

HAPPY NEW YEAR

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 2020

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! Many homes in our neighborhood had some very nice decorations for Christmas, and it was very pleasant to see all the lights!



ANNUAL DUES

Yes, it is that time of year again. Our annual dues notice for the management of the Association will be e-mailed to you on or about January 15th, so be on the lookout for it in your e-mails. (For those few of you that do not have e-mail accounts, we will snail mail this bill). **Please ensure that you add our address of: contact@ranchodelcerro** to your e-mail contact list so that you receive our newsletters and e-mails.

Dues will remain the same – a low \$25.00 per year.

Since 2013, we have been a voluntary organization, and depend on your cooperation and concern as well as your payment for our expenses to run this organization.. The members of the Board of Directors volunteer their time and work diligently on their various responsibilities and we believe we are a viable and worthwhile organization.

We ask for your attention to pay your bill in a timely manner – no later than February 28th.

We have had to spend many hours during the last few years contacting by phone, e-mail or snail mail those who have been delinquent in their payment and we do not like having to be “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 DOES THE ASSOCIATION DO?

This question does come up, especially as new residents move in. So, here is a brief listing of some of the things that we do:

1) We send out a quarterly newsletter to inform residents of what is going on in the neighborhood, and to be aware of upcoming events.

2) We maintain and upgrade our website - www.Ranchodelcerro.org. The architectural request form; copies of former newsletters; and a list of neighborhood referrals as supplied by our residents are on this site, as well as our Bylaws and CC&R's.

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

4) Our Annual meeting, in late April, is combined with a neighborhood potluck, and a speaker of interest to our residents. The HOA supplies hamburgers/buns, and all the trimmings, and the residents supply items to share. It is a good time to meet and greet neighbors. Speakers in the past have included two Pima County Sheriffs; a Northwest Fire Department representative; a Pest Control expert; a representative of the solar community; our Pima County District Supervisor and a representative of the Pima Animal Control Center. If anyone has a suggestion for this year's speaker please contact our President, Ken Cooper.

5) We also hold an Annual Community Yard Sale, as long as about 10 residents are interested in participating. The HOA provides the signs to our neighborhood as well as the advertising, and directions to each participants home,

6) We are also in contact with the County Maintenance Department to work on our streets and fill in

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 (C) • dick@ranchodelcerro.org
Treasurer	David Warnes 331-3292 • david@ranchodelcerro.org
Secretary	Sue Sirkus 390-5974 • sue@ranchodelcerro.org
Architectural Director	Jeff Coffeen 743-5087 • jeff@ranchodelcerro.org
Newsletter Director	Pete Adamcin 869-8816 (C) • pete@ranchodelcerro.org
Webmaster	"Seve" Cassanova 261-7383 • seve@ranchodelcerro.org

the potholes. Ken Cooper has developed special contacts within that department, and last year in April, we reviewed all streets within our Association, and gave the County a list by address. The County then came in and filled in about 26 potholes. Because we are a recognized Association, we have more 'pull' than an individual calling in. It usually takes them about 3-4 weeks for them to respond to our requests.

7) Another responsibility we have is to enforce our CC&R's, which require that all work outside of your home be it building of a fence, house painting, adding outside sheds, or a building addition, do require the approval of the architectural committee. Even if you are not a member of the HOA, it is a requirement that all homeowners adhere to these guidelines.

8) Lighting of the solar signs at the corner of El Camino Del Cerro and Paseo De Los Rancheros. On occasion, these solar lights burn out, or have another problem, but we do get the issue resolved, usually with the voluntary help of Van Pershing, a resident of our HOA.



THE POT HOLES IN OUR STREETS:

For the last few years, the Association, through President Ken Cooper asked the maintenance section of Pima County to repair specific locations within our neighborhood's streets, We were pleased with the County's responsiveness and with the repair work. Ken has offered to contact them again once this rainy season comes to an end- probably at the beginning of March. Soon thereafter Ken and the Association's Architectural Director, Jeff Coffeen will examine street conditions, develop a list of pot holes and submit the list to the maintenance department for repair. If there are any holes, severe dips or ruts on your

street you'd like Ken and Jeff to be aware of, please send an email with details to ken@ranchodelcerro.org. Last year the work was accomplished in about a month, and we are hoping for the same time frame this year.



I/10 RUTHRAUFF/CAMINO DEL CERRO CONSTRUCTION

The Interstate 10/Ruthrauff Road traffic interchange will be reconstructed to improve traffic operations on both roadways. Key elements of the project:

- Lower I-10 to go beneath Ruthrauff Road
- Raise Ruthrauff Road to go over Davis Avenue/ Highway Drive, the Union Pacific Railroad and I-10
- Widen I-10 to four lanes in each direction
- Widen Ruthrauff Road to

two lanes in each direction

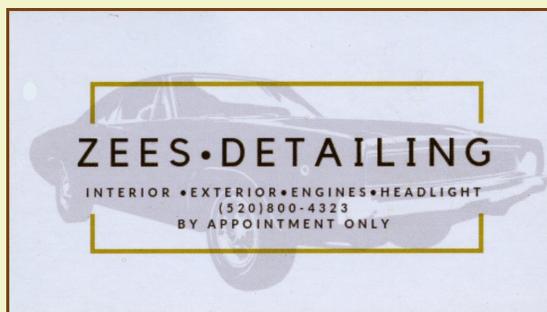
- Reconstruct the I-10 frontage roads to connect to the elevated Ruthrauff Road
- Ruthrauff Road will close to all traffic at I-10 for up to 24 months. Business access will be maintained throughout the project. The project, as you can see, is underway, and as we currently understand it, closure of Ruthrauff is expected to happen in January or February.



SUGGESTIONS WELCOME

What more can we do?? We have asked this question almost yearly and rarely, if ever get any suggestions. We welcome input from our members for any suggestions or for an event for the Association to get involved with. Please contact Ken Cooper if you have any thoughts concerning our Association.

Our resident Ezeekiel Alva, owns this detailing business and, since he lives here, ads are published at no cost, as long as there is room within



PLEASE REMEMBER

that this is YOUR HOA and that it is member-driven, which keeps our dues low. So please pitch in and help, **AND PAY YOUR DUES IN A TIMELY MANNER!**

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.

