

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 2013

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		

Notes From Our President:

ANNUAL MEETING NOTICE!

WHEN: Monday, April 22nd - 6:30 PM

WHERE: 4400 N. Paseo de los Rancheros

CHAIRS: Please bring your own chairs.

GUEST SPEAKER: A representative from a solar company will speak about solar energy.

Agenda Items: Some of the items to be discussed include:

- 1) Review of major actions in 2012: Median trimming; lighting at sign; larger website; Waste Management bill reduction.
- 2) Financial analysis of money and on what it was spent in 2012.
- 3) Review of Budget Plans for 2013-14.
- 4) Legal Needs: Investigating the possibility of updating our Bylaws and CC&Rs following attorney recommendations.

- 5) Need for more volunteers for the Neighborhood Watch Program.

- 6) Need for more volunteers for our HOA Board: If we do not have enough volunteers, then we may someday have to use a Management Company, and that would cost us all **MORE MONEY!** ***So please consider volunteering. If you cannot attend the Annual Meeting but would like to help on the Board, please contact our President, Ken Cooper at 520-207-6264. Snowbirds can also apply.***

- 7) **THANK YOU** to Board member **Ivan Whitney** who is "retiring" after six years of service on our Board.

- 8) Suggestions or comments from those in attendance.

What Our Dues Pay For:

In case you may be wondering what our dues pay for, the list below is not totally inclusive, but covers the majority of items:

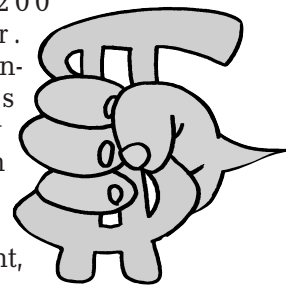
- Insurance for running an Association
- Tax Preparation

- Website charges
- Reproduction of quarterly newsletters
- Stamps for mailings
- Reimbursement to officers for general expenses
- Supplies for our annual picnic and our yard sale
- Legal fees (if necessary)

These are the 'standard' types of expenses, and there are usually some other expenses during any given year. This past year, for example, about \$285 was spent on the solar light for the Rancho del Cerro sign on the west side. We also spent \$4,500 for the median trimming.

For a number of years, we also had an accounting firm that billed out our yearly dues, took care of our bills as well as our check deposits, picked up the mail, and responded to questions on homes being sold within our Association. This cost us over \$1200

per year. These responsibilities have now been taken over by our Treasurer and President, thus saving us significant amounts of money. ***But we need enough volunteers to help run the Association.***



(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.

Business Work on Your Property

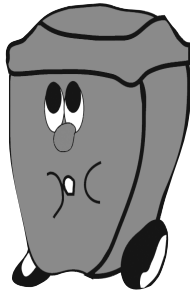
This is a serious reminder that work which is observed outside your home, such as a large dumpster trucks, major amounts of piles of rock and dirt on your property, etc are not allowed in this association as per our CC&Rs. This does not refer to



any temporary construction process approved by the Architectural Committee. We have had some complaints about two different homeowners that appear to be violating these rules, and seem to be running a business out of their homes which affect surrounding neighbors. You need to correct this situation before other action is taken.

Waste Management

Just a reminder to all who use this service: your bill should be \$12/month for one garbage pickup and one recycle pickup per week. Bills are NOT sent out at the same time for all residents, but depend on your start date of this service. Because of some accounting coding problems within Waste Management, a few residents received higher bills. If you have any problem getting this issue resolved, contact our President, Ken Cooper.



Dogs Running Loose

It has been reported that a few dogs have been noticed running loose without a tag. Please make sure your dog has a tag and is not escaping from your yard. Otherwise, Animal Control in Pima County can pick up your pet.

"And now I just step back and let the grilling process destroy any nutritional value it might have had."

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.

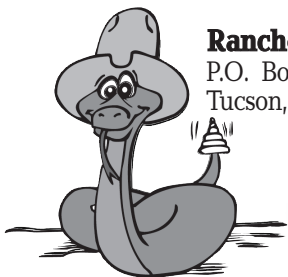


It's time for our Annual Meeting

Rancho del Cerro Neighborhood Association

P.O. Box 85074

Tucson, Arizona 85754-5074



DO NOT FORWARD