

# Rancho del Cerro Rattler

*Where friends and neighbors come together*

The Community Association of Rancho del Cerro  
P.O. Box 85074, Tucson, Arizona 85704-5074  
www.RanchoDelCerro.org



June 2013

## Board Members

President	Ken Cooper 207-6264
Vice-President	Roger Steilen 870-2165
Treasurer	"Seve" Casanova 261-7383
Secretary	Vacant
Architectural Dir.	Chris Featherstone
Newsletter Dir.	Pete Adamcin 869-8816
Contact us at:	ranchodelcerroboard@cox.net

## Review of our Annual Meeting:

The meeting took place at the Whitneys' home on Monday, April 22nd, at 6:30 PM.

The Board was introduced by President, Ken Cooper. A Certificate of Appreciation was given to Ivan Whitney for his service as head of the Architecture Committee, and who has served since 2006. Ivan is leaving this position at the end of this meeting.

A representative of Custom Solar and Leisure presented the benefits of using solar energy and how much the technology has improved in the past few years. There was a question and answer period also.



A copy of last year's minutes was presented to all who were there, along with the agenda for this meeting. We discussed this past year's highlights, including the median trimming on Paseo de los Rancheros, new solar lighting on the West entrance sign, and our website enhancement.

Under **FINANCES**, we reviewed the money on hand as of March 31: \$7862.89 Our necessary expenses include insurance, taxes, yearly au-

dit review of accounts, newsletter and postage costs, the annual BBQ, and yard sale, as well as general supplies.

Under **ARCHITECTURE**, we discussed those homeowners who are not following the CC&R's and what to do about them. It was also brought up that some people that live along Paseo de los Rancheros by the median, have some trees or bushes that are overgrown, and make walking on either side difficult. Please review your property and see if any of the trees or bushes stick too far out onto the roadway. Thank you.

We discussed our **BYLAWS and CC&Rs**. They are 30 years old and the Board is reviewing what steps are necessary to update them. We discussed costs involved in doing so, and the need to follow through with those few owners not in compliance. Those at the meeting, about 25 homeowners, felt that after 30 years is was time to raise the dues. The Board is reviewing this, along with the information from lawyers to see what we should do.

**NEIGHBORHOOD WATCH GROUP:** We still need more volunteers. If you are interested in helping watch out for any suspicious looking people in the neighborhood, please contact President Ken at 520-207-6264.

Our second guest speaker was from the County Sheriff's Department and spoke about Neighborhood Watch Programs, how to be more observant,

and what to do if you see something unusual in the neighborhood.

**WASTE MANAGEMENT:** We discussed Waste Management, and the fees. See the separate article on this in this newsletter.

New Board Member: Chis Featherstone volunteered to be head of the Architectural Control Committee. Welcome Chris!

We are still looking for a replacement to fill the secretary's position, as Sue Zepeda is stepping down, after seven years of service. Thanks, Sue, for your input. If you can volunteer your time for this position, which consists of taking notes at the quarterly meetings and the annual meeting, please contact Ken Cooper at 520-207-6264.



## SPECIAL NOTE:

**Please be on the lookout for a SPECIAL LETTER from the Association Board affecting all homeowners. This will be sent in a separate mailing, and should be mailed out within the next two weeks.**

*(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.

(Continued from front)

## New Section on our Website:

It was suggested by a homeowner that we attempt to make available, for neighbors here, a reference list of tradespeople which homeowners could access. That list is now posted on our website. We have started off with two referrals for pest control and one for a painter. If you have not used this website, it is user friendly.

Go to [www.ranchodelcerro.org](http://www.ranchodelcerro.org). Click on the Bulletin Section, then click on the Neighbor posting.

Good luck, and if you would like to add some names of service persons or tradespersons with whom you have been pleased, we invite you to contact us at [ranchodelcerroboard@cox.net](mailto:ranchodelcerroboard@cox.net) or call Ken at 520-207-6264.



## Waste Management

Effective October 1st, 2012, Waste Management, after extended negotiations with them, agreed to reduce

our rate to \$12.00 per month. For that we had to eliminate the second day of garbage pick up. Based on a written vote, the majority of homeowners wanted to give up the second day for the \$12.00 rate. We understand that some homeowners have been billed some additional taxes or an administrative fee. These extra "add-ons" are not what was agreed to. So if your bill is over the \$48.00 charge (4 month cycle at \$12.00 per month) contact Waste management customer service. If you do not get satisfaction, contact our President, Ken Cooper and he will attempt to resolve the issue.



## Welcome, New Neighbors

Please welcome the following homeowners who have moved in during the last few months:

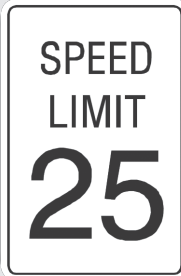
**Gabriella and Zachary Seward**  
4831 Placita del Sueno

**Kathy and Michael Albers**  
4560 N. Paseo de los Rancheros

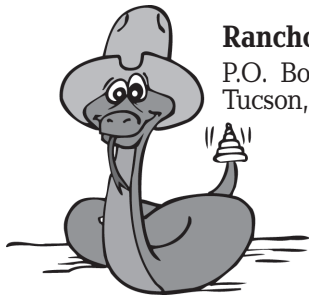
If you live nearby, please consider stopping by and welcoming them to the neighborhood.

### FRIENDLY REMINDERS:

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



- The speed limit is 25 mph throughout the Community



## Rancho del Cerro Neighborhood Association

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

**DO NOT FORWARD**