

**Community Yard Sale:
November 5th,
8AM to 2PM**

After a few-years hiatus, due to Covid 19, we will attempt to have another Community Yard Sale. There is a fair amount of work involved in arranging and setting up this Community Yard Sale, so we do need at least 10 families to support this.



We are planning to hold this event on **Saturday November 5th from 8AM to 2PM.**

Here is how it works: If you plan to participate, contact Ken Cooper at 520-207-6264 or at ken@ranchodelcerro.org. **The deadline for contact participation is Sunday, October 30th, 2022.**

Please provide the following information: name, address, phone number, email and the type of items you plan to have in the Yard sale. We will provide advertisement signs from Silverbell, down Camino del Cerro to Paseo de los Rancheros. Then the participants will have to provide a sign close to their home(off the main road of Pase de los Rancheros), and then one more sign

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



October 2022

in front of their home. Most participants in the past have their sale items in their garage; others have them at the front of their driveway. We also plan to have maps of the sale sites and addresses to be distributed to those coming to the Yard Sale. so we need enough lead time to make up these maps.



To: All Members of the Community Association of Rancho del Cerro

From: Board of Director
of the Community As-
sociation of Rancho del
Cerro

**Subject: Traffic Management
on Paseo de los Rancheros**

Date: October 2022

On September 26, 2022, a resident of our neighborhood met with the Board of Directors to discuss his concerns about traffic conditions on Paseo de los Rancheros between Camino del Cerro and Paseo de las Colinas.

Briefly, the resident expressed concerns about the safety of children, pets, and

pedestrians who walk on the street, for vehicles backing out of driveways, and for vehicles coming out of the Paseo de los Rancheros cul-de-sac. The resident's presentation to the Board is summarized as follows:

The resident and his wife have, for several years, observed vehicles traveling on the subject road at speeds far exceeding the posted speed limit of 25 mph. He contacted the Pima County Neighborhood Traffic Management Program (NTMP) - a program that works with neighborhoods to create measures to reduce vehicle speed on streets. The NTMP performed a study that confirmed the excessive speeds in the area and identified a traffic impact benefit area that included the 25 lots adjoining Paseo de los Rancheros between Camino del Cerro and Paseo de las Colinas. Subsequently, Pima County presented the resident with a plan that included the installation of two or three speed humps on Paseo de los Rancheros between Camino del Cerro and Paseo de las Colinas. The resident indicated that he has secured the approval from the owners of at least 60% of the lots in the traffic impact benefit area,

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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 520-207-6264 • ken@ranchodelcerro.org
Vice-president	Dick Zeiner 856-264-1658 (C) • dick@ranchodelcerro.org
Treasurer	Joyce Woods 520-743-3834 • joyce@ranchodelcerro.org
Secretary	Sue Sirkus 520-390-5974 • sue@ranchodelcerro.org
Architectural Director	Jeff Coffeen 520-213-6534 • jeff@ranchodelcerro.org
Newsletter Director	Pete Adamcin 520-869-8816 (C) • pete@ranchodelcerro.org

Contact us at: contact@ranchodelcerro.org

and is now in the process of finding a County-approved contractor to perform the work. The resident did not provide any further timeline.

Following that meeting, the Board consulted with the Association's legal counsel to inquire about the community roads, and the Association's rights, duties, and obligations as to the roads, if any. The Board has confirmed that the roads are public, and that the Deed Restrictions for our community do not authorize



or obligate the Association in any way with respect to road maintenance, repairs, modification, improvement, or otherwise. As a result, while the Board appreciates the resident's time and effort in contacting and working with Pima County, and acknowledges the concerns he expressed about road and traffic

safety, **the Association can take no role in the pending Pima County process concerning the installation of speed humps.**

The Board understands that the residents who voluntarily pay dues to the Association as members may have expectations that the Association would become involved in this matter on their behalf. However, the scope of the Association's legal rights, powers, and duties are limited to what is granted or otherwise established in the Deed Restrictions

Accordingly, the Association cannot exceed the authority granted to it in the Deed Restrictions, nor can the Board take on responsibilities or liabilities in the name of the Association, or one or more individual members or other non-member residents of the community, which are not anticipated in those Deed Restrictions. Therefore, matters like this one, involving public roads, must be left to the owners of the impacted Lots themselves.

Nevertheless, the Board agreed that the information presented to the Board at

the last meeting would be of interest to the Association's members and/or non-member residents of the community. **If you have any questions, concerns, or comments about this process or the Paseo de los Rancheros project, in particular, the Board is advised that any resident can contact Kathryn Skinner, Interim Director of the Pima County Neighborhood Traffic Management Program, at 520-724-6410.**



Welcome New Family

Please Welcome Tomas and Lorenia Diaz and their two young children. They live at 4621 N. Paseo de los Rancheros.



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.

