

## ANNUAL YARD SALE

Our annual yard sale will be on Saturday October 24th (from 8 AM to 2 PM). We need a sufficient number of participants (at least 12 households) for this event to occur. Here is how it will work:

**1) Contact Ken Cooper** at [ken@ranchodelcerro.org](mailto:ken@ranchodelcerro.org)

or at 520-207-6264 to let him know that you wish to participate. We need your name, address, phone number and the type of items for sale.

Please make this contact as soon as possible but no later than October 10th.

**2)** We will provide signage from Silverbell and Camino del Cerro all the way up del Cerro to our development at the corners of Sueno, Rancheros and on to Colinas. You will need your own sign at your home and also on the corner of the main street in our development to your home.

**3)** The Board will also put ads in Craig's list, etc. to advertise our sale.

**4)** We will also have a map at the beginning of our development to all homes in the sale.

**5)** Please remember that we need **YOUR** participation to make this successful.

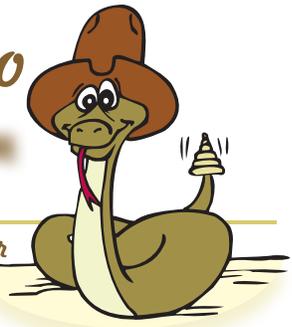
## A REVIEW OF THE APRIL 2015 ANNUAL MEETING

Ken Cooper, President, opened the meeting at 6:30 pm by thanking all for attending. He also thanked Pete Adamcin for

# 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)



August 2015



the use of his driveway for the meeting. For the benefit of a few new people at the meeting, Ken very briefly reviewed

the changes in the last two years mandating that we change from a mandatory association to a volunteer association. Ken then introduced the Board Members. Our current status: 112 voluntary members, or about 66% of the total of 170 units.

There are five homes for sale and three homes awaiting final status. Ken disclosed how he contacted all new homeowners and discussed the benefits of membership.

**• Dues paid:** 103 out of 112. This is about 92%. Ken is still following up with all those who have not paid. There was a discussion on how to get the rest to pay. The payment deadline was Feb. 15th. The Board agreed that we did not want to attach a late fee for a volunteer organization. Most paid by snail mail. In addition, 18 paid by Paypal, a new system we used this year. Hopefully use of this system will grow each year.

**• Finances:** Ken then introduced

our Treasurer, Seve Cassanova, who reviewed our finances. Money in our account is now \$6,337.38. We saved some money this year by lowering our payment for insurance, since there are fewer homes in the HOA, and also lowering costs for the Rattler, since most are now going out via e-mail, thus saving on reproduction and mailing costs. Seve also reviewed the

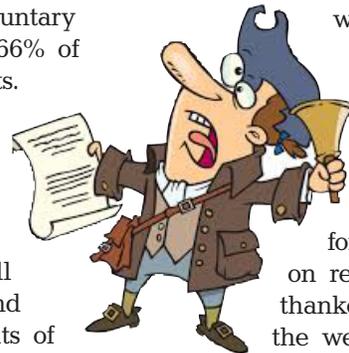
website and the many topics included on it, i.e., all pertinent HOA

documents, neighborhood referrals, relevant contact information and notices.

The attendees were asked for suggestions to our page on reliable contractors. Ken thanked Seve for all his work on the website which is truly 'world class'.

**• Architectural Control:** Ken reviewed some of the requests we have had during the last year including outside painting of the home; adding a swimming pool; solar panel installation; landscaping a back yard and new fencing. Ken reminded the attendees that all outside architectural changes need the approval of the HOA, even those who are not voluntary members.

**• Neighborhood watch:** David Killen, Neighborhood Watch Cap-  
*(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.**

### BOARD MEMBERS

President	Ken Cooper 207-6264 • <a href="mailto:ken@ranchodelcerro.org">ken@ranchodelcerro.org</a>
Vice-president	Dick Zeiner 856-264-1658 • <a href="mailto:dick@ranchodelcerro.org">dick@ranchodelcerro.org</a>
Treasurer	"Seve" Casanova 261-7383 • <a href="mailto:seve@ranchodelcerro.org">seve@ranchodelcerro.org</a>
Secretary	Ike Gaskin 207-6264 • <a href="mailto:ike@ranchodelcerro.org">ike@ranchodelcerro.org</a>
Director-at-Large	George Lord (O)301-7372 • <a href="mailto:george@ranchodelcerro.org">george@ranchodelcerro.org</a>
Architectural Director	David Killen 743-0123 • <a href="mailto:david@ranchodelcerro.org">david@ranchodelcerro.org</a>
Newsletter Director	Pete Adamcin 869-8816 • <a href="mailto:pete@ranchodelcerro.org">pete@ranchodelcerro.org</a>

Contact us at: [contact@ranchodelcerro.org](mailto:contact@ranchodelcerro.org)

tain, reviewed the need for more people to join this group. A newer homeowner, George Lord, agreed to join. David also said he has some signs available to put in your window that indicate that you are in a Neighborhood Watch area. George also mentioned that there is a computer app for 'crime reports' that people can use to check out individual neighborhoods.

- **Street Repairs:** Ken indicated that either this week or next, his contact with Pima County said they would act on his request to fix some of the pavement on Paseo de Los Rancheros where the street is buckling. They already acted on another recent request to trim or cut down some brush on the corner of Camino del Cerro and Paseo del Sueno where the bushes made a line-of-sight difficult for turning.

- **Annual Yard Sale:** Tentative date is Saturday, October 24th. (See separate article)

- **Neighborhood BBQ:** We had them for a few years and they were not very well attended. People at the meeting indicated they would like to see them again. George Lord told how it was done as a street event where he last lived.

- **Board Position Open:** The position of Secretary is open. At this meeting no one volunteered. Anyone interested should contact Ken. The Future of the Association: Ken asked for thoughts about the future of the Association and what, if anything, people wanted. There were

no general ideas or suggestions. The meeting was adjourned at 7:30PM.

*Respectfully Submitted by Ike Gaskin, Secretary*

## HELPFUL HINTS

Since things seem to be going smoothly in our HOA, we thought it would be a good idea to provide some helpful hints to homeowners. If anyone has some other helpful hints please send them to us for the next issue of the Rattler.



...from Consumer Reports, June 2013 - "Going Away? Keep burglars at Bay"

### Outside your home:

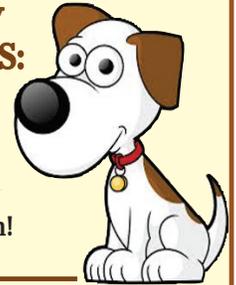
- Stop your mail and newspaper or ask a friend to pick it up daily.
- Ask a trusted neighbor to park in your driveway and to come inside occasionally and change the curtain positions.
- Install motion sensor lights where a burglar can't unscrew the bulbs.
- Follow the 3/6 rule: Trim shrubs in front of the house to no higher than 3 feet from the ground and trim trees so that the lowest branches are at least six feet up.
- Don't hide a spare key anywhere that is remotely obvious

### Inside the house:

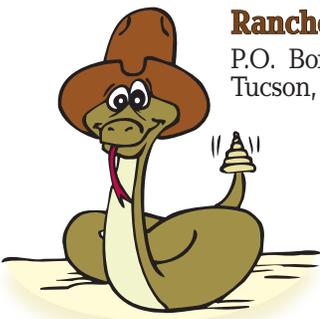
- Keep empty boxes (especially from pricey items) inside the garage until garbage day.
- Cover garage windows so that no one knows whether a car is inside.
- Lock up ladders and tools that could be used to break in.
- Leave a radio on, tuned to a talk radio station.
- Turn down the phone ringer.
- Put lamps on a timer.
- Consider placing safety film over windows near door handles to make glass hard to smash.
- Hide valuables well.
- Bolt down safes so they can't be picked up and carried out.
- Place a solid stick in slider tracks of windows and doors.

### 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

**ANNUAL YARD SALE NEWS AND LOTS MORE!**

DO NOT FORWARD