

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



November 2013

Board Members

President	Ken Cooper 207-6264
Treasurer	"Seve" Casanova 261-7383
Secretary	Ike Gaskin 207-6264
Architectural Dir.	David Killen 743-0123
Newsletter Dir.	Pete Adamcin 869-8816
Contact us at: ranchodelcerroboard@cox.net	

The Future of the Association

by Ken Cooper, President
(As of November 12, 2013)

This article will review all that has transpired since the July letter and opinion questionnaire was sent out to all homeowners regarding the future of our HOA.

There was a meeting on Sept 9th that all homeowners were invited to attend, and about 40 people showed up. A discussion was held on how this situation developed, what are the possible outcomes, and a question and answer period. People also had a chance to make any statement they wished to make. Ken Cooper stated that at that point they had about 120 opinion questionnaires returned and the Board would be contacting the rest to attempt to get their responses.

As of this writing, the statistics are as follows: (out of 170 total lots)

- Those wishing to retain the Association: 121. Those wishing for Dissolution: 43, and those not reached yet (no phone listed, out of the country, etc): 6

Based on 71% wishing to retain membership, the Board had a special meeting Nov 11th and agreed to retain the HOA.

What does this mean for you:

For the 43 homeowners that in-

dicated they wish to dissolve the Association, they are now no longer in the HOA, and this will be their last newsletter. Yard sales, and other special events and any agreements in the future with Garbage collection services are only for those in the HOA. Please remember that, according to our attorney. The CC&R's remain in effect for all lots, even if you wish to not remain in the HOA, and you are still responsible for following the CC&R's. If any of you wish to retain membership in the HOA, please contact Ken Cooper at 520-207-6264, or contact him at ranchodelcerroboard@cox.net.



For those 121 owners of lots saying yes to retain the Association, you will find a simple one (1) page agreement, or consent form, that needs **to be signed and returned to the Association.** A self-addressed envelope is included- so please send it back right away. Let me explain why.

- The Association much like any other organization or family needs a have a budget to work with and if people just agree to pay dues without any commitment behind it, it would be difficult to really budget.

Please note, as the form indicates, that because we are now

considered a Voluntary Organization, you have the option to remove yourself from the organization at the end of any calendar year. This agreement form is for you as a homeowner. It does not carry forward if you sell your property. The new homeowner would have to decide if they wish to be a voluntary member or not.

Dues:

Based upon a review of our budget, and the fact that there are about 43 fewer homes to mail newsletters to, the Board agreed last night to retain dues at the \$25.00 level for 2014. We also passed a resolution to amend the Bylaws on Article VI, section 1 to state the following: "The Corporation shall not impose a regular assessment that is more than twenty percent (20%) greater than the immediately preceding fiscal year's assessment without the approval of the majority of the members of the Corporation."

- This means that if dues were raised in a future year, the MOST they could currently go up would be from \$25.00 to \$30.00. There was previously no amount specified so the Board could theoretically raise dues to any

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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.

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amount they wanted. This resolution was put in to protect people in the HOA from fearing that dues could be raised a significantly large amount at any one time.

Should you have any questions or comments, please contact Ken at 207-6264 or at ranchodelcerroboard@cox.net. Thank you for your review of this situation as it has been a surprising development this year since March, and your Board of Volunteers has spent much time trying to determine possible solutions and to do what the majority of owners wanted.

Waste Management:

Based upon a majority vote of homeowners that wanted to reduce their bills down to \$12.00 per month and agree to a onetime per week trash pick-up, we negotiated this rate with Waste Management in August of 2112 to begin for one year, effective October 2012. We were notified this October that effective November 1, 2013, "the community will be transitioned to Waste Management's Open Market Subscription program." They said to contact their call center to get the current rate. The only way to remain at the Special rate we had in

the last year is to have a Contract with Waste Management that guarantees that all homeowners would use their services. We know that this is not possible.



I contacted the call center on November 13th, and they told me that no change in the rate has been specified yet. However, in December or January the fuel and other surcharges will be determined and should show up on the February bill. But you are free to search the market and find whatever service works for you. If you do find something that looks like a great rate, please let the Board know so we can attempt to negotiate a group rate.

Yard Sale:

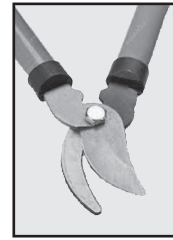
With the uncertainty of the future of the Association, we are not having a Yard sale this year, but will plan to have one again in the Fall of 2014.



Paseo del Sueno Clean Up:

One of the Homeowners on Paseo del Sueno, which is one street east

of the main section of our Community, contacted me about two months ago, to inform me that there were many bushes and trees along the roadside that were causing a hazard, especially if cars were passing each

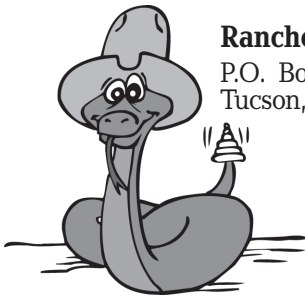


other in both directions. I was able to contact a source at Pima County who is a Supervisor in the maintenance section, and after two more follow-up calls, I am pleased to say that they did come out and trimmed those bushes and trees.

Our streets within Rancho del Cerro are NOT private streets. They are supposed to be maintained by Pima County. So if any of you notice a similar problem, just contact the Board.

**HAPPY HOLIDAYS
FROM THE BOARD OF
RANCHO DEL CERRO**

Vacancy: There is one vacancy on the Board, and we would love to have fresh ideas and input from a new Board Member, so if interested, please contact Ken Cooper.



Rancho del Cerro Neighborhood Association
P.O. Box 85074
Tucson, Arizona 85754-5074

**THE FUTURE OF
OUR ASSOCIATION!**

DO NOT FORWARD