



# 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 2023

## HAPPY NEW YEAR

**T**he 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

**Y**es, 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@rancho-delcerro](mailto:contact@rancho-delcerro) to your e-mail contact list so that you receive our newsletters and e-mails, otherwise they 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 do charge a service fee of about \$1.00.

## WHAT DOES THE ASSOCIATION DO?

**T**his 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](http://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 participant's home.

6) Also 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

*(Continued on next page)*



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

Contact us at: [contact@ranchodelcerro.org](mailto:contact@ranchodelcerro.org)

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 to respond to our requests.

7) In February 2021, Ken Cooper contacted the Steet Maintenance Department of Pima County and suggested that they repave the streets in Rancho del Cerro, instead of filling in all the potholes each year and, in August of 2021, Ken was informed that they would repave our roads in the Spring of 2022. This was accomplished. Every one appears to be very happy with the repaving project!!

8) 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.

9) 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

**W**hat 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 in which the Association could get involved. 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!

## A LETTER FROM OUR PRESIDENT KEN COOPER REGARDING HIS TENURE:

**I** have been on the Board of the Community Association of Rancho del Cerro since 2007. The first two years I was the Vice-President, and then in 2009, I became the President, and have been in that office since then. There have been many memorable times as well as some trials and tribulations in all these years, but I am pleased to say that I have had the opportunity to meet so many of you and have had so many positive experiences. Over the years, there have been various Board members that have stepped up to help out, and I am pleased to say that the current Board has been truly responsive and have performed their various duties in a very efficient and organized manner.

My partner of almost 46 years, Ike Gaskin, passed away on December 3rd, 2022. He would have been 90 in early January 2023. Our home is filled with lots of books, pictures, paperwork, and other memorabilia. I am slowly cleaning things up, and hope to have the home in the proper shape to sell it in the latter part of this year. Thus, I will have to resign as President.

I am giving this notice so that hopefully someone will come forward and offer to be the next President. I would spend all the necessary time so that I could train the person in all this position entails. As an association of dues of only \$25.00 per year, we

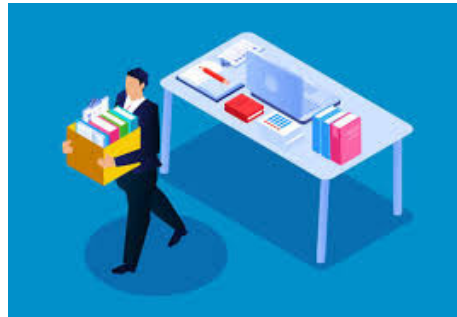
certainly cannot afford to hire a management company. So, it up to us to continue to self-govern, and thus need someone to step forward to run the organization.

As I stated above, things have been running very smoothly for the last number of years, with a very capable staff, including a treasurer who is performing all the responsibilities of picking up the mail at the P.O. Box.; and depositing all checks, as well as paying all bills. And then our Architectural Director is a very capable individual, with a background in Architecture, who is most helpful in working with homeowners to achieve their desired requests. And rounding out the Board, we have a Newsletter Director who has extensive background in graphics and has produced the newsletter quarterly since 2009 with his skilled abilities. Our Secretary and Vice-President have worked with the Board, and added many useful ideas, during some challenging Board meetings. I thank them all for their support.

So, I am asking someone to step up to work with me for the next number of months to shadow me in performing the tasks of

the President of the Association. I am very willing to spend all the necessary time to show them all that needs to occur. Should no one step

up, the Association will have to go into dissolution, and it is a lengthy and costly situation. My contact information is: 520-207-6264 or at [tucsonkencooper@gmail.com](mailto:tucsonkencooper@gmail.com).



## 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.

