

Annual Community Yard Sale

For the last number of years, we have held a community Yard Sale, as long as we have at least 10+ participants. Last year we did not have sufficient numbers, and because of the work involved for the Board, we did not hold it.

We are trying again on **Saturday October 28th from 8AM to 2PM.**

Here is how it works: If you want to participate, contact our President, Ken Cooper at 520-207-6264 or at: ken@ranchodelcerro.org The deadline for contact participation is **Monday October 16th**

Please provide the following information: name, address, phone number, e-mail, and the type of items you plan to have in the Yard Sale.

Our Board will provide signs from Silverbell down Camino Del Cerro to Paseo De Los Rancheros. Then the participants will have a sign close to their home and one more sign in front of their home. Most people have their goods for sale in their garage; others put them in their driveway. We will also have maps of all addresses of sale sites for those coming to the Yard Sale.

So it is up to YOU if you want to hold this event. Please remember that we need at least 10 participants.

New Solar Light, and Cleaning of the Area

At our Annual meeting in April, resident **Jeff Coffeen** mentioned that there was a dead Palo Verde tree around 4 Saguaros by the west side Rancho Del Cerro signboard, and it made the area look unruly. Jeff indicated he would help us clean up the dead tree. A few days later, Jeff and Ike Gaskin and Ken Cooper did clean up the area, and it does look much better and makes the saguaros stand out. Thanks again, Jeff for your help! Our solar light has been lighting up

Rancho del Cerro Rattler

Where friends and neighbors come together

The Community Association of Rancho del Cerro
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the signboard for five years. In the last few months, the battery did not last long, and we discovered it was not the fault of the battery, but rather, that the unit itself was not taking the charge. It was time to buy another one!

We talked to resident and a former HOA President, **Van Pershing**, and after looking at the current solar light, he agreed it could not be fixed, and he checked out some new ones. Van found a new one, which is brighter, and less expensive (\$149.99) and installed it. We thank Van for his help and support. ... At our quarterly meeting, held on Sept 5th, we discussed the new solar light, and how well it appears to be working. We took Van's suggestion, and have ordered the same type of solar light for the East facing sign. It should be installed shortly, or may even be up and running by the time you receive this edition of The Rattler! Thanks again

Van for all your help!



Brief Review of the April 2017 Annual Meeting

About 25 people showed up for this BBQ/Annual Meeting. Hamburgers with all the trimmings were served by the HOA, and there were lots of

appetizers and desserts supplied by the residents. There was an opportunity for all people to introduce themselves and where they lived within the neighborhood.

There were a few new residents, and they were welcomed by all... Ken Cooper reviewed a few items from the last year:

- We had the county fill a few potholes in the roads.
- The battery for the solar light at the signboard was replaced a few times.
- We continued to send out the



BOARD MEETING

quarterly newsletter, as well as occasional e-mail blasts when necessary.

- We are saving a great deal of money by not printing and mailing the newsletter, but sending all (but about 12) to residents via e-mail.

- We discussed cutting back on some vegetation along our roads, (and Ken contacted the County to do this)

- We discussed Waste Management and the ways to reduce your bill. We discussed the website "Nextdoor Rancho Del Cerro" which has a lot of local information.

- Our cash on hand at the time was \$9369.57

- Ken asked for Volunteers to help on the Board. No one came forward.

(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 • ken@ranchodelcerro.org
Vice-president Dick Zeiner 856-264-1658 • dick@ranchodelcerro.org
Treasurer George Lord (C)301-7372 • george@ranchodelcerro.org
Secretary Ike Gaskin 207-6264 • ike@ranchodelcerro.org
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Contact us at: contact@ranchodelcerro.org

Annual Meeting, Continued

Steve from Tucson Exterminating spoke to all of us about our Pack Rat Problems, and ways to combat them. He answered many questions from our residents.

Then our main Speaker, Sheriff Napier arrived and he spoke for about ½ hour and gave us his vision for the Sheriff's Department. He spoke about what he is doing to control costs, as well as some reorganization that he is doing. He also spoke about the Border wall, and numerous other subjects related to his department. Many questions and answers followed.

What signs tell you it is Time to Paint the Exterior of Your Home:*

In the desert, the exterior of your home can take a real beating. But repainting those outside walls is a job that many Arizona homeowners fail to do often enough. Even though quality painting can cost you from \$2,500 to \$5,000 for the average-sized home, painting every five or six years is cheaper and less trouble than repairing weather-beaten wood and stucco that fresh paint might have saved. Remember, that thin coat of paint is the main protection for your house from the super-hot sun in Arizona.

Signs of Trouble:

How do you know when it's time to paint? Joe Campbell of the Arizona Painting Co. outlined these possible signs of trouble:

- Run a dark towel over the stucco on the south and west side of your home. If you see chalking paint

coming off or if it comes off on your hand, it's a sign that your paint is turning to dust.

- Inspect the stucco for cracks around windows, by the corners and along the foundation. If any cracks are thicker than a business card, it's time to paint.

- Check for peeling paint on wooden trim on your house – the eaves and the fascia. If it's peeling, it's no longer protecting that wood.

- Look for rotted wood on the eaves or the corners of your trim. A dark area may be an area of dry rot that needs replacing.

- If you have wooden siding check near the foundation to see if the siding is bowing out or bending. Look for peeling paint on the foundation as well.

- If you have a patio ceiling covered in drywall as is the case with many homes in Central and Southern Arizona, look for tape seams coming loose, cracks appearing or texture coming off.

Proper Painting

When you are ready to paint, here are the steps the painter that you hire should take in repainting your home:

1-Cleaning: The entire house should be pressure-washed to clean up the surface.

2-Clearing: Then rocks and soil should be moved away from the foundation so that painting can be done below the grade of the house.

3- Repairs: Any loose or peeling

paint should be removed from stucco or wood and needed repairs should be made. Holes and cracks in stucco should be filled, the drywall on the patio should be retextured if needed.

4-Caulking: Caulking should be done around doors and windows. Bare surfaces should be primed with paint.

5- First Coat: Then repainting should begin. Always use high-quality 100 percent acrylic flat paint for doing the outside of your house.



6- Second Coat:

After spraying on the paint, painters should back-roll using a roller that has been dipped in paint again to work the liquid into the stucco. If you're changing

the color of the house you may need another coat to properly cover the original paint job. Sometimes you might need a second coat anyway.

7- Final Touches: Finally, the painters will be painting the doors and trim with semi-gloss and there will be touch-ups done on the rest of the job.

Now it's time to step back and admire the finished product. The paint manufacturer may tell you that your beautiful paint job will last six or seven years, but as we said earlier, that might not necessarily be true in Arizona. So, keep an eye out for future problems, and please, don't wait as long as you did the last time.

*(This article is a reprint of an article by "Rosie on the House" who has a radio show on Saturday mornings on AM 790).

TRY THIS ONE ON FOR SIZE!

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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

