



Happy New Year 2026!

Dear Friends and Neighbors,
We hope you had a joyful holiday season, and wish you all the best in 2026.

This month, the Community 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 Association
of Rancho del Cerro
P.O. Box 85074
Tucson, AZ 85754-5074

If you are not yet a member, please accept our invitation to join. Just send an email to our HOA 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!

Members' Annual Meeting and HOA Social

On November 9, 2025, twenty-five neighbors gathered at the home of Alicia and Erik Larson for the Annual Meeting and Social. After Dick Zeiner's warm

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



January 2026

welcome, the first order of business was the election of the Board of Directors. The proposed slate was introduced and HOA members voted unanimously to accept it. We are very pleased to have all Board roles filled:

Dick Zeiner – President
Alicia Larson – Vice President
Joyce Wood – Treasurer
Jack Walsh – Secretary
Jeff Coffeen – Architectural Director
Pete Adamcin – Newsletter Director
Sue Sirkus – Member at Large

The election was followed by an open discussion. Suggestions,

questions and concerns included:

- Creating a workday to clean up the area around the Rancho del Cerro sign.

- Concern was raised about the litter that is appearing in the median way on Paseo de los Rancheros and asked what can be done to mitigate it. The median is county property and not managed by the HOA.

Speed bumps. A member asked what needs to happen to have them installed on other streets throughout Rancho del Cerro. The roads themselves are county property and governed by Pima County, not the HOA. Sue Sirkus provided an overview of how the current ones on Paseo de los Rancheros were installed. One neighbor on that block initiated the installations. They created a petition to the county which at least 60% of the residents signed (the percentage is required by the County). Once approved by the county, the same neighbor paid to have them installed. The county only grants permission for the speed bump installation. The petitioner(s) are responsible for the installation expense.

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Western Screech Owl
Photo courtesy of Alicia Larson

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

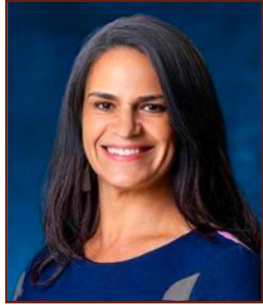
Contact us at: contact@ranchodelcerro.org

Guest Speaker: Supervisor Jennifer Allen

Once the formal meeting on November 9th adjourned, our guest speaker was introduced. Jennifer Allen, Pima County Supervisor for District 3: Jen was invited to attend the meeting to discuss her work as our County Supervisor. She was elected in November 2024, and serves as the vice chair of the Board of Supervisors. She gave an overview of her background, and explained the important, and often complicated, issues facing the county.

She provided us with the names of her staff people to contact with any concerns they wish to share with her office: Bonnie Bazata, Senior Aide and Claudia Bungard, Office Manager and Communications Coordinator. Jen recommended initially contacting Claudia and she would help direct your call or email to the right person and/or county agency. The phone number is 520-724-8051.

The District 3 office distributes a monthly newsletter that can be subscribed to at District 3. She is also on Facebook and Instagram.



Supervisor
Jennifer Allen, District 3

Finally, Jen wanted us to know that there are opportunities for constituents to participate on various county boards and commissions. Both have monthly meetings and serve in an advisory capacity to the entire Board of Supervisors. If you are interested in serving on one, please contact the District 3 office: www.pima.gov/2550/Supervisor-Jennifer-Allen-District-3

Protecting Your Home from Disastrous Fire

Did you know that our neighborhood is within the Northwest Fire District (NFD)? The closest fire station is #32 on Camino del Cerro, about 2 miles from the homes in our Association. NFD offers many safety tips, and you can find a residential safety checklist at NFD safety: nwfdaz.gov/safety/residential-safety-checklist/

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.

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. Email: contact@ranchodelcerro.org.



Bobcat

Photo courtesy of Alicia Larson



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.

