

Cielito Lindo **COMMUNITY**

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA VOLUME TWO, NO. 4 DEC-JAN 2021/2022

FROM YOUR PRESIDENT:

Welcome to all our returning owners and new owners. It was an amazingly lush and green summer with an abundance of rain during the monsoon season. We've now moved into the fall with cool mornings and warm afternoons. Thanksgiving is over and Christmas is almost upon us. The Tubac/Tumacacori area has so many festivities planned for the winter season that we should all feel blessed.

Several of our good friends and neighbors are moving or have moved—some to other states, some to other neighborhoods in Tubac. But happily, we have new owners to welcome into our community! A few have been here for a bit already and some are just going through their closings now. We hope to provide you with a complete list of new owners in our next newsletter.

Among the projects your Board has been addressing:

Storm Drainage: You will see Raul Amezcua moving dirt and installing drainage systems in the areas between lots 36 & 37, 33 & 34, and 21 & 22. Last year during the monsoon season there was some significant flooding between several of the homes in our community. It was found that the area between these homes did not have enough slope for proper drainage for the water coming off the roofs. A plan was devised to correct this problem using information received from John Hays, Santa Cruz County Supervisor.

Road Maintenance: Reserve dollars were earmarked for road maintenance this year. In sending out bids and getting responses back it was found that our roads still have a lot of sealer on them and are generally in good shape. It was recommended that we wait until the spring of 2022 to do seal coating and crack sealing. The board voted to move the reserve dollars for road maintenance to the 2022 budget.

Scams: All Cielito Lindo information is available on our website. This includes board member information, meeting minutes, reserve study, budget, and more. Which also means it is available to scammers!!! Our board members have received bogus emails and texts that look real asking for money to be sent to cover some bogus bill. All Cielito Lindo accounts are managed by our management company. Please don't respond to any suspicious emails or texts.

BEST REGARDS,
LOIS ZETTLEMOYER
CIELITO LINDO HOA PRESIDENT

PS: It's much easier to attend meetings and be involved from a distance now that we use Zoom for our meetings. And remember Happy Hour at the pool every Wednesday at 4pm.

Board & Committee Contacts:

President:

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Vice President:

Jerry Barden
jbarden109@gmail.com

Secretary:

Jim Horn
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Treasurer:

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Member at Large and Design Review Committee Chair:

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tubacaz@hotmail.com

Pool Committee Chair:

Lynn Baker
lynndale.co@gmail.com

Painting Chair:

Robert Moore
serranomoore@msn.com

Landscape Chair:

Cathy Marrero
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News from the **BOARD OF DIRECTORS**

Your Board of Directors is made up of five volunteers from our community. New elections are coming up in January-February. Please consider running for the Board—new ideas are always welcome.

If you would like to see what Board members do for the community, call into the next Zoom Work Session on January 17 at 5:30 p.m. The meeting agenda with call-in number will be sent out to the community via email a week prior to the meeting.

There will be two open positions on the board, each for a three-year term. Officers are agreed upon by the board members following the Annual Meeting.

You can check past meeting minutes and newsletters, the mission statement and job descriptions at our website: cielitolindohoa.com. Self-nomination forms are also available on the website.

Self-Nomination forms need to be received by our manger, Tammy Censky, by email or fax no later than Wednesday, January 5th, 2022. Ballots will be mailed a week later on January 12th and must be received back no later than Wednesday, February 2nd, 2022.

Ballots will be counted and verified on February 2nd, 2022, 5:30 p.m. at the Annual Meeting. If you have any questions about the election or the board process, please contact our manager, Tammy Censky, at tammy@stellarpmlc.com or call 520-561-8497.

You may also contact any of your board members with questions:

Lois Zettlemoyer, President 520-444-9477
Jerry Barden, Vice President 303-746-2184
Bonnie Shek, Treasurer 303-522-0449
Jim Horn, Secretary 269-329-8247
Kevin Baker, Member-at-Large 206-459-0715

Searching for community volunteers: As residents have been moving out of the area, vacancies have been left on some of our committees. We have the following needs:

LANDSCAPE COMMITTEE

This committee prepares a plan for the forthcoming year based on community needs and priorities and a budget, which is approved by the Board, based on that plan. It also interfaces with the landscape company regarding plant and grounds maintenance, irrigation, and shrub, and tree trimming. Cathy Marrero has been involved with the landscaping committee for several years and has extensive knowledge of our community. Trudy Nowak and Robert Moore serve on this committee, but we need more members with whom Cathy can share information and responsibilities with. One of the major reasons many of us moved into this community is because of the trees and the landscaping. Please consider getting involved. You can contact Cathy directly or any board member.

POOL COMMITTEE

Volunteers keep the pool area clean by sweeping the pool deck or using the blower, checking the bathrooms for cleanliness and paper, and blowing the debris off the sidewalks on the exterior of the pool building. Volunteers have been choosing one day a week, for 30-45 minutes, to clean the area and report any needs to the pool chairperson.

We have a small volunteer group of full-time members who service the pool all year. It would be great to have our winter residents help share the workload. Kudos to Dave Dunham, Skip Hovind, Gail Rich, Jerry/Jane Barden, Buz Wortham, Barry Chiverton, and Lynn/Dale Baker. A special thanks to Lynn Baker, who also serves as Pool Chair.

NEWSLETTER

Our wonderful Hilde McNeil and Sharon Pierce work together on the newsletter. They really need articles from our community about anything you think is interesting —along with pictures. Hilde is back working now and has limited time available, so if you have any journalism, photographic, editing or writing experience, just give her a call or email. Thanks!!

THE 2022 BUDGET

There are cost increases that may affect the 2022 Budget that your Board is working on.

Landscaping Costs:

Chula Vista Landscaping plans on increasing their monthly fee in January due to salary demands, labor shortages, and an increase in prices due to COVID. The HOA is presently paying \$2638/month for service. The price for irrigation repair will increase to \$50.00/hr. There may also be an additional increase in April due to the passing of Prop 206 (minimum wage increase).

The Landscaping Committee and the Board are researching several other landscaping companies in the area with the possibility of changing this year to a local company that will match what we are paying now and keeping the same or better level of service.

NEWS FROM THE BOARD
(continued)

Painting homes on our 9-year schedule:

Annual painting of the homes in our community normally takes place in a March-April timeframe. Currently, we have 7 homes on the painting schedule for 2022, plus the community building. Last year our total cost for painting was \$20,878.00 (\$5,000 more than we budgeted). This year we estimate that it will be around \$28,000.00 with the increase in labor and paint costs. The community building may not need to be painted in its entirety, but only touched up in certain places. Our painting chairperson, Robert Moore, has requested quotes from several firms that have provided this service for us previously. Another option that is being discussed is to have a smaller local company give us a quote. Robert has been watching the work this company has been doing over at the golf course and has been impressed by their thoroughness. It is a smaller crew and it would take

longer to complete the painting of all the homes that are on our list, but the overall cost may be substantially lower.

The current painting schedule can be found on the Cielito Lindo website.

Tree Trimming:

We will continue to engage Juan Barba to trim our mesquites and community trees until his retirement in July. A portion of the trees on the East side of the community were trimmed last year. The remainder need to be completed this year.

The Board, working with the landscape committee, has requested Tammy obtain RFPs from other tree services to assist in setting our guidelines for the future 2023 budget.

The possibility of retaining Juan as an advisor has been discussed, while the trimming, chipping, and removal could be completed by one of our local tree servicing companies.

Save the
DATE!

Upcoming Board Meetings & Work Sessions

JANUARY 17 2022:
Board & Committee Work Session

FEBRUARY 2, 2022:
Board of Directors Annual meeting

MARCH 28, 2022:
work session

APRIL 11, 2022:
Board meeting

MAY 23, 2022:
work session

JUNE 13, 2022:
Board Meeting

NOVEMBER 28, 2022:
work session

DECEMBER 12, 2022:
Board Meeting

Meetings are held via Zoom until further notice.

CALENDAR OF EVENTS

- Dec. 3-4, 2021:** Luminaria Lights in Tubac, Tubac Chamber of Commerce
- Dec. 11, 2021:** Southwestern Folk Music Christmas Concert 2-4pm
Tubac Presidio State Historic Park
- Dec 11, 2021:** Cowboy Christmas Quick Draw Event & Auction 1:30pm
Tubac Center of the Arts
- Dec. 11, 2021:** Pancake Breakfast at Wisdom's 8-10am
- Dec. 11, 2021:** 11th Annual Chili Cook-off / Classic Car & Motorcycle Show
1:30pm Amado Territory Inn
- Dec 12, 2021:** Tubac Singers Holiday Concert 3-4:30pm
Tubac Center of the Arts \$10 donation.
- Dec 17, 2021:** The DeGrazia Band: Spanish Guitar Rhythms 2-4pm
Tubac Presidio State Historic Park
- Dec 18, 2021:** Jack Lasseter's "Coronado, Cabeza de Vaca" 2-3pm
Tubac Presidio State Historic Park
- Jan. 1, 2022:** 5-Club Golf Outing by The Tubac Rotary. 9am-5pm
Tubac Golf Course.
- Jan. 7, 2022:** Tubac Center of the Arts 2021 Member's Juried Best of Show
Tubac Center of the Arts
- Jan. 8, 2022:** Bird Walk 1895 I-19 Frontage Rd, Tumacacori 8:30am
- Jan. 27, 2022:** 2022 Tucson Gem and Mineral Show
- Feb. 9-13, 2022:** 63rd Annual Tubac Festival of the Arts

TUBAC PICKLEBALL

The Tubac Community Center boasts four Pickleball courts that are open to all. At the current time there is "open play" - if the courts should be full, players set their paddles against the fence to indicate they would like to play on the next available court.

A Tubac Pickleball Club has recently been established. Communications are done through a Team Reach App which can be downloaded from the App store. Any member can invite you to join. To support the club an annual fee is requested - \$100 per year or \$25 per month. Otherwise there is a \$5 fee each time you play.

There is a Skills and Drills clinic every Friday from 7:30-9:00 am. Once you are on Team Reach you can sign up for the clinic by going to the calendar. The sign up for each Friday is available the prior Tuesday evening at 6pm.

Contact Bonnie Shek (303-522-0449) with any questions you may have.



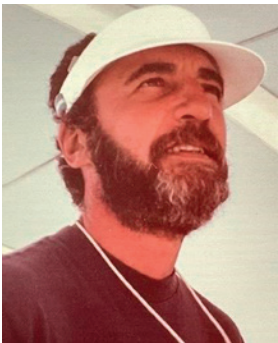
PICKLEBALL PHOTOS COURTESY OF GAIL DRUMMOND AND BONNIE SHEK



Neighborhood NEWS

Pat Bender of #6 Circulo Diego Rivera turned 90 on May 9th. To celebrate the occasion, some of her close neighbors gathered in her yard to sing happy birthday to her that morning. As it turned out she was out for a spin around the neighborhood in her electric chair so she was serenaded as she came around the corner to return to her garage.

“When we moved here in 2006, Pat was famous for her daily bike rides all over the Barrio, dressed as if she just stepped out of a fashion magazine, a totally new outfit coordinated from head to toe every day! Only a few years ago she moved on to a giant three wheeler and kept on riding. She is truly an inspiration to me and all of the women in Cielito Lindo who have watched her with admiration over the last two decades.” —SHARON PIERCE



Donald R. Pixley Jr.

“And her daddy was a sailor,
Sailed the ocean wide...”

Much can be said about Donald R. Pixley Jr., who left this planetary realm on July 23, 2021 during the steady calm after a raging monsoon, the likes of which Southern Arizona hasn't seen in some time.

It made sense that Don would align his departure with the "sailors' delight" of a blazing red sunset as he was keenly tuned into weather patterns, having spent 19 years sailing the world's oceans and then another 15 years fishing America's greatest rivers.

Don's early life was more traditional. Born in 1934 in Denver to Clara and Donald R. Pixley Sr., he attended East High School and graduated from Colorado College. While working in corporate finance in Denver and NYC, Don had daughters, Carey and Jill with his first wife, Elizabeth (Maier).

Adventurous and competitive, Don would race just about anything - skis, cars, boats - and it was his love of the water that propelled him and his second wife, Linda (McNeal), into the world of yacht-chartering and sail-making in the Virgin Islands and Tahiti. After 19 years, Don and Linny returned stateside, where they discovered a passion and an aptitude for fly fishing. Obsessed by both the art and the science of fishing, they traveled the country in an RV, reading the hatches, casting their lines, and creating lasting bonds with the fly-fishing community at the Henry's Fork and beyond.

Don was a sportsman, a businessman, a skipper, a traveler, a conversationalist, a reveler, an independent thinker, a curious soul, and a dear friend to many. He is predeceased by his wife, Linda and brother, Skip. He is survived by his two daughters, Carey Marshall (John) and Jill Pixley (Chris) and three grandchildren, Ryan, Jake and Nicole Marshall.

Our neighbor **Don Pixley** passed away on July 23. The following is his obituary:

Meet Your Tubac Neighbor

THE JAVELINA

FUN FACTS ABOUT JAVELINA

(courtesy The Desert Museum, The National Park Service)

- Javelina are not pigs, which are considered “Old World” animals. They are “New World” animals (peccary) and are also known as *collared peccary*.
- One of their survival techniques is that they live in large family groups called *squadrons*. The average herd size is ten or less but herds have been known to number around 50.
- Their range includes not only Arizona, Southwest Texas and New Mexico — but southward through Mexico and Central America and even into northern Argentina.
- Javelina are primarily herbivores and frugivores (fruit eaters), preferring agave, mesquite beans, and prickly pear, as well as roots, tubers, and other vegetation. However, they have also been known to eat lizards, dead birds and rodents.
- Mature javelina weigh between 35 and 55 pounds, stand about two feet tall and are three to four feet long.
- Javelina can breed any month of the year, but most births occur in May, June, or July, after a five-month gestation period. The average litter size is two, but occasionally is as high as five. The young are called “reds” due to the red color of their hair.
- The main predators of javelina are mountain lions, bobcats, coyotes and jaguars (and humans).
- Javelina have a scent gland on the back and use scents to identify animals from different herds.
- On average, javelina live seven years in the wild.
- Wild javelina usually avoid encounters with people. In neighborhoods near wild open space, javelina sometimes take advantage of the food, water, and shelter in people’s yards. They will defend themselves if cornered and frightened, but attacks on people are rare and often associated with people providing food.
- Javelina are sometimes reported to have a strong odor, which is why they have been nicknamed *musk hogs*.
- They have poor eyesight, and instead rely heavily on their keen sense of smell.
- Javelina can scatter garbage and cause significant damage to landscaping and drip irrigation systems while searching for food, drinking water or for cool mud.
- To cool off javelina will roll in water and mud.



TIPS FOR LIVING IN JAVELINA COUNTRY

Never feed javelina!

Feed pets indoors.

Securely store all garbage! Do not put your garbage cans out overnight.

Keep birdseed and water off the ground and out of reach of javelina.

Landscape with natural vegetation, instead of ornamental plants that javelina enjoy eating. Plant toxic bulbs, such as iris and narcissus, instead of tasty bulbs like tulips.

Fence your yard or garden. A 4-foot-high wall around the patio and bird-feeding area is effective. Pick up fruit as soon as it drops from the tree.



PHOTOS COURTESY OF LOIS ZETTMEOYER.



Cielito Lindo de Tubac CC&R's

SUMMARY

Whether you are a full time or part time resident, renter or visitor, welcome to our community. In order to make your time here as enjoyable as possible, it is crucial we all adhere to the following Rules and Regulations that govern our HOA. The following are some of the most pertinent rules that apply to us all. If you need to consult the full CC&R's, you can always find a copy posted on our website at cielitolindohoa.com.

1. PARKING

Please be aware of our parking regulations. They are strictly enforced. Vehicles must be stored in your garage with the doors closed, not in the driveway, on the street, common area, guest parking, or easements. RV's cannot be parked on any public street except for temporary loading/unloading. A limited number of visitor parking spaces are provided in designated areas for temporary parking (up to two weeks) for short term visitors only. Please make sure your visitors place a guest parking permit in their vehicles on the dashboard when parked in guest parking. Visitors are also allowed to park in your driveway for 48 hours as long as no part of the street is blocked. If your guest(s) are staying for more than two weeks, an extended permit must be obtained from the Design Review Committee (DRC). Likewise, if you require a temporary parking variance because your garage is unavailable due to construction or other reason, please apply with the DRC. Full regulations are posted on our website.

2. NOISE & LIGHTING

No loud or offensive noise is allowed at any time. Cielito Lindo is part of the "dark skies" initiative and outdoor glaring lights are not permitted. Outdoor fixtures should be 40 watts or less, yellow bug lights. If exterior light fixtures are changed, they must cast their light downward only, due to our "dark skies" policy. Decorative ground lighting shall be low-profile, low-voltage, shielded, and directed downward with a limited radius.

3. DESIGN GUIDELINES

To preserve property values as well as overall beauty in a planned community like ours, it is

essential that common design guidelines be followed by everyone. Please consult the HOA CC&R's and make no alterations to the outside of your property (including landscaping) without first applying for a permit from the Design Review Committee. Permit applications are available at cielitolindohoa.com.

4. PETS

House pets are welcome at Cielito Lindo; the general rule is two pets per household. No pets may be confined unattended in the garden/patio for an unreasonable amount of time. All pets taken outside garden/patio walls must be kept on leashes at all times (Santa Cruz County Leash Law) and owners must pick up after their pets.

5. ANZA PARK

Owned and managed by our Master Association, Barrio de Tubac, this park is for the enjoyment of homeowners in all the associations. Please help keep the park clean. Doggie bags are available on both the east and west sides of the park. Do not deposit personal trash in the park trash containers.

6. COMMON AREAS

Any land outside your home and walls is considered a common area. No outdoor decor of any kind — including statues, bird feeders, or ornamental art — can be placed in the common area without permission from the Design Review Committee.

7. POOL

Pool use is limited to Cielito Lindo HOA members and their guests. Keys are to be carried at all times when using the pool area. Gates are to be closed and locked at all times; they should never be propped open. Absolutely no noise is permitted between 9pm and 9am. No pets are allowed in the pool area. Smoking and glass containers are prohibited. Children 17 and under must be accompanied by an adult and children under 12 are not permitted in the spa. Please remove your trash as you leave as there is no pickup.

8. TRASH

Cielito Lindo has no trash pickup. You must arrange with a service (Canyon Disposal or Rio Rico Sanitation) or take your trash to the local landfill. Covered containers for trash should always be hidden from view, except trash pickup day. No trash of any kind should accumulate on any lot including patios or porches.

Cielito Lindo HOA Website:
cielitolindohoa.com

**Cielito Lindo HOA
Property Management:**

Tammy Censky
Stellar Property Management, LLC
tammy@stellarpmlc.com
P.O. Box 18108,
Tucson, AZ 85731|
Office: 520.561.8497

Services:

Electric and Gas Unisource Energy
877-837-4968
uesaz.com

Internet/Phone Century Link
855-807-3452
centurylink.com

Trash Service: Canyon Disposal
520-287-2511

Landfill and Recycling: Santa Cruz Landfill
520-761-7892
M-F: 8am-4pm
Sat: 8am-2pm

Water: Southwestern Utility Mgmt Inc.
(formerly Baca Float)
southwesternutility.com
520-398-3177

Satellite TV: Dish Network
800-333-3474
my.dish.com

Direct TV
877-768-7754
directtvdeals.com