



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 2022

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, otherwise it may go to spam. If you have changed your e-mail address, please let us know.

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 and 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 charge a service fee of about \$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 but 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 De-

partment 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 the potholes. Ken Cooper has developed special contacts within that department, and last year in March, we reviewed all streets within our Association, and gave the County a list by address. The County then came in and filled

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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 | Joyce Woods 743-3834 • joyce@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

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 additions, 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.

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.



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

REPAVING OF OUR STREETS:

We believe that all our residents received a letter from Pima County in late December 2021 discussing the

repaving of the streets in Rancho del Cerro that is scheduled to happen before July of 2022. Back in February of 2021, Ken Cooper contacted the Pima County Maintenance Department to request the filling of our potholes, and also asked them about the possibility of repaving our roads. The requests for the filling of the potholes was accomplished, and Ken was told in September that Rancho del Cerro was on the list



for repaving in 2022. Our understanding is that as the repaving project gets closer to the scheduled date, we will all be receiving further instructions as to when the project will begin, and any parking guidelines during the repaving process.

On January 3rd, Ken received the following information:

Pima County Department of Transportation, along with their contractor Granite Construction, will begin a paving project in the Rancho del Cerro and Del Cerro Estates. The work will follow the schedule below:

1/19/22 to 2/11/22: Lower utilities in the roadway.

3/9/22 to 4/19/22: Remove asphalt and place new asphalt on roadways.

3/30/22 to 5/20/22: Raise utilities in the roadway.

5/20/2022: Job cleanup.

Ken was also told there was no need to request pothole filling now, as the repaving project will take care of this.

Car Robbery in our Association

On December 31, 2021, Ken Cooper was notified by one of our residents that their vehicle was robbed the night before. There was birding and photography equipment stolen. The incident was reported to the Sheriff's department. They indicated that our area is usually pretty safe and this seemed to be an isolated case. However this is a reminder to all residents that if your vehicle is parked outside of the garage, do not leave any valuables inside the vehicle. Many years ago (about 9 or 10) Ken does recall that a few cars were broken into and in one case a woman's purse was taken. ... So play it safe, and do not leave valuables in a vehicle that is not garaged.

Annual Meeting and Potluck

For the last two years, due to the Covid situation, we have not held our Annual Meeting and Potluck. This year, we are still uncertain, due to the new strain of Covid that is currently going on. So the Board will make a decision by the time we send out the next issue of the Rattler in the latter part of March. If we do hold the meeting it would be in late April, when the weather is usually very comfortable.

As usual, the Board will supply the hamburger and buns and the trimmings, and we ask those attending to bring side dishes and desserts. More details will be in the upcoming issue if we decide to hold the meeting. There will also be a planned speaker.



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.

