

Cielito Lindo de Tubac

HOMEOWNERS ASSOCIATION

P.O. Box 18108, Tucson AZ 85731

Ph. (520) 561-8497

Welcome to Cielito Lindo,

The Board and members of Cielito Lindo extend a hearty welcome to you, our new neighbors. As we have all, at one time or another, experienced the seemingly endless barrage of to-dos associated with moving to a new home, we'd like to help you locate resources and assist you in understanding, at least, the most sensitive of Cielito Lindo's rules, regulations, and procedures.

A work in progress, our web site, www.cielitolindohoa.com, has an abundance of information on it, and is highly recommended as a resource accessible from anywhere in the country. To access the website Directory of Members, please contact a Board Member for the password.

To have your e-mail address and phone number included in the Member Directory: Send your updated information to mikeydunn@prodigy.net

An additional, well-informed, and professional resource is Tammy Censky, our management representative from Stellar Community Management:
520-561-8497, tammy@stellarpmlc.com

Please don't hesitate to call or email any members on the board with concerns, or just to chat.

BOARD OF DIRECTORS

The 2026-2027 Board meeting schedule is posted on the website and normally occurs at 4:00 PM on the second Monday of every month, except in the summer, by Zoom video conferencing. The dates of "Work sessions", usually held 3 weeks prior to each Board meeting to prepare the agenda, will also be posted. Email notification will be sent in advance of the meetings which will include the Zoom link and meeting agenda. All residents are invited to attend and participate.

Your 2026-2027 Board:

Laurie Ogden, President	716-425-8810	boxer1776@icloud.com
David Lopez, Vice President	414-339-2568	findexecs2000@yahoo.com
Judy Meek, Secretary	920-819-0866	judithmeek32@gmail.com
Jerry Barden, Treasurer	303-746-2184	jbarden109@gmail.com
Kevin Baker, Member-at-Large	206-459-0715	tubacaz@hotmail.com

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CONTACTS

SERVICES

Electric & Gas	Unisource Energy	877-837-4968	www.uesaz.com
Phone & Internet	Century Link	833-590-0148	www.centurylink.com
Internet	Simply Bits	520-545-0400	www.simplybits.com
Internet	Starlink	520-881-6687 888-467-8275	https://starlinkaz.com www.starlink.com
Internet	Blue Span	520-207-0549	bluespan.com
Satellite TV	Dish Network	800-333-3473	www.dish.com
Trash Service	Rio Rico Sanitation	520-761-1604	https://riricosanitation.com riricosanitation@hotmail.com
Landfill & Recycling	Tubac Transfer Station		Saturday, Sunday and Monday 8am-4pm
Landfill & Recycling	Santa Cruz Land Fill		Thursday-Saturday 8am-2pm
Water Service	Hope Water (formerly: Baca Float and Hearthstone Water)	623-219-4740	https://hopewater.com

A resource list for local services:

<http://www.cielitolindohoa.com/TVPOAresourceList122022.pdf>

MANAGEMENT COMPANY

Stellar Property Management, LLC: Tammy Censky, Manager

Office: 520-561-8497

tammy@stellarpmlc.com

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Dear Homeowner,

This part of our welcome packet is a little more formal. The objective of the Cielito Lindo de Tubac homeowners Association is to maintain and improve property values and the quality of life of all its members. To this end, we have a rather extensive set of governing documents:

- ❖ Articles of Incorporation
- ❖ By-Laws
- ❖ Declaration of Covenants, Conditions and Restrictions
- ❖ Design Guidelines and Rules and Regulations
- ❖ Policies and Procedures for Painting
- ❖ Cielito Lindo Community Parking
- ❖ Procedures for Correcting Violations
- ❖ Approved and Prohibited Plant List
- ❖ Pool Rules

All these documents are available in full on our website: www.cielitolindohoa.com. You need no password to access these documents.

Anticipating that it won't be entirely convenient for you to familiarize yourself with all these documents during your move-in, we've created a summary, highlighting for you the guidelines about which the community is most sensitive. We appreciate your cooperation in respecting these guidelines.

Best Regards,

Board of Directors,
Cielito Lindo de Tubac Homeowners Association

CC&Rs, DESIGN GUIDELINES & RULES AND REGULATION HIGHLIGHTS

The Association and all your neighbors thank you in advance for your familiarization and compliance with Cielito Lindo's governing documents.

- ✓ **DESIGN GUIDELINES:** In a planned community, to preserve your property values as well as the overall beauty of the community, Design Guidelines have been developed that are expected to be observed by all residents – homeowners and renters. No exterior modifications of any kind should be made without first contacting your Management Company, Stellar Property Management: Tammy Censky: 520- 561-8497, for a DRC Application Form. Here is the link to the DRC form: http://www.cielitolindohoa.com/TUB_DMR_Form2022-fillable.pdf
Design Guidelines Rules and Regulations for details: http://www.cielitolindohoa.com/Design_Guidelines_Revised_03222020.pdf
Covenants, conditions, & Restrictions (CC&Rs): http://www.cielitolindohoa.com/CC_R_s_Cielito_Lindo_de_Tubac.pdf
- ✓ **PARKING:** Vehicles must be kept in your garage with the garage door closed. There is no parking on driveways, ingress/egress pads, streets, or common areas. Your vehicles may be in your driveway for a short reasonable time for loading and unloading. If your driveway apron is short, be sure your vehicle will not block the street. Any extra vehicles beyond the number that will fit in your garage must be parked off site. Should an incident occur making your garage temporarily unavailable, you may request a temporary parking variance. Please go to the following link, fill out the form, email to Tammy Censky at tammy@stellarpmlc.com, and call her to discuss a solution. 520-561-8497.
http://www.cielitolindohoa.com/TUB-Parking_Variance_Request_2022-fillable.pdf
- ✓ **RVs** cannot be parked on any driveway or public street except for temporary loading/unloading.
- ✓ **Visitor Parking:** Your visitors may park in your driveway for 48 hours. If they won't fit in your driveway, or will be here longer than 48 hours, they must be parked in your garage or one of the designated visitor parking areas and display the orange- colored Parking Permit on the dash:
 - Adjacent to 13 Calle Dorado (one space)
 - Circulo Diego Rivera across from the pool
 - Calle Barrio de Tubac across from #s 128-132
- ✓ **PETS:** Pets generally accepted as house pets are welcome at Cielito Lindo. Feces must be picked up everywhere and anywhere they are deposited. The general rule is two pets per household. No pets may be confined unattended in the garden/ patio area for an unreasonable amount of time. Nuisance barking is regulated by Arizona State Law and Santa Cruz County does have a leash law.

- ✓ **ANZA PARK:** Owned and managed by our Master Association, Barrio de Tubac, this park is for the enjoyment of homeowners in all the Barrio De Tubac HOA's. Please help keep the park clean and be sure your dog(s) is/are on a leash and under your control when enjoying the park. Doggie bags are available on both the east and west sides of the park -- please do not deposit personal trash in the park trash containers.
- ✓ **COMMON AREAS:** Any land outside your wall is considered a common area. No outdoor décor of any kind, including but not limited to, statues, bird feeders, etc. can be placed there without consulting the Design Review Committee.
- ✓ **POOL:** Pool use is limited to Cielito Lindo HOA homeowners, their guests, and tenants. Keys are not to be loaned to anyone other than Cielito Lindo residents. Absolutely no noise allowed between 9 PM and 9 AM. Smoking and glass containers of any type are strictly prohibited. Please take out all your trash as there is no pickup for this area. The gates must always be closed and locked. Replacement key \$50.00
- ✓ **TRASH:** Cielito Lindo has no trash pickup. You should arrange with Rio Rico Sanitation for trash pick-up or take your trash to the local landfill. Covered containers for trash should always be hidden from view, except on trash pickup day. No trash of any kind should accumulate on any lot including patios or porches. Don't put your trash out until the morning of pick-up or the Javelinas will spread it all over.
- ✓ **SEWAGE TREATMENT PLANTS:** Cielito Lindo's sewage is not handled by a treatment plant nor septic tanks, but by a private Wastewater Treatment System. The reeds in the background on the East side are part of this system. The following link will take you to the newsletter that explains how the system works and what you should and shouldn't put down your drain. http://www.cielitolindohoa.com/Cielito_Lindo_Newsletter_Feb-Mar_2022.pdf

Do NOT put anything down the drains or toilets other than human waste, toilet paper and shower, bath and dishwater. Do NOT put bleach, borax, drain cleaners, baking soda or any phosphate or sodium/ salt products, antibiotics, Epsom salts, oils, coffee grounds, grease, insect repellent, cigarette, hair, paper towels, nail polish remover, newspapers, bath oil, solvent, turpentine, acetone, paint etc. down your drain/toilet.

- ✓ **NOISE:** No loud, offensive noise nor outdoor glaring lights are allowed. Santa Cruz County Noise Ordinance is in effect from: 10pm-8am. Santa Cruz (SCC) AZ municipal code Section 8.30.010 SCC Sheriff Dept. #520-761-7869.
- ✓ **DARK SKY COMPLIANT:** Santa Cruz County's outdoor lighting regulations state that all outdoor light fixtures must be partially or fully shielded and Cielito

Lindo requires that all outdoor fixtures require low wattage (40 watts or less) yellow bug lights.

This brief, two-page summary of Highlights, is provided for your convenience. Please see the Cielito Lindo CC&Rs and Design Guidelines Rules and Regulations for full details. Owners, renters, and guests are held responsible for following these guidelines.

http://www.cielitolindohoa.com/Design_Guidelines_Revised_03222020.pdf