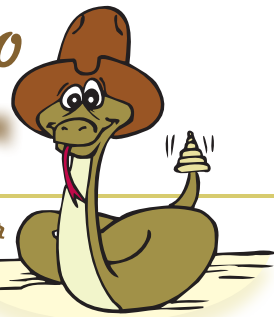


Rancho del Cerro Rattler

Where friends and neighbors come together

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



July 2014

BOARD MEMBERS

President Ken Cooper 207-6264
Vice-president Dick Zeiner 856-264-1658
Treasurer "Seve" Casanova 261-7383
Secretary Ike Gaskin 207-6264
Architectural Director David Killen 743-0123
Newsletter Director Pete Adamcin 869-8816

Contact us at: ranchodelcerroboard@cox.net

THE ANNUAL MEETING:

by Ken Cooper, President

The 2014 Annual Meeting was held at the home of our President, Ken Cooper.

- A guest speaker discussed diabetes, and went into the causes, growth in numbers, and the means to deal with it. A question and answer period followed.
- Ken then gave a review of our Voluntary Association: There are 112 homeowners signed up, and paid, with nine homes currently for sale. As the new homeowners move in, Ken will talk to them, and discuss the merits of joining. We have about 70% of the homeowners who have joined the Association.
- Finances were then discussed. At this time we have \$5,083 in the bank, after the majority of our expenses for the year have been met and paid, which includes insurance, accounting audit, and state taxes. We hope to spend less on the quarterly newsletter, as the next issue will be sent via e-mail to all those for whom we have e-mails. For those that do not have e-mail, we will send the newsletter by snail mail.
- We made note of the revised website sign on top of the Rancho del Cerro sign that was repainted to better stand out. Thanks to Board members Pete and Seve for their help on this project.
- Rattlesnake season was brought up, and we have information on a man who can make recommendations to help you rattlesnake-proof your property. See the contacts section of our website for his name, phone number and website information.
- Speeding in the Association area was brought up again. Please remember to respect the speed limit and avoid a ticket!
- If you notice ruts in the roadway, contact Ken Cooper and

he will attempt to deal with Pima County on this issue.

- The Neighborhood Watch still can use some more help. If we do not actively participate in the program, we could lose our street signs which indicate that we are a Neighborhood Watch community. If interested, please contact David Killen, our coordinator, at 520-743-0123.

- The meeting was then turned over to our Treasurer and Web Coordinator, Seve, who gave us a live demonstration

(with a big screen TV) of the changes and additions he has accomplished with our website. If you have not seen it, go to www.ranchodelcerro.org Thanks, Seve, for all your efforts!

- Annual Bill Payment for our Association:

Ken discussed the problem of 10-20% of those homeowners in the Association who did not pay their annual dues in a timely manner (within 30 days). Ken had to make numerous calls and send many e-mails to some in order to receive payment. Ken asked those attending the meeting for their suggestions, and what most indicated was to send the annual dues payment out for \$35.00 - but payable at \$25.00 if mailed back within 30 days. We agreed to try this approach for January 2015.

- The meeting adjourned at 7:45 P.M.

YARD SALE: October 18th, 2014

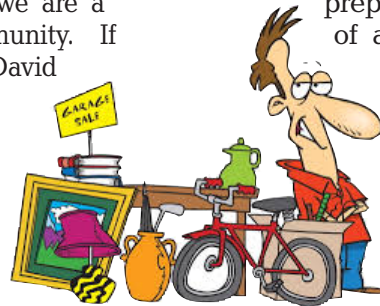
Our Annual Yard Sale will be held on Saturday, October 18th- **if we have enough participants!** We need a minimum of 12 homeowners to participate as there is a lot of work for the Board to do in preparing for this

event. This includes: 1) putting out all the signs from Silverbell along Camino del Cerro to our development, and then throughout our development;

2) drawing and preparing a map of all homes participating in the yard sale for all those coming by, and 3) preparing an ad for the newspaper and for the web. If anyone would

like to help out, please contact Ken Cooper at 207-6264.

To participate in the Yard Sale: either contact Ken at 207-6264, providing your name, address, phone and types of items for sale **OR** send an e-mail to www.ranchodelcerroboard@cox.net with the same information. Remember we need at least 12 participants. Please do not wait till the last minute to contact us, as we need to know **NOW**.



WASTE MANAGEMENT:

Waste Management did not continue the special deal they provided us for one year. They indicated we could only continue that rate if all of our residents signed up for their service (which we knew they would not.) But the rates have not increased a significant amount.

Here's a hint for lowering the cost: Contact Waste Management and tell them you want to avoid the administrative fee



(See next page)

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 previous page)

- currently at \$4.00 - by having them send you the bill online, and have automatic deductions. This avoids them from having to produce a bill and mailing it out to you.

THIS AND THAT:

There have been a few comments from some neighbors about plants or other growth that is overtaking the roadways especially on Paseo de los Rancheros, where the median runs from Quetzal to Vientos. There are some places where traffic has to stop if someone is walking on the street. If you have one of these properties, please prune this vegetation. We thank you for your attention and cooperation in this matter.



Another issue to be aware of is buffelgrass. It is a non-native invasive grass introduced from Africa as forage for livestock and erosion control because it is very hardy and drought-tolerant. Unfortunately, it is also extremely invasive, robbing native

plants of water and nutrients, and is very flammable, burning at up to 1800 degrees Fahrenheit. It can kill our desert flora and also is dangerous to our property. So spend a little time and pull out this weed. You can also go to <http://www.buffelgrass.org> and click on "to register" for information on the various groups available to help you. You can also call 520-626-8307.



WEBSITE:

Some more changes: Please check the front page of our website for updated and new information. There is a new article on water leaks and what can be done about them. We will try to add new information monthly... Also, check out the Neighborhood Referrals section for a list of recommended contractors. This list is in the Bulletin Section of

the Website, and currently includes: Termite and pest Control companies (3); a Painter and a Landscape Company. If you would like to recommend any one you know, contact Ken Cooper.



FRIENDLY REMINDERS:

- Please pick up after your dog... help us keep our Neighborhood clean!



The speed limit is 25 M.P.H. throughout our Community



If you have another e-mail address for another member of your household who would like to receive The Rattler, please contact us at our e-mail address: ranchodelcerroboard@cox.net or call Ken at 520-207-6264.