

## Board Members

President	Bill Jones	907-2218
Vice-President	Ken Cooper	207-6264
Treasurer	Terri Roberts	743-4110
Secretary	Sue Zepeda	591-9331
Architectural Dir.	Ivan Whitney	548-7372
Newsletter Dir.	Pete Adamcin	743-4114

Contact us at: [ranchodelcerroboard@cox.net](mailto:ranchodelcerroboard@cox.net)

# 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](http://www.RanchoDelCerro.org)

January 2010

## A NOTE FROM YOUR TREASURER—

by Terri Roberts

In October the Board of Directors met and discussed the fact that our Homeowner's Association was spending \$900 per year in fees plus costs to have an accounting firm handle the HOA's financial matters. Since the HOA only collects \$4,250 per year (\$25 per lot

x 170 lots) in dues, it seemed that a better decision would be for the treasurer to take over handling the HOA's finances. So, in November I took over the responsibility for writing the checks, making the deposits and sending out the billing statements for the annual dues. We will still hire an outside contractor to prepare our tax return so that an independ-



ent person is reviewing the income and expenditures of the HOA.

Your billing statement should have arrived late in December. Your annual fee was due January 1, 2010. I did check the name and address information I was given from the accounting firm against the assessor's records for accuracy. If any of the information on your billing statement is incorrect, please let me know. I can be reached at 743-4110.

## SAVE THE DATE!...

The next Annual Meeting of our Association will be held at 6:30 P.M. on **APRIL 12, 2010.**

The meeting will include short presentations on Neighborhood Watch, and the "Dark Skies" issue we presented in the last edition of The Rattler. Be sure to check the next edition of The Rattler for the location of the meeting.

## 2010 CENSUS PRECAUTIONS

by Susan Johnson.

Be Cautious About Giving Information to Census workers. With the U.S. Census process beginning, the Better Business Bureau (BBB) advises people to be **cooperative, but cautious**, so as not to become a victim of fraud or identity theft. The first phase of the 2010 U.S. Census is under way as workers have begun verifying the addresses of households across the country.

Eventually, more than 140,000 U.S. Census workers will count every person in the United States and will gather information about every person living at each address including name, age, gender, race, and other relevant data.

The big question is how do you tell the difference between a U.S. Census worker and a con-

artist? BBB offers the following advice: -

If a U.S. Census worker knocks on your door, they will have a **badge**, a **handheld device**, a **Census Bureau canvas bag**, and a **confidentiality notice**. Ask to see their **identification** and their **badge** before answering their questions. However, **you should never invite anyone you don't know into your home.**

Census workers are currently only knocking on doors to verify address information. **DO NOT give your Social Security number, credit card or banking information to anyone**, even if they claim they need it for the US Census. While the

Census Bureau might ask for basic financial information, such as a salary range, it **will not** ask for Social Security, bank account, or credit card numbers, nor

will employees solicit donations.

Eventually, Census workers may contact you by telephone, mail, or in person at home. However, they will not contact you by Email, so be on the lookout for **Email scams** impersonating the Census. **Never click on a link or open any attachments in an Email that are supposedly from the U.S.**

**Census Bureau.**

For more advice on avoiding identity theft and fraud, visit [www.bbb.org](http://www.bbb.org).



**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.

## AMBER ALERTS, ETC.

by Terri Roberts

This information was received recently from the Pima County Sheriff's Department, and I thought it could be valuable information to share with members of our Association:

Citizens interested in getting Amber Alerts, Advisory Messages- crimes, power outages), traffic messages road closures, and/or messages about events sponsored by Pima County Sheriff's Department can register at [www.pimasheriff.org](http://www.pimasheriff.org) or [www.nixle.com](http://www.nixle.com) to receive text messages on their phones or e-mail messages on their computers.



## NOTIFICATION OF ANNUAL MEETING

The Annual Meeting of the Community Association of Camino del Cerro has not always occurred in April (See announcement on reverse). Originally, as was stated in the Corporate bylaws, we met in June. A couple years ago the Board of Directors voted in a

change of the meeting date that was felt to be more practical, considering that this information is given to all new members at the time of purchasing into our Association.

Since many of our homeowners are winter visitors, some were not able to attend the June meetings. Many others leave for vacations during the summer. In order to boost attendance at this important meeting, the Board felt that a March or April date would better serve the membership.

You'll always be notified of the date in this newsletter but the information is also available on our website.

## HOMES FOR SALE PROCESS



Homeowner's dues of \$25.00 must be current when home ownership is transferred. In addition there is a \$25.00 Transfer Fee. In order to verify that dues are current, please contact our Treasurer, Terri Roberts, at 520-743-4110. The number is usually checked in the evenings, so please indicate the lot number and address, as well as the current ownership name, along

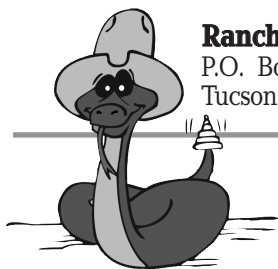
with your contact information. Please allow time for a response. For other questions, please contact any of our board members (listed at the top of the newsletter...), or e-mail us at [ranchodelcerroboard@cox.net](mailto:ranchodelcerroboard@cox.net).

## ATTENTION HOMEOWNERS

You may have heard that some action is being taken by one or more homeowners to dissolve The Community Association of Rancho del Cerro (our homeowners' association). The board is aware of this action and is investigating it. In the meantime the association remains viable, continuing to support the best interests of our homeowners.

The annual dues are still required to be paid, and architectural plans must still be submitted for review.

Look for further information about the proposed dissolution in the next issue of The Rattler. In addition, as we learn more about this situation, we will post updates on our website.



### Rancho del Cerro Neighborhood Association

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DO NOT FORWARD