



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 2025

Happy New Year!

Dear Friends and Neighbors, We hope you had a joyful holiday season, and wish you all the best in 2025. This special edition of The Rattler is being sent to all the 179 homeowners in our Association. Please read on for local stories of interest and announcements.

This month, the Association Board is asking members to renew their \$25 annual dues. Invoices are sent out in January. You can pay via PayPal, or mail your check to our post office box: **Community Assoc. of Rancho del Cerro P.O. Box 85074 Tucson, AZ 85704-5074**

If you are not yet a member, please accept our invitation to join. Just send an email to contact@ranchodelcerro.org with your name and address. In response, you'll receive an invoice for \$25 and instructions on how to make the payment.

Because most of the work of the Association is done by volunteer Board members, our dues remain very low. In fact, dues have been \$25 per year since 2013!



Welcoming Our Newest Neighbors!

The HOA welcomes our new neighbors to the community. When a property in our community is sold, we receive infor-

mation from the title company regarding the new owners. We update our records with their contact information, including name, address, and email address (if provided).

To welcome our new residents, two members will reach out to them to:

- **Introduce themselves:** As representatives of the HOA, they will provide a warm welcome to the community.
- **Provide essential information:** They will share important information about HOA rules and regulations, community amenities, and local points of interest.
- **Invite them to join the HOA:** Membership in the HOA provides numerous benefits, such as a 3 times-a-year newsletter, invitations to community events, input on community decisions, and support from fellow residents.

We encourage all new residents to join the HOA and become active participants in our community.

We look forward to getting to know our new neighbors!

Natural Rodent Control

by Alicia Larson

In the Rancho del Cerro neighborhood, maintaining a healthy ecosystem is crucial for both residents and local wildlife. One of the common concerns is the presence of pack rats, which can damage property by chewing on wires, insulation, and other materials, while

also posing health risks by carrying diseases such as leptospirosis and hantavirus.

A vital but often overlooked part of natural rodent control in this area is the role of nonvenomous snakes. Species like gopher snakes and king snakes are excellent at keeping pack rat populations under control. These snakes actively hunt rodents, including pack rats, and their presence helps reduce the need for harmful traps or chemicals, which can inadvertently harm other wildlife or pets.

Coyotes and owls also play an important role in managing rodent populations, but non-



venomous snakes are particularly effective in targeting the smaller rodents that can often be the most troublesome. By maintaining a natural balance where predators like these are present, Rancho del Cerro's residents benefit from a more sustainable approach to pest control.

Embracing this natural ecosystem, where wildlife like snakes, coyotes, and owls work together, supports a safer, healthier environment for both the neighborhood and the surrounding desert landscape, ensuring long-term coexistence between people and the unique wildlife of the Sonoran Desert.

Volunteers - we love them!

The Association is seeking volunteers to assist with

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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
Member at Large	Alicia Larson alicia@ranchodelcerro.org

Contact us at: contact@ranchodelcerro.org

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various community activities, including running the Yard Sale, capturing nature photos for The Rattler, reviewing architectural plans, and contributing articles to our newsletter. Email: contact@ranchodelcerro.org.



Western Screech Owl, courtesy of Alicia Larson

Contractors!

By Jeff Coffeen

If you are planning to make changes to your property which involve the work of others, please consider the following suggestions.

Plan your improvements carefully before starting the project. If it is a complex undertaking, consider hiring a professional designer, architect, engineer, or landscape architect.

Notify the Homeowners Association when you have a plan (written, drawn or combination), and submit your plan with the simple online application for architectural review.

Talk to several different construction professionals about your project. Licensed contractors are best, because they have to answer to the Registrar of Contractors if there is a dispute during construction of your project. Licensed contractors are also bonded and in-

sured. This means that if problems arise (i.e., unfinished work, job delays, or injuries) there is a way for you to be compensated.

When you find two or three that you are comfortable with, give them each a copy of your plan and carefully review every aspect of the project with them. Add any details in writing if they are needed. Ask each professional for a bid for the project as it is described. Also ask each for a schedule which includes dates such as start, 50% completion and final completion.

Hire the construction professional that you are most comfortable with. Check references. Also check with the Registrar of Contractors and Better Business Bureau for complaints.

Sign and date a written agreement which includes all of the work which you expect to be performed. If the project includes securing HOA Approval and Pima County Permits, make sure it is clear who

is responsible (you or your contractor) for these tasks and any associated fees. You and your contractor should each have a copy of the signed agreement.

On small projects, a contractor may

ask for an advance for purchasing materials. If the amount is small (relative to the contract total), this is acceptable, but all subsequent payments should be based on the percentage of the job which is complete.

Do not pay for work which has not been done. Do not make a final payment until you have walked through the project and see that everything is complete to your satisfaction,

including all required inspections (if any) by the County.

Sometimes, in spite of your best efforts, things go haywire. If they do, here are some suggested resources:

Arizona Registrar of Contractors – Their website includes complaint forms for licensed, as well as unlicensed contractors. If you file a complaint, they will assign an investigator to it.

Pima County Attorney – This site includes a complaint form for “Consumer Fraud.” **Arizona Office of the Attorney General** – This site also includes a consumer complaint form. They also have an office in Tucson.



Architectural Review:

Since all work outside the home requires architectural approval prior to starting the work, please complete the Architectural Review Committee Request Form found on our website ranchodelcerro.org/documents. Kindly give the Committee, and Director Jeff Coffeen, time to review your project. One of our duties is to maintain the standards set by our CC&Rs.

As a Board, we are generally very amenable to most requests, and will make every effort to work with homeowners. Jeff is a retired landscape architect, and thus can help out in many ways.

Changes

If you update your email address, phone number or other contact information, please notify the HOA at:

contact@ranchodelcerro.org



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.

