



Rancho del Cerro The Rattler



Where friends and neighbors come together

The Community Association of Rancho del Cerro
P.O. Box 85074 • Tucson, Arizona 85704-5074
www.RanchoDelCerro.org

January 2024

The members of the Board of Directors of the Community Association of Rancho del Cerro hope you had an enjoyable Holiday Season. We are sending our best wishes to you for a good, safe, and healthy New Year!

Backyard Wildlife



A visit from a mule deer- photo courtesy of B. Vargas

Annual Dues

Yes, it is that time of year again! A notice for the \$25 Annual Dues that cover the man-



agement of the Association will be e-mailed to you this month. Thanks in advance for giving it your immediate attention.

Please mail your check to: 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.

Since 2013, we have been a voluntary organization. Dues remain a modest \$25 per year. The Association depends on your cooperation as well as your payment to cover operating

expenses. Even though all the members of the Board of Directors volunteer their time, there are a few administrative items we must pay for. Each member of the Board works diligently on their various responsibilities out of concern for our homeowners and neighborhood. We appreciate your support.

Renovations at Christopher Columbus Park

You may have noticed some work beginning on Silverbell, just North of the entrance to Columbus Park. Here is a list of the upgrades:

- 1) New LED lighting on the two existing baseball fields
- 2) A new baseball field
- 3) Two new soccer fields
- 4) New bathrooms
- 5) Parking lot expansion

All work is expected to be completed by the beginning of 2025. The reported cost is just under \$6 million, with the funds coming from Proposition 407.

Memo to the Members from Outgoing President, Ken Cooper

During the 12 years or so that I have been on the HOA Board, I have had the opportunity to meet and interact with almost all of the homeowners in our area. It has been a pleasure to work with you, and many of you have become friends. I will miss that interaction.

I am pleased to say that the current Board is most interested in maintaining our

HOA. Cheers to them for being such responsible and hard-working individuals! Good luck to all of you and may 2024 be a healthy and happy year for you and yours.



Tributes to Ken Cooper

Ken Cooper has been the driving force of our homeowner association for over a decade! Alas, he has sold his home and moved to another Tucson neighborhood. Here are a few notes of appreciation to Ken.

Thanks for all your years of effort in supporting and representing the HOA. You helped us all weather many a difficult time smoothly! Best of luck in the new home and have a happy and healthy new year! - Dick

Though I've only been on the board a short time, it has been truly amazing to see and learn the amount of knowledge and wisdom you possess about our HOA. I have been impressed that you made the transition in your leadership appear so seamless while at the same time you were juggling all of the ins and outs of selling your house and buying a new one. Truly awe-inspiring.

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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	Role under review
Vice-President	Dick Zeiner dick@ranchodelcerro.org
Treasurer	Joyce Woods joyce@ranchodelcerro.org
Secretary	Sue Sirkus sue@ranchodelcerro.org
Architectural Director	Jeff Coffeen jeff@ranchodelcerro.org
Newsletter Director	Pete Adamcin pete@ranchodelcerro.org
Member at Large	Jack Walsh jack@ranchodelcerro.org

Contact us at contact@ranchodelcerro.org

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I appreciate your willingness to be available to us as questions arise. You possess the greatest HOA knowledge of any of us, and I know it will be helpful to have you as a resource going forward.

I wish you the very best in your new house and in the New Year. - Jack

Congratulations on the sale of your home! May you have many years of good health and happiness there. You have my deepest respect for leading the board, and for always representing our homeowner's best interests. You've been fair, compassionate, and resolute. I'm grateful for the opportunity to have worked with you, and to "see how it's done"! Thank you.

Now the day has come, after you've prepared us well, and we are holding steady. - Sue

What Does the Association Do?

- 1.** The Association welcomes new homeowners to the neighborhood.
- 2.** We send out a quarterly newsletter to inform residents of what is going on in the neigh-



borhood, and to be aware of upcoming events. (Read on!)

- 3.** We maintain and upgrade our website - www.ranchodelcerro.org. This is where you can find copies of former newsletters, the Architectural Review Request, a map of all the lots in the Association, and the Association's Bylaws and CC&R's. Information relevant to purchasing and buying a home in the Association is available under Title Inquiries. (Check out our website!)

- 4.** We send out e-mail blasts, as the need arises, for urgent situations.

- 5.** Our Annual Meeting, in late April, is combined with a neighborhood potluck, and a speaker of interest to our residents. The

Association supplies hamburgers/buns and all the trimmings, and the residents supply items to share. It is a fun 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, a representative of the Pima Animal Control Center, and one of our own neighbors who is a wildlife expert with Arizona Fish and Game. If you have a suggestion for this year's speaker please contact: sue@ranchodelcerro.org.

- 6.** We also hold an Annual Community Yard Sale, as long as about 10 residents are interested in participating. The Association provides advertising, signs to our neighborhood, as well as directions to each participant's home.

7. The Association remains in contact with the Pima County Maintenance Department about our street conditions. We typically conduct an annual review of the neighborhood and provide a list of needed repairs. They have been responsive in filling pot-holes and clearing storm debris. Two years ago, our past President, Ken Cooper, requested a more comprehensive solution, which resulted in having all our streets repaved by the County in the spring of 2022.

- 8.** Another responsibility is to enforce our CC&R's, which re-

quire that all work outside of your home (such as building a fence, house painting, adding outside sheds, or a building addition) has the approval of the Architectural Committee. Even homeowners who are not members of the HOA are required to adhere to these guidelines.

- 9.** The HOA maintains 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. We resolve the issue, usually with the voluntary help of resident Van Pershing.

Did You Know...?

The two closest hospitals are:

- Northwest Medical Center, 6200 N. La Cholla Blvd., ~ 6 miles or a 13-minute drive via La Cholla Blvd.
- St. Mary's Hospital, 1601 W. St. Mary's Road, ~ 8 miles or a 14-minute drive via Silverbell Road.

Your Suggestions are Welcome

What more can we do? Is there an event in which the Association could participate? Would you like to contribute a wildlife photo to this newsletter? Please send suggestions to: dick@ranchodelcerro.org.

Gratitude Corner

Thanks to all our neighbors who so beautifully decorated their properties over the holidays.

We appreciate the ongoing help of our neighbor Seve Casanova for managing the ranchodelcerro.org website.



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.

