

You're Invited: Annual HOA Social

Ready to get to know your neighbors a little better? Please join us for our annual social and meeting on **Sunday, November 9, 2025**, from 1:00 to 3:00 p.m.

Come chat with fellow residents and members of the Board of Directors in front of the

Larson home at 4385 N. Paseo Rancho. We just ask that you bring your own folding chairs and a drink to enjoy. Mark your calendars, we can't wait to see you there!

Backyard Wildlife



A curious bobcat, courtesy of S. Sirkus

Call for Agenda Items

The next scheduled HOA Board meeting is set for September 22nd. Please send your suggestions and concerns to contact@ranchodelcerro.org by the previous week.

Rancho Del Cerro Association: A Look Back

The Rancho Del Cerro Association has a rich history, going back to 1976 when the Covenants, Conditions, and Restrictions (CC&Rs) were first established for the 176 lots in our neighborhood. The Association's bylaws were officially adopted by the Board of Directors on September 3, 1985.

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.

Rancho del Cerro The 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



September 2025

While much of the Association's early activity was unrecorded, Ken Cooper provided his memories about the HOA's journey for this article. Ken told us how gratified he was for the opportunity to work alongside so many wonderful homeowners during his leadership.



We want to gratefully acknowledge: Ken Cooper, who served as President for thirteen years until he moved in January 2024; Bill Jones, the previous Association President who served from 2009 to 2011; and Van Pershing who led the Board of Directors prior to 2009.

Accomplishments 2009 - 2024

With the invaluable help of board members, and the cooperation of neighbors, the Rancho Del Cerro Association achieved several notable milestones:

- **Enhanced Signage:** The letters on the Rancho Del Cerro signboards were refurbished and replaced, and solar lights were installed to illuminate them at night.

- **Community Newsletter:** A quarterly newsletter was initially mailed out, and later emailed to residents.

- **Annual Meetings:** The Association began hosting annual meetings, a popular event where neighbors could meet one another. These gatherings often featured engaging speakers, including Pima County Supervisors, Fire Department representatives, pest control experts, and wildlife speakers.

- **HOA Website:**

A comprehensive website was launched for members, providing general information, access to the Bylaws and CC&Rs, resident referrals, and contact information for officers.



- **Community Yard Sales:** For many years, the Association organized successful yard sales when there were 10 or more participants.

- **Cost Savings in Administration:** Historically, an accounting firm managed mail and dues. A volunteer treasurer was enlisted to do these tasks, thereby saving the HOA a significant amount of money.

- **Affordable Dues:** Remarkably, despite rising costs over the years, the annual dues for the Rancho Del Cerro Association remained at just

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BOARD MEMBERS

President
Vice-President
Treasurer
Secretary
Architectural Director
Newsletter Director
Member at Large
Member at Large

Role under review

Dick Zeiner dick@ranchodelcerro.org
Joyce Woods joyce@ranchodelcerro.org
Sue Sirkus sue@ranchodelcerro.org
Jeff Coffeen jeff@ranchodelcerro.org
Pete Adamcin pete@ranchodelcerro.org
Jack Walsh jack@ranchodelcerro.org
Alicia Larson alicia@ranchodelcerro.org

Contact us at: contact@ranchodelcerro.org

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\$25.00, believed to be one of the lowest in Pima County.

A Significant Change: Voluntary Association Status

In 2013, legal counsel informed the Association that a 2001 Arizona regulation worked its way through the courts, and mandated that any HOA without specific language in its bylaws requiring annual dues would be considered a Voluntary Association. After extensive research and consultations with lawyers, Ken Cooper confirmed the accuracy of this interpretation.

Letters were sent to all residents explaining the situation and inviting them to join the newly voluntary association. Out of the 179 original lots, approximately 120 residents opted to become members.

It's crucial to remember that all homeowners in Rancho Del Cerro are still required to follow the C&Rs and obtain the HOA's approval. This includes approval for any exterior changes to their homes, including fences and extra garages.

The history of the Rancho Del Cerro Association demonstrates a continuous effort to operate in a fiscally responsible way, enhance our neighborhoods, adapt to evolving regulations, and maintain a strong sense of community.

The Board of Directors is grateful to all the members for their support in main-

taining the beauty and livability of our neighborhoods.

Volunteers – we love them!

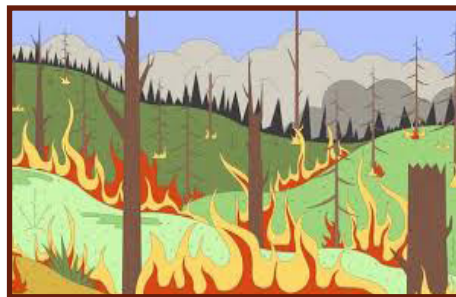
The Association is seeking volunteers to assist with various community activities, including capturing nature photos for The Rattler, reviewing architectural plans, and contributing articles to our newsletter.



Defensible Space

By Jeff Coffeen

2025 has brought us another hot summer in Tucson, but this one has also been unusually dry. On my lot I've had half a dozen native trees and shrubs give up and turn crispy. With this in mind,

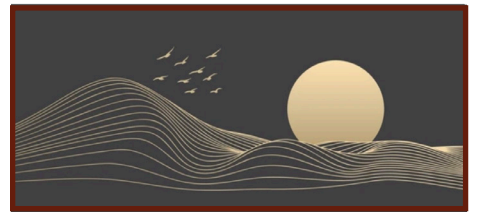


I'm thinking we should be aware that wildfires are a possibility, even in the desert. Having a defensible space of 30 feet around our homes and out-structures is a sensible recommendation from the Arizona Cooperative Extension.

This means removing flammable and dead vegetation that could spark a serious fire. Please think about it.

Architectural Review:

Since all work outside the home requires architectural approval from the HOA prior to starting the work, please complete the Architectural Review Committee Request Form found on our website ranchodelcerro.org/documents. Kindly give the Architectural 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. Our guiding objective is to promote safety, communication, and neighborliness. 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.

