



# *Cielito Lindo* COMMUNITY

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA VOLUME ONE, NO. 2 FEB/MAR 2019/20

## *Welcome to all of our Cielito Lindo Neighbors!*

Wow, here it is another year already!

There has been so much happening in the Tubac Community during the Winter season. All of the Christmas and New Year's celebrations in the Tubac town center and at the Tumacacori National Historic Park. The lumanarios were beautiful both downtown and at the Mission. Here in our area, many people had Christmas lights up outside making it very festive.

We have several upcoming events:

On Feb 22nd there will be a Community Garage Sale. Jo Lyn Baker has offered to coordinate that event. Of course we'd like you to collect all of those things that you no longer need and help make this a fun event! Jo Lyn can be reached at [sunbug78@hotmail.com](mailto:sunbug78@hotmail.com) or 206-714-1314.

On March 14, Leo Francis is organizing the Annual Worker Bee day. We had such a good turn-out last year helping to clean, plant, and distribute some gravel. I think we all enjoyed visiting with our neighbors while helping to spruce things up! We usually have a potluck around noon while sitting and recovering! Leo will have more information closer to the 14th. You can reach her at [4leolink@gmail.com](mailto:4leolink@gmail.com) or 520-403-5577.

There are seven homes being painted this year. Please be aware that we all need to provide maintenance to our homes between the painting cycles. It's recommended that you check the areas around your windows and doors for caulking. The particular wood that was used originally, seems to separate from the body of the house leaving space for water to intrude. In extreme cases, the trim delaminates and may need to be replaced. Just a little prevention will keep your future costs down.

Everyone on the committees have been so responsive in getting things done. What a great group of people. As you see people working in the area, please thank them for their time and effort. If you have something in particular that you have experience in and would like to help out, let me know. You'll see in this newsletter that Buz and I volunteer in Green Valley for Fire Corp, replacing smoke alarms and changing our batteries. (We also relocate snakes, but we're not going to do that here!) Buz has offered to change out smoke alarms in the community as you'll see in his article.

Looking forward to some warmer days with everything turning green. Don't forget that on Wednesday afternoons there is Happy Hour at the pool. It's BYOB if you partake, and a mini potluck. Ah...just a reminder, no glass containers at the pool.

Lois

## *Community* NEWS

### **SMOKE DETECTORS**

#### ***How old are the smoke detectors in your home?***

Most people are unaware that smoke detectors have a limited life expectancy. Manufacturers recommend replacement every 10 years. (They lose sensitivity and become more prone to false alarms — chirping — it always seems to happen in the middle of the night!)

I have replaced several hundred smoke alarms and batteries as a volunteer for the Green Valley Fire Corp. I'm a strong believer in their value.

As our Cielito Lindo homes are approaching 20 years of age, I imagine most of our smoke detectors are also that old. I am able to purchase First Alert brand units (hardwired as our detectors are) for \$10.00 each. I would be more than happy to replace your units at the same cost.

If you are interested in having me do this for your home, please text or call me at 520-549-9059.

Buz Wortham  
128 Calle Barrio de Tubac.

### **RON KURPLUS**

A long-time resident of Cielito Lindo and chairman of our Landscape committee, Ron Kurplus passed away this past December. We will miss his strength, knowledge, and resiliency — not to mention his tireless dedication to our community. *The following obituary is shared by Sharon Pierce.*

Ronald Theodore Kurpius, 77, full time resident of Tubac, Arizona since 2006, passed away at Banner Hospital, Tucson, on December 7, 2019. He is survived by three sons, Patrick (Elizabeth), Michael, and Tim (Angelica); five grandchildren, Brian, Christopher, Ashley, Danielle, and Emma; seven brothers and sisters; as well as his devoted partner and love of sixteen years, Sharon Pierce.

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Ron was the oldest of eight children born to Elizabeth and Theodore Kurpius, practicing dairy farmers in Genoa, Illinois. He proudly served in the U.S. Army, and went on to earn a B.S. in Agricultural Science from Southern Illinois University, as well as two Master's degrees, one in Food Science and one in Business Administration, Food Marketing Management — both from Michigan State University.

His career focused on new product development, first at Armour Foods and Ralston Purina, and later at the Kitchens of Sara Lee as Director of Business Development, where he pioneered the development of the first low fat desserts in the food industry.

He was a very creative man of many talents including gourmet cook, enthusiastic piano student, and master woodworker, happiest in his workshop doing antique restoration and custom furniture design. His indomitable fighting spirit overcame many life threatening health challenges, and his inner spiritual light and love of life will serve as an inspiration to all who knew him or were touched by him along the way.

A very special tribute and Attitude of Gratitude also go to the members of the Fellowship who were the cornerstone of his life for over thirty years.

A memorial service will be held in the Chicago area early in 2020. For more information contact Sharon Pierce (spierceassoc@yahoo.com).



RON KURPLUS

# Meet Your NEIGHBOR

## Make A Joyful Noise

by Peg Bowden

Don Pixley's eyes crinkle in sweet laughter as he tells me about his life, his adventures, and his love for his deceased wife, Linnie. He lives in the house where the radio is always playing softly in his garage. (the radio has been playing nonstop for fifteen years, Don tells me with a chuckle.) Cielito Lindo has been home base for Don since 2005, and his comfortable home is full of books and photos of his life exploring the world. Born in Denver in 1934, Don attended Colorado College, and soon moved on to pursue many interests and business ventures. Don has two daughters and three grandchildren.

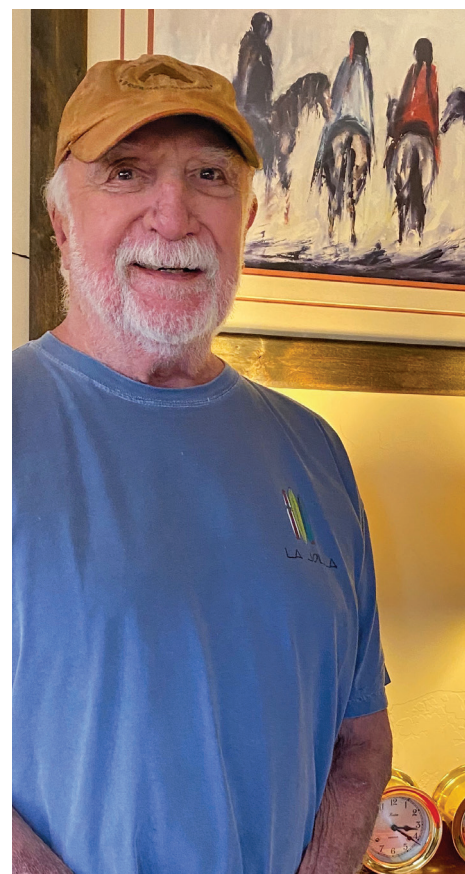
Don's work history is like a patchwork quilt of different directions and passions. He started out on Wall Street in New York in corporate finance, but soon moved on to a life of sailing for 19 years on an 83 foot schooner with his wife. After an eleven year engagement, (!) he and wife, Linnie, sailed around the world twice, and moored in Tahiti to tie the knot.

*Don is one of those guys who definitely did things his way, creating times of adventure and risk-taking and satisfaction in a life well lived.*

For many years the couple lived in the Virgin Islands where they created a sail-making company, making sails for vessels competing in America's Cup. The business was financially successful, and both Don and Linnie were self-taught; that is, Linnie figured out how to make a superior sail, and they both created a manufacturing plant hiring local workers to do this. Jimmy Buffet was a friend, and he laughs when he tells me about his shenanigans with the crooner who memorialized the margarita.

When Linnie, suggested that "we move to America," they traveled the country for many years in an RV, becoming immersed in the world of fly-fishing. Don became obsessed with

the art and science of fly-fishing, and always released the fish. He was interested in the act of fishing itself—the solo experience of being in the water in his waders, connecting with the elusive trout. "I was taken by it...it reminded me of sailing and skiing, in that you are alone. There is no teamwork." Don has written three books about fly-fishing and considers himself an expert who "...never fished from a boat...I was always in the water with the fish."



DON PIXLEY

Don is one of those guys who definitely did things his way, creating times of adventure and risk-taking and satisfaction in a life well lived. You can see him walking around the neighborhood, always ready for a quick conversation or anecdote. Don Pixley is one of many reasons that Cielito Lindo is a fascinating place to live.

# Board & Committee UPDATES

## POOL COMMITTEE

Welcome to the pool! The pool is still being kept at a balmy 82 degrees so please indulge. It is also being kept clean thanks to our pool committee.

The committee is made up of Buz Wortham, Barb and Terry Burgess, Skip and Colleen Hovind, and Jerry Barden often helps out. It would be wonderful if we could add a few more volunteers. Now that the velvet mesquites have been trimmed back and we have purchased a battery powered blower, it has become a simple process. Volunteering at the pool is a nice way to give back to our beautiful community.

And of course, don't forget our Wednesday happy hour at the pool. Please bring your favorite beverage (no glass, please!) and an appetizer for all to enjoy!

Cheers!  
Jane Barden

## NEWSLETTER COMMITTEE

Our new Cielito Lindo newsletter will be published five times per year:

- December/January
- February/March • April/May
- June/July/August/September
- October/November.

The newsletter will be emailed to all owners and renters for whom we have email addresses. We are looking for volunteers to assist with writing, editing and/or digital photography. If you have any time or talents you would like to share, please contact Hilde McNeil, designer (949-466-0789 or mcneilgroupaz@gmail.com) or Sharon Pierce (spierceassoc@yahoo.com)

## DESIGN REVIEW COMMITTEE

Hello from the Design Review Committee.

We would just like to remind you of several rules and regulations here in our community. It is often hard for new residents to understand the reason for several of these rules.

1. You must park your car in your garage. You may also park briefly in the two overflow parking areas with the parking pass displayed on your dashboard. (We have narrow streets and some driveways are very small. If we all parked long term in the driveways or streets, we would have a huge traffic jam.)

2. You must keep your garage door closed when not working in your garage. (You do not want to have to chase out wildlife from your garage. javelinas, road runners, rattle snakes, etc.)

3. Make sure you ask for approval before you change any visible designs to your property or common areas. (Just fill out a design modification request form. This is a very simple process; they can be downloaded at our website) The DRC has been working hard to make Cielito Lindo a very welcoming and beautiful place. We strive to be fair when considering all of your requests and issues, but also realize that we do need rules to keep this wonderful neighborhood's high standards to which you have become accustomed.

There have been only a few issues that we have had to address. Most of the problems fall in the areas of parking, weeds and shrub maintenance, and tenants of rental units not understanding our rules. Parking is the hardest rule to understand, but you can imagine what the neighborhood would look like if just half of us

parked permanently in the driveway or on our narrow streets. We are happy to report that homeowners want to keep high standards and have been very quick to solve any issues.

Thanks again for all your help in keeping our neighborhood as special as it is!

## PAINT COMMITTEE

We have received three bids for painting for 2020 and the Board will be voting to accept one of the bids at the next meeting on February 10.

The following homes are going to be painted during the course of the year:

- 20 Diego Rivera
- 22 Diego Rivera
- 28 Diego Rivera
- 30 Diego Rivera
- 12 Calle Dorado and
- 4 Barrio de Tubac Lane

*continued on page four*

## Board & Committee Contacts:

### President:

*Lois Zettlemoyer*  
lzettle1972@hotmail.com

### Vice President and Nominating Chair:

*Jim Horn*  
jmhorn64@yahoo.com

### Secretary and Landscape:

*Cathy Marrero*  
cmarrero1@mac.com

### Treasurer and Newsletter:

*Hilde McNeil*  
mcneilgroupaz@gmail.com

### Member at Large and Design Review Committee Chair:

*Jerry Barden*  
jbarden109@gmail.com

### Pool Committee Chair:

*Jane Barden*  
JaneB2299@gmail.com

### Painting Chair:

*Robert Moore*  
serranomooore@msn.com

### Nominating Chair:

*Jim Horn*  
jmhorn64@yahoo.com

### Newsletter / Work Session Recorder:

*Sharon Pierce*  
spierceassoc@yahoo.com

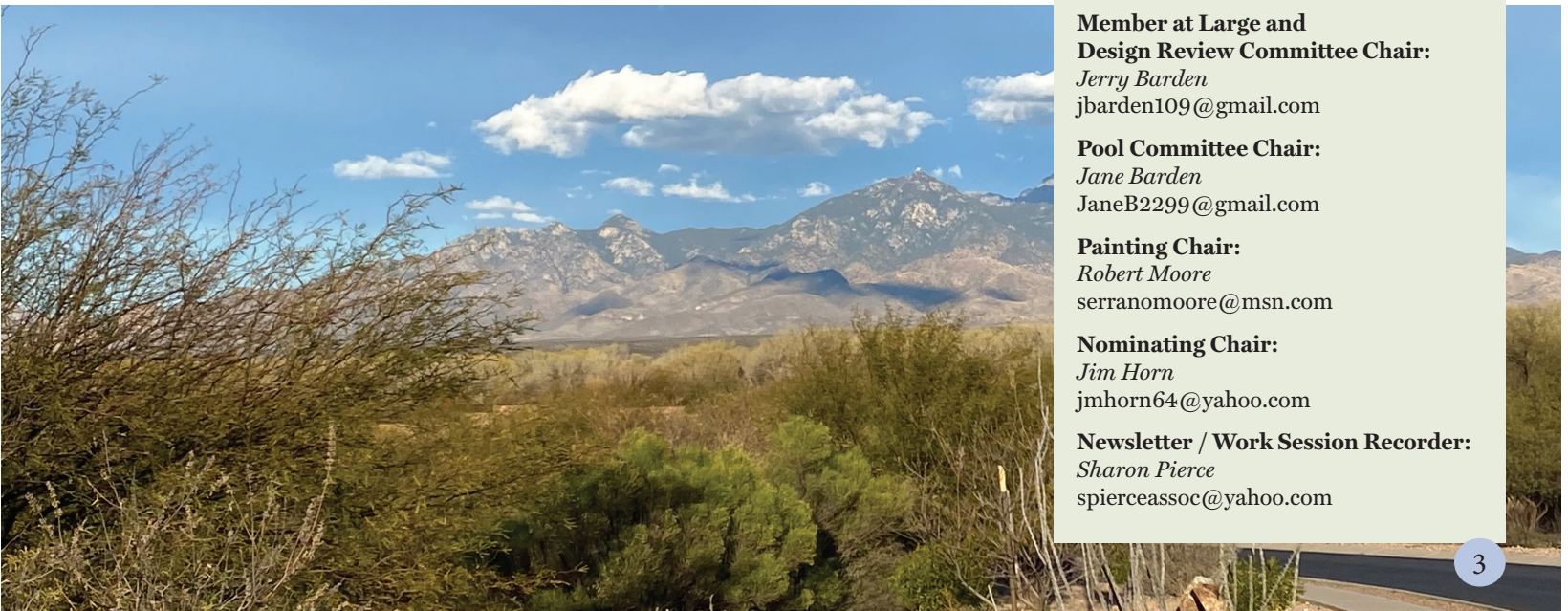




PHOTO: 2016 Repairing Storm Retention Ditch (courtesy Leo Francis)

**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

**Trash Service:**  
 Canyon Disposal  
 520-287-2511

**Internet/Phone**

Century Link  
 855-807-3452  
 centurylink.com

Sprocket  
 Communications  
 520.740.9700  
 getsprocket.com

Simply Bits  
 520-545-0400  
 simplybits.com

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

Direct TV  
 877-768-7754  
 directtvdeals.com

Rio Rico Sanitation  
 520-761-1604

**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

# Board & Committee UPDATES

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**WORKER BEE DAY**

**SATURDAY MARCH 14, 2020**

**TIME:** Start early (6 AM) or late (10 AM)  
 with lunch at around 11 AM

This is your annual opportunity to bond with your neighbors through community service — laugh a lot, sweat a lot (or not), chew the fat — then stand back and survey our jobs well done before settling down with beer and yummys!

**Organizer 2020:** Leo: 4leolink@gmail.com  
 Please direct all suggestions, questions and sign-ups to Leo.

**Equipment Needed:**

- |                   |                          |
|-------------------|--------------------------|
| Wheelbarrows      | Dust pans/brooms         |
| Shovels           | Window washing equipment |
| Gravel/rock rakes | Vacuum                   |
| Wrecking bar      | Rags & Sponges           |
| Pick              | Extension Ladder         |
| Power Washer      | 6' ladder                |
| Brooms            | Trash bags               |

**Jobs: Take Your Pick**

- Deep clean:
  - pool house windows, screens & ledges
  - pool house roof
  - pool house cabinets
  - pool equipment area
  - BBQ if needed
- Power wash pool deck and sidewalks
- Spruce up “planter box” at pool entrance
- Paint Electrical Boxes
- Tidy 3 Entry Islands
- Arrange large landscape rocks at corner of Acequia & Urrutia
- Support mesquite limbs
- any other suggestions...

**Refreshments**

- entrees
- appetizers & salads
- soft drinks & water
- beer



PHOTO: 2016 Refreshments at the pool (courtesy Leo Francis)



# Board & Committee UPDATES *continued from page four*

## LANDSCAPE COMMITTEE

The landscaping committee conducted a community walk-around with arborist Juan Barba to confirm areas that needed trimming.

Juan will schedule us toward the end of February or early March 2020. Here is a list of some trees noted for pruning, but Juan will evaluate all community trees when he's here.

If you have other needs please contact Cathy Marrero, Landscaping Chair.

- 138 Calle Barrio de Tubac: Front yard tree replacement and additional plant replacement.
- 18 Circulo Diego Rivera: Oak in front of this property. It's grown out of balance – the eastern side bulging out from the rest of the tree. Additionally, this Oak will be pruned 2-3 feet off the house.
- 27 Circulo Diego Rivera: Hackberry to be pruned 2-3' off the house, 4-6' off the roof.
- 24 Circulo Diego Rivera: Oak to be pruned 2-3' off the house.
- 16 Circulo Diego Rivera: Oak in front yard to be shaped.
- 9 Circulo Diego Rivera: Removal of dead branch.
- 124 Calle Barrio de Tubac: 2 Mesquites on north side to be pruned off house.
- 126 Calle Barrio de Tubac: Mesquite limbs extending into yard will *not* be pruned back.
- 10 Calle Dorado: Need access/permission to deck to prune low hanging branches.
- 12 Calle Dorado: Need access/permission to roof to prune low hanging branches.
- 6 Calle Dorado: Prune Oak up and off garage.
- 14 Circulo Diego Rivera: Remove two broken limbs @ Mesquite south side

- Multi-trunked Chinese Elm on entry road: Reduce 1-2 more trunks.
- Lot 8: Trim mesquite on side of house hanging over patio roof
- 144 Calle Barrio de Tubac: Trim trees extending over garage.

Homeowners: Please remove any breakable items from areas where Juan will be working.

## HOME MAINTENANCE

We all could need a reminder that there are a several maintenance items that homeowners should address on a regular basis.

- Roofs need to be recoated every three to four years to avoid leaks. Skylights should also be inspected for cracks.
- Gutters should be cleaned regularly, especially before the monsoon season.
- The trim around windows and doors needs to be caulked in order to avoid water intrusion.
- Balcony balustrades should be inspected and replaced when needed.

## MONTHLY DUES

As you know, our dues increased as of January, 2020 and Arizona law also changed in regards to how associations must communicate with homeowners. No longer can our management company send out payment coupons annually. We must now send monthly statements by mail *unless you request in writing to receive electronic statements.*

Obviously, if we have to mail statements our postage costs will increase so we are asking that you please opt to receive electronic state-

ments by email if possible.

Late last year you were sent a form to designate your preference. Many of you have not yet returned these or mislaid them. So we are including the form in the last page in this newsletter. *Please return it to Tammy ASAP if you have not already done so. Thank you!*

Also, some of you may not realize that you can sign up for auto debits through your bank or through Mutual of Omaha. To sign up at Mutual of Omaha enter your information at: <https://www.mutualpayproperty.com> *There is no charge for bank debits.*

If you already have an auto debit, make sure you have updated it to the amount of our current monthly dues — \$204.

FEBRUARY 22

GARAGE SALE

Gather up all of those items you no longer need and make a little extra cash! Coordinator Jo Lyn Baker can be reached at [sunbug78@hotmail.com](mailto:sunbug78@hotmail.com) or 206-714-1314.



# Community CALENDAR

## FEBRUARY

**Wednesday, February 5 @ 4pm**  
Cielito Lindo Happy Hour

**February 5-9**  
61st Tubac Festival of the Arts

**February 9, 8am-12pm**  
Free Park to Park Hiker's Shuttle from  
Tumacácori National Historical Park to  
Tubac Presidio State Historic Park

**February 13, 5-6pm**  
*You Call This Art* Speaker: Judy Tracy  
A journey through Contemporary and  
Deconstructed art.  
Tubac Center for the Arts  
\$8 donation suggested.

**Wednesday, February 12 @ 4pm**  
Cielito Lindo Happy Hour  
at the Cielito Lindo pool

**February 13 & 27, 10am-12pm**  
Ranger-Guided Tour:  
*The River Made Me*  
Tubac Presidio State Historic Park

**Saturday, February 15, 2-3pm**  
Jack Lassiter *Cattle Cowboys*  
Tubac Presidio State Historic Park

**Wednesday, February 19 @ 4pm**  
Cielito Lindo Happy Hour

**Saturday, February 22, 2-3pm**  
Sharon Kennedy *The Southern Arizona  
Connection: Three Women, Three  
Divergent Histories*  
Tubac Presidio State Historic Park

**Wednesday, February 26 @ 4pm**  
Cielito Lindo Happy Hour

**Saturday, February 29, 2-3pm**  
Dr. Deni Seymour, Tony Burrell & David  
Tenario *Cem S-ke:gi (Showing Off)*  
*Comments on O'odham in Film*  
Tubac Presidio State Historic Park

## MARCH

**Wednesday, March 4 @ 4pm**  
Cielito Lindo Happy Hour

**March 6 - April 12**  
Tubac Center for the Arts  
*Greta Ward: Critical Habitat*  
An educational installation of imperiled  
species affected by changes.

*Leaving*  
Photographer/Filmmaker Isaac Wessel-  
Dudley has constructed an exhibition that  
speaks to today's issues.

**Wednesday, March 11 @ 4pm**  
Cielito Lindo Happy Hour

**Saturday, March 14, 10am-3pm**  
Santa Gertrudis Day  
Tubac Presidio State Historic Park

**Wednesday, March 18 @ 4pm**  
Cielito Lindo Happy Hour

**March 19, 5-6pm**  
*Overlooked and Forgotten:  
The Women Artists of Italy*  
Tubac Center for the Arts  
\$8 suggested donation.

**Wednesday, March 25 @ 4pm**  
Cielito Lindo Happy Hour

## Save the DATE!

*Cielito Lindo  
Upcoming Board  
& Committee Meetings*

**FEB 5:**  
*Annual Meeting*

**MARCH 30:**  
*Board & Committee Work Session*

**APRIL 13:**  
*Board of Directors meeting*

**MAY 18:**  
*Board & Committee Work Session*

**JUNE 8:**  
*Board of Directors meeting*

**SEPTEMBER 28:**  
*Board & Committee Work Session*

**OCT 12:**  
*Budget Approval  
Board of Directors meeting*

**NOVEMBER 30:**  
*Board & Committee Work Session*

**DEC 14:**  
*Board of Directors meeting*

ALL MEETINGS ARE HELD AT THE  
CIELITO LINDO POOL HOUSE



# *Cielito Lindo de Tubac CC&R* **SUMMARY**

Whether you are a full time or part time resident, renter or visitor, welcome to our community. In a 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](http://cielitolindohoa.com).

## **1. PARKING**

Please be aware that there are no variances to 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.

## **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](http://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.

## Important Changes to Delivery of Account Statements

Due to legislation changes regarding Account Statements for Planned Communities, this form must be completed and signed if you would like to continue or start to receive electronic statements via email.

Beginning January 1, 2020, if we have not received a written/signed request to receive electronic statements, we will be required to mail a hard copy statement to the address on file.

Please note: Even if your community has not received statements in the past, we will be required to send them starting in January of 2020, so it is important to update your delivery preferences below.

---

NAME OF COMMUNITY

---

OWNER NAME

---

PROPERTY ADDRESS

---

MAILING ADDRESS

---

OWNER PHONE

---

EMAIL

YOUR PREFERRED DELIVERY METHOD: \_\_\_\_\_ MAIL \_\_\_\_\_ EMAIL

By signing below, either by hand or electronic signature, I confirm that I have opted into the preferred delivery method noted above for my HOA account statements for the referenced property. I understand that I may change this election or delivery address at any time by contacting Stellar Property Management in writing to request the change.

---

PRINTED NAME(S)

---

SIGNATURE

---

SIGNATURE

**Please return completed form to:**

Stellar Property Management, LLC, PO Box 18108, Tucson, AZ 85731

**Or email to:** tammy@stellarpmlc.com

**Or fax to:** 520-647-2360

*In lieu of completing this form, you may simply send an email to the address above containing all of the information requested above.*