

ANNOUNCEMENT OF ANNUAL MEETING AND REVIEW OF OUR HOA

The annual Association Meeting for The Community Association of Rancho del Cerro will take place on **Monday, April 27, 2015 at 6:30 PM.**

The meeting will be held at **4010 N. Placita de Arriba.** For those of you who are not familiar with this street, it is near the East end of Placita de Los Vientos, and goes south. This house is at the far end of the cul de sac (Look for Old Glory and the Navy flags). As usual, please bring a folding chair for each person attending.

Refreshments will be served!

The meeting is expected to be short. We will in part review the following:

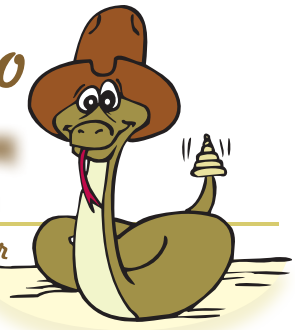
As of this writing (at the end of March) about 90% of our residents have paid their yearly dues of \$25.00, and we are attempting to remind those who have not yet paid, that we are asking for their dues, as we cannot run the Association without dues payments. About 70% of the residents are now voluntary members, with about five homes currently for sale. When these people move in, the Board will review the benefits of joining the Association with each new resident.

Our major bills for the year have now been paid including Association Insurance, AZ state taxes and audit-

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



April 2015

ing of our accounting for tax year 2014 and, at this point, we have \$6,154.68 in our bank account.

We will also discuss the future of the Association and what the residents want.

Architectural Requests

We have had a number of requests for architectural changes, and all have been reviewed and approved. These range from installing solar systems, to putting in a shed, to redoing the fencing and back yard landscaping, to outside painting. Please remember that all work outside the home does require approval of the Architectural Committee, even for those who are not voluntary members of the Association.

The CC&Rs do require all homes to comply with the Architectural Guidelines. Please see the Architectural Request form as listed under the Documents section of the website for a copy of the form, or contact our Architectural Director, David Killen at 520-743-0123, or at david@ranchodelcerro.org.



Street Repairs

I have also contacted Pima County Street Maintenance Section to remind them that we have requested some street repairs where the paving is breaking away from the edges. I am also checking to see when the repaving of all of our streets will occur, as the gas line work winds down. Please remember that our streets are **NOT** private streets and that they are supposed to be maintained by the County.

E-mail Contact

As most of you know, we are attempting to save some of your money by sending out our quarterly newsletter as well as our annual dues statement by e-mail. This helps reduce the expense of printing, paper and stamps. So if we do not have a current e-mail for you or members of your household, please contact us at ken@ranchodelcerro.org. If you are not sure what e-mail we have listed for you, just send the emails you have and we will double check that they match our current records.

Likewise, if you have a new or different phone number, please let us know, so we can update our records.
(Continued)

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.**

BOARD MEMBERS

President	Ken Cooper 207-6264 • ken@ranchodelcerro.org
Vice-president	Dick Zeiner 856-264-1658 • dick@ranchodelcerro.org
Treasurer	"Seve" Casanova 261-7383 • seve@ranchodelcerro.org
Secretary	Ike Gaskin 207-6264 • ike@ranchodelcerro.org
Architectural Director	David Killen 743-0123 • david@ranchodelcerro.org
Newsletter Director	Pete Adamcin 869-8816 • pete@ranchodelcerro.org

Contact us at: contact@ranchodelcerro.org

New Board Member Needed

We are also looking for one new Board Member to fill the position of Secretary. The duties include taking the minutes of the four quarterly meetings and the annual meeting.



There are talking points available for each meeting so the note taking is not hard. If interested, please let Ken Cooper know at 520-207-6264 or ken@ranchodelcerro.org. Thank You.

Ken Cooper, President

BUFFELGRASS

This is just a reminder that it is buffelgrass season again. Buffelgrass 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 up to 180 degrees fahrenheit. This is very dangerous, because if a fire starts, buffelgrass burns very fast, and can cause extensive damage to your property and



home. You can go to <http://www.buffelgrass.org> for more details and the various groups available to help you. Please remove any buffelgrass from your property. Your neighbors will also thank you!

NEIGHBORHOOD WATCH

This is YOUR neighborhood, and we are still looking for a few more residents either in our Association or just in our neighborhood, to help us with our Neighborhood Watch Program. This committee is for the benefit of our neighborhood, and it depends on volunteers, so please STEP UP and volunteer. It does not require a lot of time. There is generally one meeting a year. If you or anyone you know is interested in joining, please contact our Chair, David Killen at 520-743-0123 or at david@ranchodelcerro.org.



COMMUNITY YARD SALE

As in past years, we will plan to have a Community Yard sale in mid to late October. So save any items you may want



to get rid of until then. An announcement of the specific date will appear in the next quarterly issue of The Rattler. We need 12-15 families to participate to make this a worthwhile event. If you have any questions, contact Ken Cooper.

SUMMER JOB:

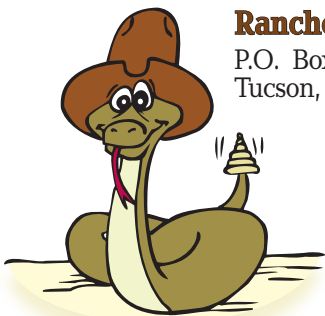
We are in need of a person to water our plants a few days a week during the summer season. If interested please call me at 520-270-3716. Thank you. Mark Losleben

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



Rancho del Cerro Neighborhood Association

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

YOU'RE INVITED TO THE ANNUAL MEETING!

DO NOT FORWARD