

Board Members

President	Ken Cooper	207-6264
Vice-President	Roger Steilen	870-2165
Treasurer	"Seve" Casanova	261-7383
Secretary	Don Wells	954-7064
Architectural Dir.	Ivan Whitney	548-7372
Newsletter Dir.	Pete Adamcin	869-8816

Contact us at: 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

June 2012

THE PRESIDENT'S CORNER

SUMMARY OF THE ANNUAL MEETING:

Our Annual Meeting was held on April 23rd at 4400 Paseo de los Rancheros.



count. We had a record 93% compliance rate this year for payment of dues. (Thank You). There are five lots still owing dues for 2012, and seven lots owing dues of three years or more. We are planning on sending out final notices to those seven lots and if necessary pursue lien action if payment is not made.

Contact our President, Ken Cooper, if you want to make arrangements for payments.

3. Special Issues:

Waste Management: Ken reported that Waste Management will be continuing to adjust their fuel surcharge. We discussed a letter that was received that suggested that we **discontinue the garbage pickup on Thursdays.** After some discussion on this issue, it was agreed that Ken would consult with Waste Management to see what the cost would be if we only had one (1) garbage pickup on Monday and one (1) recycle pickup on Monday each week, and eliminate the Thursday garbage pickup. **PLEASE SEE THE SEPARATE LETTER AND VOTE ON THIS ISSUE AS IT CAN AFFECT YOUR POCKET-BOOK.** Ken will report back on the results of the vote in the



next issue of *The Rattler*. **Please Vote-** we want your voice to count as this impacts the vast majority of our Association's members.

Lighting at the Signboard: A proposal was reviewed that used the TEP Dusk to Dawn program that provides lights by the signboard that are about 14 feet tall. We, the Association, would have to provide the trenching for the underground wiring (approximately \$2,000-\$3,000) plus approximately \$21.00 per month maintenance fees. There was mixed response to this proposal, and this project was not approved by the majority in attendance. The solar lights that are there are not too strong anymore, and the Board has some recommendations on better solar equipment which we will pursue.

Cleaning of Median Strip along Rancheros: Roger Steilen presented a written plan to have gardeners that work at the University of Arizona come on a Saturday and Sunday from 6AM to 6PM to clear out dead plants and cactus, and cut back some live plants along the strip. They will use their own tools and equipment. A chipper will be used instead of hauling away the dead brush. The total cost is about \$3,500. The majority of the homeowners in attendance approved the plan, and the Board will review all the details at their next quarterly meeting.

(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.

(Continued from front)

Bylaws and Architectural Guidelines: There was a general discussion on the need to update our Bylaws regarding the size of RV's required to be covered, home businesses, etc. These documents have really not been updated since their inception in 1983.

Neighborhood Watch: There was a discussion on the need for a new captain for this Program. There needs to be one meeting per year to maintain our status, or they can take down the Neighborhood Watch signs. Two of our newer homeowners, Michael and Sharon McCaul volunteered to head this program. THANK YOU, Mike and Sharon.

NEW BOARD MEMBERS

Treasurer: Our new Treasurer is Severino "Seve" Casanova. Seve is a new homeowner in our Association.

Secretary: Our new Secretary is Don Wells.

We thank both of these men for volunteering.

Sue Zepeda, who has been our secretary for the last five years will be a delegate to our Board Meetings, as she has valuable insight into our history during the last five years.

OUR NEW TREASURER

Allow me to say thanks to everyone for the warm welcome I have received to this community. For those who do not know me, my name is Severino Casanova and I will be handling the Treasurer position for the Association. I have recently purchased a home on Quetzal Street. Although I am new to the neighborhood, I have lived in Tucson for over 18 years. My current job title is

Computer Software Engineer for a mining company, but I also develop websites as a side business. People tell me that in a previous life I was an accountant/financial adviser because I am really good with my money. Of the many products I have developed, my on-line budgeting system is my pride and joy. My other interests include motorcycles, sports, and traveling. If you ever see me, don't hesitate to say 'Hi'. I love meeting new people and learning new things.

Severino "Seve" Casanova

OUR NEW SECRETARY

Born and raised in Iowa I've lived in several states through the years, most recently landing back in Central Iowa where I met Amy, my fiance. She was transferred to Tucson for work and we moved into the neighborhood early in 2009. Well, sort of. I continued with my (now former) employer commuting between locations on a monthly basis for a couple of years. Finally after more than two decades with my last employer, a large (Fortune 250) diversified financial services firm and more than two years racking up frequent flyer miles, I submitted my resignation and moved down full-time last fall to join my family, which included three dogs, a cat and a fish. Oh, and Amy too!

Since that time I have decided to take an extended break from the corporate grind and have been dividing my time between working on our home, walking and running dogs (I'm for hire!) and supporting Amy in her rather demanding career. I've also been taking advantage of our great outdoors (and neighborhood!) by racking up countless miles running and biking on the trails and roads. In fact I recently competed in the final

running of the Tour of the Tucson Mountains Ride and have a couple El Tours de Tucson racked up as well. We have both also taken in many of the road (running) events all over town, which have helped us to better learn different parts of our city.

We're certainly enjoying our time in town and especially in our neighborhood. Feel free to give me a call (954-7064) anytime you want a running or cycling partner; I may only be mid-pack but I'll gladly take any excuse to knock out a few more miles.

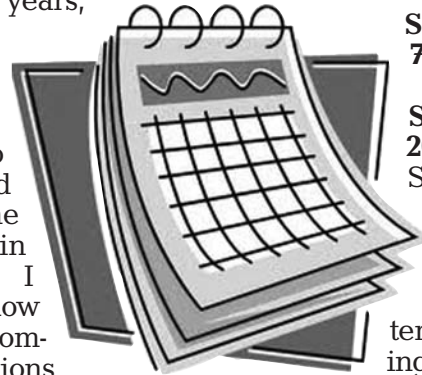
Don Wells

MARK YOUR CALENDARS

Sunday, October 7th: Annual BBQ

Saturday, October 20th: Annual Yard Sale (If we have enough participants)

Also, our quarterly Board meetings are now scheduled for the following dates: **Sept 10th, December 3rd, and March 5th.** Please contact any Board member if you would like to attend one of these board meetings.



FRIENDLY REMINDERS:

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



SPEED LIMIT
25

- The speed limit is 25mph throughout the Community.