



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 2021

THE YEAR THAT WAS

Due to the pandemic, this past year was the first year that we did not hold an Annual Meeting and group get-together with our neighbors. We also did not hold our annual Yard Sale. We are hoping that the situation improves and these events can be held in 2021.

Many homes in our neighborhood had some very nice Holiday decorations and it was certainly pleasant to drive through our neighborhood to see all the lights and decorations.

Our Board of Directors wishes you all a Happy and Safe New Year and hope that the pandemic situation soon is a thing of the past.

ANNUAL DUES



Yes, it's 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 notice to you.)

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

Since 2013, we have been a voluntary organization, which depends on your cooperation and concern as well as your payment for your neighborhood.

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.

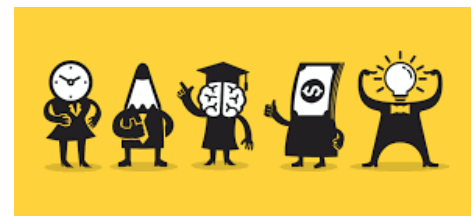
We have had to spend many hours during the last few years contacting by phone, e-mail or snail-mail those who have been delinquent in their payment and we do not like having to be "bill collectors".

Just mail your checks to our post office box address:

The Community Association
of Rancho del Cerro
P. O. Box 85074
Tucson AZ 85754-5074

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 sup-

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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 • 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

Contact us at: contact@ranchodelcerro.org

plied by our residents, are on this site, as well as our Bylaws and CC&Rs.

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, our Pima County Supervisor, a Northwest Fire Department representative, a Pest Control expert, and a representative of the solar community. 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 participant's home.

6) We are also in contact with the Pima County Maintenance Department to work on our streets and fill in any potholes. We have developed special contacts within the department, and usually in February, our Architectural Director, Jeff Coffeen, and President Ken Cooper review all streets within our association, and provide the County with a list of potholes, by specific street address. They usually respond in about a month and resolve all our requests.

7) Another responsibility we have is to enforce our CC&Rs which state that all work outside of your home require the approval of the Architectural Committee. This includes but is not limited to: building a fence, painting the outside of your home, adding outside sheds or a building addition. 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 sign 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 help of Van Pershing, a resident of the HOA.

CAMINO DEL CERRO/ SILVERBELL CONSTRUCTION



You may have noticed that there is a fenced in section at the corner of this intersection, and goes North

for a bit. Ken Cooper did stop and ask what is going on, and a worker explained that they are moving pipes, etc, in preparation for making Silverbell a four-lane road. No time frame was given.



SUGGESTIONS WELCOME

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

NEWCOMERS

Please welcome Judson and Shari Plapp who moved here in December 2016. They are living at 4951 W. Placita de los Vientos.

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.

