

# 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](http://www.RanchoDelCerro.org)



March 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 Dir.	David Killen 743-0123
Newsletter Dir.	Pete Adamcin 869-8816

Contact us at: [ranchodelcerroboard@cox.net](mailto:ranchodelcerroboard@cox.net)

## The State of our HOA

by Ken Cooper, President

**A**fter a difficult year in 2013, I am pleased to say that our HOA is viable, healthy, and financially secure!

**A brief review:** We found out in March 2013 that because our CC&Rs did not specifically state that dues had to be collected, we were to be considered a voluntary organization. This is despite the fact that our Bylaws and Articles of Incorporation did indicate that dues were required. A landmark AZ case ruled in 2003 that CC&Rs must indicate the dues requirement. After further research, we announced this information to our 170 homeowners and asked for their opinion if they wished to continue the Association or not. The majority said yes, and were sent a brief legal document saying they wished to remain in the HOA. Dues statements were sent out in mid January 2014, and to date (March 15, 2014) we have 105 homeowners fully paid up, and a part of our new voluntary organization. The Board thanks you for your involvement and payment. At this point, there are a few homeowners that have not paid dues, and we are attempting to contact them and remind them to remit their payment.

For those who have not joined, they are no longer receiving the quarterly newsletter.

**Please be reminded that all lot owners are responsible for adhering to the CC&Rs even if they are no longer in the HOA.**

**Finances:** Major bills for the year of 2014 have now been paid, including:  
Insurance for the Association

and the Board: \$1063.00; AZ. Taxes: \$50.00, and Auditing of our accounting for tax year 2013: \$250.00. And, as of March 15th, we have \$4933.00 in our bank account.

## Annual Meeting

**T**he annual meeting of our HOA will take place on **Monday, April 21 at 6:30 PM** at the home of our President, Ken Cooper, at 5021 W. Paseo de las Colinas. Please mark your calendars and plan to join us, and meet some of your neighbors. Refreshments will be served. For those who cannot climb up the hill to the back of the home, please call Ken and we will make arrangements to drive you up. **Please bring a folding chair.**

Besides a review of the last year, and asking for recommendations from the audience for items to look into for this year, we will have a special presentation from our Finance Director and Webmaster, Seve Casanova, on the use of our newly revised website. We will have a live demonstration of the website, and what you as a homeowner can do with it.

## Website Updates

by "Seve" Casanova, Treasurer and Website Director

**A**s technology continues to evolve, we feel that it is important to offer some of the latest tools that today's high tech market has available. One of these tools includes our newly redesigned website. Please visit: [www.ranchodelcerro.org](http://www.ranchodelcerro.org) to find new

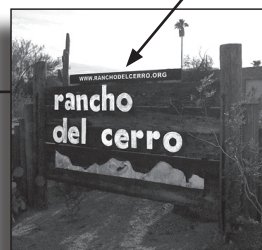
features such as the ability to create a user to manage your account with the HOA. When you create an account on our website you can view your previous payments and update your contact information. We are currently working on having the ability to pay your dues on-line (which will help the Association save money and trees (postage and printing paper), so be sure to look out for that. On the home page of the website you can find posts from the board about news in our community or announcements for upcoming events. In the bulletin section, you can report any suspicious activity you have seen in the area. Also

on the bulletin page, you can read stories posted by neighbors about wild animal sightings, or post your own stories. We also have a new Facebook page where you can see important information related to our community. Be sure to "Like" us on Facebook using the link from the contact page. We hope that you will enjoy these great tools and resources and find them useful. If you would like to leave feedback, we would love to hear from you! Be sure to drop a comment via our Facebook page or message us through the feedback form on the contact page of our website.

## Signboard

**I**n case you had not noticed, the website sign on top of the Rancho Del Cerro Sign (West side) has been painted and now stands out much better than previously. Thanks to Board members

(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)

Pete Adamcin and Seve Casanova, for their work on this project. New batteries were also put in on the East side sign, and it is now better lit.

### E-mailing the Next Newsletter

In keeping up with technooogy, and to reduce the costs of stamps, paper and reproduction, we will be attempting to mail the next newsletter by e-mail to those who have given us an e-mail address. This newsletter should be ready for delivery in July or August, and will, among other things, announce the **ANNUAL YARD SALE**. Ken has been attempting to obtain e-mail addresses over the last five years, and now has a majority of our homeowners with an e-mail address. However we do realize that for one reason or another, e-mails do change. So please e-mail the Board at [ranchodelcerroboard@cox.net](mailto:ranchodelcerroboard@cox.net) to confirm your e-mail address. Please include your name with this e-mail. If there are two different e-mail addresses in the house for two different people, please also let us know. For those that do not have e-mail or those for whom we do not have a valid e-mail address, we will send the newsletter by regular mail. If there are any questions or comments on this, please call Ken at 520-207-6264.



### Architecture

Please remember that all renovations, painting of the outside of your home and any other modifications must be approved by the Architectural Con-

trol Committee, headed by David Killen. The form to send in is listed under the Documents section of the website. If you have any questions, please contact David at 520-743-0123 or at our e-mail at [ranchodelcerroboard@cox.net](mailto:ranchodelcerroboard@cox.net). This obligation is required even if you chose not to remain in the voluntary organization, as the CC&Rs still apply to all people living within lots 1-179.



### Street Maintenance

Ken Cooper has received a few calls from residents about the problems of some of the streets breaking away at the edges, and he is in the process of contacting Pima County Street maintenance section to enlist their help and support in resolving this problem. If you know of any such areas, contact Ken by phone or at our e-mail address. Please remember that our streets are not private streets - they are maintained (or supposed to be) by the County. Let us hope they will respond positively.



### Neighborhood Watch

The Chair of our Neighborhood Watch is moving out of the state, and this position is open. We also need more people to volunteer to be on this committee. This group is for the benefit of the Neighborhood, and depends on Volunteers, so STEP UP and Volunteer. It does not require a lot

of time. If we do not have a viable ongoing Neighborhood Watch group, then we are in danger of the Street signs warning that this is a Neighborhood Watch area being removed. You do not need to be a member of our Association to be in the Neighborhood Watch Committee; just live in this area.

If you, or anyone you know is interested in joining, please contact Ken Cooper and he will pass it on.



**DON'T FORGET the ANNUAL MEETING APRIL 21st 6:30 pm**

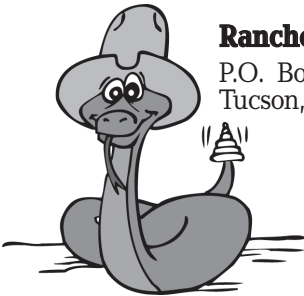
### FRIENDLY REMINDERS:

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



- The speed limit is 25 mph throughout the Community

**SPEED LIMIT 25**



**Rancho del Cerro Neighborhood Association**  
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**THIS ISSUE IS CHOCK FULL OF NEWS!**

DO NOT FORWARD