, *Doomsday* and *Kleenup*. Glyphosate is a foliar herbicide that kills or damages plants on contact. It enters through the leaves and moves through the plant into the roots. This process takes about ten days. Remember, don't spray desirable plants! Glyphosate does not affect the soil.



Pet Corner



Dog Droppings:

Please pick up after your dog. Not only is it the neighborly thing to do, it also complies with county ordinances. It is not fair to burden your neighbors with cleaning up the deposits left on their yards by your dog. The dirt area along Shannon is being used as a "drop" zone; homeowners are also required to pick up in that area.

In this business, people always ask, "How can I stop the dogs from using my yard as a toilet?" Well, one of the homeowners told our company there is a product available at any hardware store called "Dogs Off". Apparently, you only have to spray the sidewalk or gravel near your home and the dogs will move on to the next area.

Leash Law:

Dogs must be confined on the owner's property, restrained off of the owner's property and on a leash in parks and public areas. Please keep your dog on a leash, IT IS THE LAW! Remember that tie-outs are prohibited as a method of confinement. Any City of Tucson dog impounded at large more than once within any twelve-month period shall be altered, at the owner's expense, before it is released from the Pima Animal Control Center.



Reminders:



Trash Cans

Remember not only to take out the trash, also remember to put the trash container back where it is not visible from the street or neighboring properties after the trash has been picked up. A trash container out front of your home affects the overall appearance of the community. The Association does send out letters for this violation, and would greatly appreciate your cooperation.



Website

While still a 'work in progress', meeting minutes and schedules, governing documents, newsletters and more are also available at our website:

www.casasadobesterrace.com



SLOW DOWN

and watch for children at play!

It's summer and the safety and concern of the neighborhood children rises during the summer months. Nobody wants to see a child get hurt, but hanging out and playing in the streets or washes definitely sets the stage for a bad accident. Please remind your children and those of your guests that for their own safety these areas are not to be played in or on.



Gail Wikel
CMCA, AMS
Association Manager

Lewis Management Resources, Inc.

180 West Magee Road, Suite 134, Tucson, AZ 85704-6680

Phone (520) 742-5674, Fax (520) 742-1523

Email: gwikel@lmri.org

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