

ANNUAL MEETING  
AND ANNUAL YARD  
SALE



When we last communicated with our residents in the April 2020 newsletter, we indicated that the Annual Meeting, which is usually held at the end of April each year was postponed due to the recommendations of the Centers for Disease Control to slow the spread of the COVID 19 virus through social distancing.

We had hoped to hold this Annual Meeting in October or November of this year, but while the COVID 19 situation appears to be somewhat better now, the Board has agreed to NOT hold a meeting this year. Instead, we will enumerate below the highlights of this year's activities:



Finances:

**Expenses:** The following items are included: Website charges; Board Insurance; Legal fees; and Office expenses have been paid. By using residents' e-mails to communicate during the last number of years, we have significantly reduced our expenses by not having to print and mail out newsletters and bill payment notices.

# 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

A cartoon illustration of a rattlesnake with a friendly face, wearing a brown sombrero and holding a small yellow bell in its right hand. The snake is coiled and looking towards the left.

October 2020

**Credits:** Almost all HOA residents paid the annual dues of \$25.00. About 65% paid their dues in a timely manner, and we thank you for your cooperation. PLEASE be reminded that we are self-governing, and all board members are volunteers - so the extra time required to contact those who do not pay in a timely manner is very significant for our President, Ken Cooper.

The current bank account indicates a balance of \$13,503.17.

**Dues:** Dues notices will be sent out again in mid-January 2021 and are due by March 15th 2021. As usual, to save postage costs, the notice is sent out via your e-mail account on file. If you have changed your e-mail address, please let us know. And please ensure that you have our address: [contact@ranchodelcerro.org](mailto:contact@ranchodelcerro.org) to your e-mail contact list so that you receive our newsletters, bill payment information, and any e-mail blasts that we occasionally send out. If you do not have us on your contact list, all information we send you is likely to go to SPAM, and you may not receive any communication from us.

Street Repairs:

For the last number of years, Ken Cooper, along with Architectural Director, Jeff Coffeen, have reviewed our streets, and made note of all the potholes

or street repairs that we can observe. Once we have the list, with specific addresses and locations of all homes within our HOA, that list is sent to the street maintenance section of Pima County. This year the list was sent on February 24th and all the work was accomplished within a month.



We have also asked this department to look at repaving all our streets but do not know if this will be accomplished in the near future.

Architectural Requests:

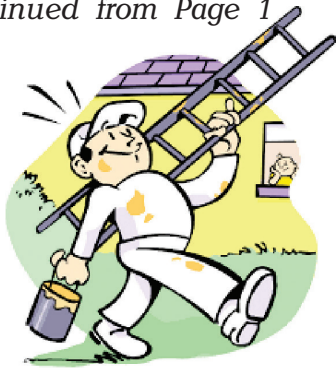
Please note: all work outside the home requires architectural approval prior to starting the work. And please remember to give the Architectural Committee, and Director Jeff Coffeen, time to review the project. One of our duties as a Board is to maintain the standards as set by our CC&Rs

We have had a number of requests this year, including house painting, carports and even some additions to the home. One new home building

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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>
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plan was approved on one of the few remaining empty lots. As a Board, we are generally very amenable to most requests, and will make every effort to work with homeowners. Our Director, Jeff, is a retired landscape architect, and thus can help out in many ways.

### Annual Yard Sale

For most years during the last decade, we have held an Annual Yard Sale for the Community in October. Signs were placed from Camino del Cerro/Silverbell to Paseo de los Rancheros, and then those who were parti-



cipating put up an individual sign marking the way to their property. Ken Cooper also printed out a map to all homes participating in the sale. We also advertised in the Tucson Newspaper. Most years we usually get at least 10 participants to join in and we often have over 200 people seeking "a bargain of a lifetime!" Again, because of the Pandemic, we have decided that it was best to cancel the event for this year.

### Winners and Favorites

**O**n September 27th, the Arizona Daily Star published its magazine of Readers Choice 2020. This is a list of 48

pages of almost everything you may want; restaurants, services, entertainment, etc. If you did not receive it you may wish to contact the Arizona Daily Star to see how to get a copy!

### WELCOME NEW NEIGHBORS.



**T**his has been an active year in the Real Estate market, and some more of the beautiful homes in our neighborhood have sold. Market conditions are doing very well in this area. Please welcome the following new neighbors:

Joseph and Imelda Austin  
4822 W. Paseo De Las Colinas  
Andrea Falconieri  
4425 N. Placita De las Colinas  
Alicia and Erik Larson  
4385 N. Paseo Rancho  
Kimberly Olson & Brian Poe  
4871 W. Placita de las Vientos.

If you live near any of these new residents, we hope you will welcome them to your area! Four other residents moved in earli-

er in the year, and were mentioned in the April edition of *The Rattler*.

### An Alternate way to Drive East (South) on I-10:

Some of you may not know that there is an alternate way to go East on I-10 instead of going to Sunset and then taking the freeway. As of this writing, you can still use the following path:

Go East on Camino del Cerro past Silverbell. Note that signs say "Closed ahead," but the road is still open. At the very end, (where the gas station and Jack in the Box used to be) there is a road to your right that goes South. It twists a little and then goes onto the frontage road and takes you to Prince. You can either elect to go onto the freeway at Prince and continue East or take Prince to the East, and go to Oracle and all the shopping in that area.

You can also take Prince back to the freeway and go all the way to the end of the road, turn right, and make a few more turns, and you will wind up back on the frontage road to enable you to get back to Camino Del Cerro.

### 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.



