

# Rancho del Cerro Rattler

*Where friends and neighbors come together*

The Community Association of Rancho del Cerro  
P.O. Box 85074, Tucson, Arizona 85754-5074  
www.RanchoDelCerro.org



December 2012

## Board Members

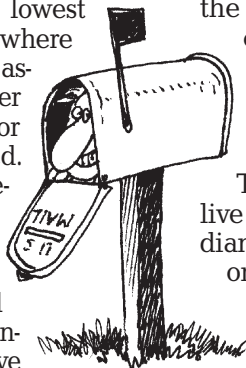
President	Ken Cooper	207-6264
Vice-President	Roger Steilen	870-2165
Treasurer	"Seve" Casanova	261-7383
Secretary (Acting)	Sue Zepeda	591-9331
Architectural Dir.	Ivan Whitney	548-7372
Newsletter Dir.	Pete Adamcin	869-8816
Contact us at: ranchodelcerroboard@cox.net		

## Happy Holidays!

**O**n behalf of the Board of Rancho del Cerro, we wish all our residents Season's Greetings and a Happy and Healthy New Year!

## BILLS FOR YOUR ANNUAL ASSESSMENT TO BE MAILED OUT IN EARLY JANUARY 2013

**O**ur annual homeowner's assessment is \$25.00 per year for being a part of our Association. This is the lowest that we are aware of anywhere in the Tucson area. The assessment is due no later than **FEBRUARY 15th**, or a late fee will be added. Please cooperate and return your check and the information sheet with your name, contact address, phone number and e-mail address. This is confidential and we only have



it for our records in case we need to reach you. When you signed your deed of trust to buy your lot or home here in Rancho del Cerro, one of the papers you signed was your obligation to pay these dues.

## Median Cleanup

You may have noticed the cleanup that took place on the median on Paseo de los Rancheros. This cleanup occurred November 26th through the 29th. The crew we used removed 8,320 pounds of debris. The Board has discussed this project for about a year, and finally agreed to go ahead. About six companies were interviewed and we finally choose a company called Irrigation Specialists. They were very cooperative, knew what they were doing, and we are pleased with the results. The cost for this project was \$4595.00 and was in the mid-range of the companies interviewed.



This project **ONLY** involved working on the median itself. The Board is asking those who live directly East or West of the median, and have any type of shrubs or cactus that interfere with the right of way to please trim them back. Thank you for your attention to this.



## Special offer from Irrigation Specialists:

Irrigation Specialists has agreed to work on anyone's yard(s) within the Rancho del Cerro community for a 10% reduction. This offer is good until the end of March 2013. Whether it is a one-time cleanup or regular maintenance, why not try them. We are sure you will be satisfied with their service. They can be reached at: Irrigation Specialists, 520-861-4792, Randy Wren. Their e-mail is [liv1des@netscape.net](mailto:liv1des@netscape.net).

## Welcome New Homeowners in our Community

Listed below are some of the homes that have changed ownership during the last year. While this list may not be complete, we wanted to wish these new residents good luck in their new abode. If you live nearby, why not stop in and say hello.

- 4580 N. Paseo De Los Rancheros  
Szwaykowska Family
- 4561 N. Paseo De Los Rancheros  
Fung Family
- 4941 W. Paso De Las Colinas  
Buchanan Family
- 4400 N. Placita De Las Colinas  
Larche Family

*(Continued on reverse)*

**Mission Statement** - Friends and neighbors coming together to improve their neighborhood community through sharing and cooperation, keeping in touch, and communicating their needs, wants, abilities and available services.

The Association Board meets quarterly, and the meetings are open to all residents. Contact any Board member for the specific date and time if you would like to attend and or have a specific issue to discuss.

4941 W. Placita Del Quetzal  
Casanova Family  
5020 W. Paseo De Las Estrellas  
Christenson Family  
(to close 12/19/12)  
5130 W. Paseo Del Campo  
Felix Family

## A Letter from our Architectural Review Committee (ARC)

Architectural Review Committee  
Rancho del Cerro Neighborhood Association  
P.O. Box 85074  
Tucson, Arizona 85754-5074

Dear Homeowners,

Happy New Year from the Architectural Review Committee! As we enter 2013, I am sure many of you are looking at your homes with new ideas.

Whether you are planning an addition, a remodel, or maybe a full renovation, please remember to submit your proposal to the ARC.

The ARC requests a letter of in-



tent, as well as a drawing to indicate what work will be done. The drawing can be a sketch; it does not need to be done by an architect. If permits are required, the ARC needs copies as well. All of these items can be submitted via email to [bigive52@comcast.net](mailto:bigive52@comcast.net), via mail to 4400 N. Paseo de los Rancheros (85745), or in person to Ivan Whitney.

Home maintenance can be a daunting task. If you are thinking about change, but are unsure where to start, the ARC has names of local contractors and handymen. The ARC can also help you in the right direction if you are struggling with a project.

As always, thank you for keeping us in the loop! Remember that we are a resource for you to use and, again, Happy New Year!

Sincerely,

Architectural Review Committee  
Rancho del Cerro Neighborhood Association

## From our Treasurer

**C**ha-ching! Looks like we have some money in the bank, \$6,376.21 to be exact. But what is it all for, you might ask? Well, this year we made two of our largest purchases of the past few years. The first big acqui-

sition was a new light for our community sign at the entrance to our community (\$285). The second big purchase was for a much needed cleanup of the median on

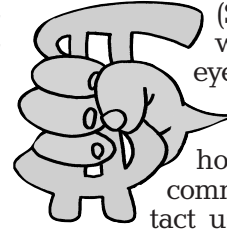
Paseo de los Rancheros (\$4,595). As always,

we will keep a close eye on our finances and

we are always open to suggestions on

how to improve our community. You can con-

tact us by phone or e-mail; the information is listed on the first page of this newsletter.



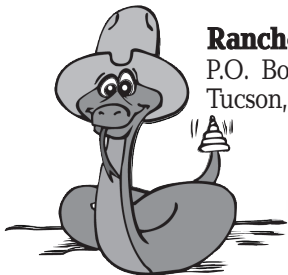
## FRIENDLY REMINDERS:

- Please pick up after your Dog - let us keep our Neighborhood Clean!



SPEED  
LIMIT  
**25**

- The speed limit is 25 mph throughout the Community.



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**SEASON'S  
GREETINGS!**

DO NOT FORWARD