

Board Members

President	Ken Cooper	207-6264
Vice-President	Roger Steilen	870-2165
Treasurer	Mark Zepeda	591-9441
Secretary	Sue Zepeda	591-9331
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

March 2012

THE PRESIDENT'S CORNER

ANNUAL MEETING NOTICE

WHEN: Monday, April 23, 2012 at 6:30 PM.

WHERE: 4400 N. Paseo de los Rancheros.

CHAIRS: Please bring your own chairs.

GUESTS:

1) The Captain of the local Fire Department will speak for about 10-15 minutes about **fire safety in our homes**. He will review some of the fires that have occurred in this area and their causes.

2) A representative of the Sheriff's Department will speak about issues of concern, including: **speeding** in our area, **robberies** that have occurred, and **what you can do** to help prevent them.

AGENDA:

Some of the issues to be discussed include:

- 1) The spending of Association money for the **cleaning up of the median strip** along Paseo de los Rancheros.
- 2) A review of the **lighting** at our Entrance Sign.
- 3) A Discussion of our **Architectural Guidelines and Bylaws**, and what to do with those that abuse these guidelines.
- 4) The need for more volunteers for our **Neighborhood**

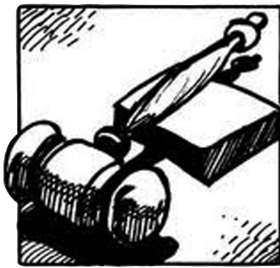
Watch Program - we could be in danger of losing our accreditation.

5) A review of the positions of the **Board Members** and their responsibilities.

Request for Volunteers: (Snow birds Welcome): The Alternative:

REFRESHMENTS WILL BE SERVED

DUES – PRESENT AND PAST DUES for 2012 and Those who are Behind in Their Dues:



We stated in the previous two newsletters that dues notices were going to be sent out in January of this year instead of December of 2011. Your Board felt it might cause less confusion with the Holiday Season and all that we have to do. We sent out the bills

on January 15th, and they were due by February 15th, or a \$5.00 late fee could incur.

To date, 155 of our 170 homes (91%) have paid their dues. For those that have paid, we thank you.

Dues are a requirement for living within our Association. When you bought your home, you signed an agreement that you understood this, and it is a yearly obligation. We do not know of any other Association within Pima County that has such a low annual fee. In case you may be wondering what the dues

*Thank
You*

pay for, the list below is not inclusive, but covers the majority of items:

- Insurance for running an Association
- Tax Preparation
- Website Charges
- Reproduction and stamp mailing of quarterly newsletters
- Reimbursement to officers for general expenses
- Supplies for annual picnic and for yard sale
- Legal Fees

These are "standard" types of expenses, and there are usually some other expenses during any given year.

Listed below are the lots that have not paid dues for 2012 as of this writing. Please use this notice as a reminder that these dues are now due and are considered late.

NOTE: LOT #'s are listed ON YOUR NEWSLETTER MAILING ADDRESS
Lots #24, 27, 71, 72, 100, 111, 173.

Listed below are the lots that owe more than this year's dues as of this writing. Please be reminded that our Bylaws provide that we can send this debt to an attorney for filing a lien on your property and you will be responsible for paying attorney fees plus the back dues to remove the lien. We do not want to see this happen, but we are obligated as officers of the Association to follow through with this, and to be fair to all the others that are living up to their obligation.

Lots #2, 11, 34, 67, 133, 135, 176 and 177.

(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)

If you have any questions about your dues, or want to make arrangements to pay what is due, please contact our President, Ken Cooper at 520-207-6264.

WASTE MANAGEMENT

One of our neighbors informed us that Waste Management has adjusted their schedule. Besides their usual holidays, they have included October 8th (Columbus Day) and November 12th (Veterans Day) for the next day pick up. They had to do this because the city will close the dumps on those days.



NOTICE ABOUT SOME ROBBERIES IN THE AREA

I have heard from two homeowners that they have had their cars broken into during the week of March 5th - 9th. There may be others that we did not hear about. To be on the safe side, if you do leave



your car outside at night, do not leave any valuables in it.

NEIGHBORHOOD WATCH PROGRAM

In light of the robberies stated above, we really need some volunteers to help out on the Neighborhood Watch Program. This is your neighborhood, and we all want to make it a safe place to live.

We have had a Neighborhood Watch Program up and running in our Community for a few years now. We are in danger of losing our accreditation (and those Neighborhood Watch warning signs posted at the entrances to our community). Our Watch Commander has resigned after a few years of working on this project, and we are in need of other volunteers and a Watch Commander. We have a temporary Watch Commander until April, 2012.

We have to have some new volunteers and a new Watch Commander that will volunteer to help out. All that is required is to have one annual meeting, and report on those activities. The volunteers also help the Watch Commander by talking to their neighbors around their home, and watching for

any suspicious activities. If you have any questions or would like to help out, please call our President, Ken Cooper at 520-207-6264, and he will pass this information on to the appropriate person.

FRIENDLY REMINDERS:

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

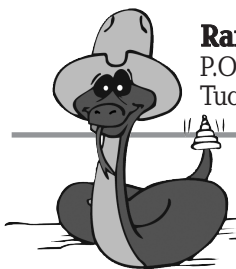


SPEED LIMIT 25

• The speed limit is 25mph throughout the Community.



Your Association is looking for a couple good board members!



Rancho del Cerro Neighborhood Association

P.O. Box 85074
Tucson, Arizona 85754-5074

OUR ANNUAL MEETING IS COMING!

DO NOT FORWARD