

Best Wishes

Rancho del Cerro Rattler



Where friends and neighbors come together

The Community Association of Rancho del Cerro
P.O. Box 85074 • Tucson, Arizona 85754-5074
www.RanchoDelCerro.org

January 2018

The Members of the Board of Directors of the Community Association of Rancho del Cerro hope that all of you had an enjoyable Holiday Season and we extend our best wishes for a good, safe and healthy New Year!

ANNUAL DUES

Well, it is that time again. Our annual dues notice for the management of the Association will be e-mailed out, about January 15th, so be on the lookout for it in your e-mails. For the few of you that do not have e-mail accounts, we will snail mail the bill. Dues will remain the same - a low \$25.00 per year!

DUES
\$25.00

As you all know, we are a voluntary organization now, and depend on your cooperation and concern for your neighborhood to pay your dues. The members of the Board of Directors diligently work on their various responsibilities and we believe we are a viable worthwhile organization. So, please cooperate and send in your dues as soon as possible. Please no later than the 15th of February.

In the past, we have had to spend many hours contacting those both by phone and e-mail who forgot about paying their dues, and we do not like being "bill collectors". ...Just mail your checks to our post office box address:

The Community Association
of Rancho Del Cerro
P.O. Box 85074
Tucson, AZ 85074-5074

(You can also use PayPal to

pay your dues. They do charge a service fee of \$1.00.

What do we do ?

For those who are new in the HOA, this question often comes up, and even those who have been here for a while may wonder, so here is a brief listing of but some of the things we do:

1) Send out a quarterly newsletter to inform our residents of what is going on, what things to be aware of, and upcoming events.

2) Maintain and upgrade our website- www.RanchoDelCerro.org.

The architectural request form, former newsletters,

and a list of neighborhood referrals, as supplied by our homeowners, are on this site as well as our By-laws, and a copy of our CC&R's.

3) Sending out e-mail blasts as the need arises for urgent situations. In the past, this has included warnings about snakes coming out early in our area, as well as some car break-in situations.

4) For the last few years we have combined our Annual meeting with food. The HOA has supplied hamburgers/buns and all the trimmings, and the members have supplied other items to share. We have also had guest speakers, including two Pima County Sheriffs, a Northwest Fire Dept. representative, a Pest Control expert, and a representative of the

solar community. Any suggestions for this year's Annual meeting would be welcome - so please contact Ken Cooper at 520-207-6264 or at ken@ranchodelcerro.org.

5) For the last five years or so, we have held an Annual Community Yard Sale. We need at least 10 homeowners to participate as there is a lot of work involved for The Board to put on this event. One year we only had four respondents and could not hold it.

6) Contact with the County: As you know, our streets are serviced by the County. Often I have been contacted by residents about 'potholes', trimming of county vegetation near the roads, or other similar problems. I have developed special contacts with the County and have more 'pull' than an individual calling into them. The County has responded in each case, and have resolved the problems cited within about three to four weeks.

7) Architectural Control: Our CC&R's require that all outside work - be it the building of fences, painting of your home, or other outside work on your property - require the approval of the architectural committee. In almost all cases, these issues are approved, and resolved, with the approval of the Board. By the way this requirement for HOA approval applies even if you are not a member of the HOA, as it is a requirement of the CC&R's.

8) Lighting of the solar signs at corner of El Camino del Cerro and Paseo de los Rancheros. This past

(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	Open
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
Webmaster	"Seve" Cassanova 261-7383 • seve@ranchodelcerro.org

Contact us at: contact@ranchodelcerro.org

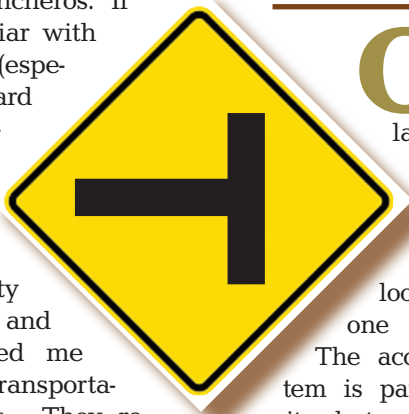
year, the solar light on the West side died." We did some research and found a new, brighter solar light at a reasonable cost. We liked it so much that the Board agreed to install one on the East side. So now both side are lighted. We hope you like these changes.

Suggestions Welcome

What more can we do? We are asking for input from our members. If you can suggest anything else we can do or an event for the Association to get involved with, please contact any of our Board Members listed at the bottom of the front page of this newsletter.

Warning Sign upon Approaching Paseo de los Rancheros:

It was brought up at the last Annual Meeting, and a few other meetings, that we contact the County in order to get a warning sign on El Camino del Cerro going West before you reach Paseo de los Rancheros. If you are not familiar with the area, it is (especially at night), hard to see when Rancheros comes up. I contacted Sharon Bronson's office (our County representative) and her office referred me to the County Transportation Department. They reviewed the request, and turned it down mainly because Rancheros only runs to the South, and not to



the North as well. That is, it is not a cross street. They did install a bigger Street sign at the corner of Rancheros, when I made the same request a number of years ago.

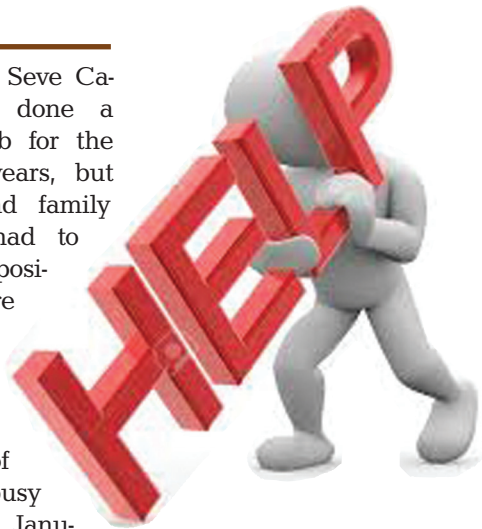
Annual Meeting

Our Annual meeting will be held, as usual, in late April. This is a time to meet neighbors, have some good food, and review what has been going on during the last year. The exact date and location will be announced in the March edition of The Rattler.



Help Needed

Our Treasurer, Seve Casanova, has done a wonderful job for the last number of years, but due to job and family needs, has had to leave this position. So we are looking for someone to help out. The accounting system is part of our website, but only for the use of the Board members. The busy time for this job is between January and March, when checks flow



in. The rest of the year does not require a great deal of time. Ken Cooper can help you get up to speed. All we need is a willing person. We are also in need of a Secretary. We have four quarterly meetings and our annual meeting, and I prepare talking points, so the minutes are easy to take.

Please remember that this is YOUR HOA, and is member driven, which keeps our dues low.... So please pitch in and help! Call Ken at 520-207-6264 or at ken@ranchodelcerro.org.

TRY THIS ONE ON FOR SIZE!

8			9	6		1		
7		1	8		4			
6	3			1		8		
5	2							
			2		6			
							9	2
		5		2			1	6
			3		7	2		5
		4		5	1			8



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

