

TUSCANY SHORES

Homeowners Association

QUARTERLY NEWSLETTER

www.TuscanyShores.org

Summer 2007



POOLSIDE GOOD NEIGHBOR GUIDELINES

Submitted by Del Tice, Tuscany Shores HOA Secretary

As a concerned member of this community I would like to take this opportunity to discuss our community pool area. I have several suggestions of simple steps we can **all** take to help keep our pool and community area well maintained and prevent expensive pool and filter damage. If all community members come together and follow these simple suggestions, our community area will remain a comfortable and relaxing area for years to come.

- Please refrain from using suntan OILs in the pool. These are NOT waterproof and get into the filter. Once in the filter, it coats the sand and causes a premature increase in the filter pressure. This necessitates more frequent backwashing and can cause significant damage much like what we witnessed the week of 5/21/07. Our pool maintenance company advises the use of a "waterproof/sweatproof" suntan LOTION.
- Another culprit of premature filter wear is the use of disposable diapers. These, by Federal law, are designed to be biodegradable. In other words, they tend to self destruct when exposed to pool water. The degraded material then gets into the filter causing a premature increase in filter pressure and thus costly repairs. Many local stores, such as Target, Walmart, Walgreens, now carry Swim Diapers. Swim diapers are non biodegradable and will not self destruct when exposed to water. The nominal cost of these diapers can prevent the very high cost of repairing a pool filter. Please invest in these pool friendly products if you have small children.
- Party, party, party!!! Enjoy the pool area for your birthday, graduation and holiday parties. But, please, bring trash bags and remove your party trash when you leave. It is not fair to the other homeowners to not have a trash bin available for "normal" amounts of trash. Poolside and community area Garbage receptacles are emptied only once per week. When receptacles are overfilled trash can blow into the pool and cause severe damage to the filtration system. Not to mention the smell caused by discarded chicken, pizza, etc.
- Please keep off the waterfall. It is very dangerous to climb on, jump, or dive off of the waterfall. The rocks can become very slippery and cause someone to fall, hitting their head or even breaking bones. Our pool is not designed for diving and serious injury, or even death, could occur if one were to dive and hit the bottom on their head. Also, climbing on the waterfall can cause shifting of the rocks and cause excessive cracking. This can result in water seeping down into the ground undermining the soil and potentially causing the waste of thousands of gallons of water, not to mention the costly repairs that would be necessary to the waterfall AND the pool.
- Help keep the bathroom in working order. Please don't try to flush diapers, paper towels, or other items not designed to be placed in a toilet. These can, and have, caused problems with the toilet that can result in non-sanitary conditions. These conditions can be magnified in the summer months due to the elevated temperatures. These can also necessitate expensive repairs, not to mention the potential shutdown of the entire pool by County or State health departments.
- Lastly, please be considerate of your neighbors that live near the pool by using good judgement in excessive noise during early morning hours or late night hours. All Children under the age of 14 must be accompanied by an adult while using the pool area. Also all guests must be accompanied by a Tuscany Shores Resident.
- Due to the use of our community pool by non residents, we have all been issued new pool keys and locks to pool gates have been replaced. Please contact Greg Piwinski at Rossmar and Graham if you have not received a new pool key.

By following the above suggestions we can all help to provide a pleasurable experience for all Tuscany Shores homeowners and their guests.

TUSCANY SHORES HOA GENERAL MEETINGS 2007

Tuscany Shores General Meetings will be held on Monday evenings at 6:30 pm at the new Rossmar and Graham facility:

15396 N. 83rd Ave
Bldg.B, Suite 101
Peoria, AZ 85382

August 13, 2007

We encourage all Tuscany Shores Homeowners to attend our General Meetings.

MASTER ASSOCIATION EVENTS 2007

Desert Harbor Community Association Board meetings are held at 6pm the third Tuesday of each month at the Forum

To be included on the agenda, contact Greg Piwinski, our Desert Harbor Community Manager
phone: 480-314-7015

or
Gpiwinski@rossmar.com
or
www.rossmar-mgt.com

Tuscany Shores HOA Board of Directors:

President:

Peter Pingerelli

Vice President:

Brad Fry

Secretary:

Del Tice

Treasurer:

Michelle Andrews

Director :

Pam Waychoff

Self Help Maintenance Committee

Mr. Jim Canney spear heads our Tuscany Shores Self -Help Maintenance Committee. Jim has assisted with pool area maintenance, landscaping issues and other 'to do' items that keep our neighborhood looking beautiful. If you happen to notice a light out in the pool area or other problems in our community common areas that need attention, Please contact Jim via our management office, Rossmar and Graham.



Did you know: CITY OF PEORIA RV PARKING ORDINANCE

Where can recreational vehicles be stored on private property? (at a Single Family Residence) (14-110, 14-111)

Recreational vehicles and utility trailers may be stored on private property when located in the side or rear yard **and** screened by a minimum (6) foot block wall, wood fence or gate.

Where can winter visitors park their RV?

Visitors with RV's are subject to the same City Codes as residents within the City of Peoria. See above.

Can an RV be used for living purposes in a single-family residential zoning district?

No. The Peoria City Code prohibits anyone living in an RV within a single family residential zoning district.

Does the 72-hour loading and unloading purpose of the RV code apply to winter visitors?

Yes. Visitors must abide by the same RV codes as the Peoria resident under section(s) 14-110, 14-111.

If the RV is parked in the street, can an electrical cord, water hose, or sanitation disposal hose run across a city sidewalk?

No. PCC 23-40 subsection b-4 states: "Conditions that present a health, fire or safety hazard are prohibited."

For more information on the City of Peoria RV parking ordinance, log onto

<http://www.peoriaaz.gov/codecompliance/CodeCompliance>

SEASONAL LANDSCAPE AND GARDENING QUICK TIPS

How do you get rid of summer weeds? Don't give them a chance to grow. Thousands of dormant weed seeds scattered about your landscape, lie in wait for summer rains. Once the rains start the seeds sprout and grow. Applications of weed preventers now, will kill the weed seeds as they germinate. This prevents your landscape from becoming one big weed patch.

Go to www.ag.arizona.edu/gardening/azdailystar/ for more gardening information.



Recycling News

Our local recycling bins have been relocated. Previously, recycling bins were located at Desert Harbor Elementary School. Those bins are now located behind the CAD store on 91st Ave and Greenway. Signage is present to direct local residents to the new bins. For additional information or questions, contact the City of Peoria Solid Waste Division 623-773-7431

I need your thoughts, ideas, comments, stories, announcements and general input for this newsletter. Please contact Pam Waychoff by email: pwaychoff@cox.net

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