

# *Cielito Lindo* COMMUNITY

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA    VOLUME ONE, NO. 1    DEC/JAN 2019/20

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

Hello from your President, Lois Zettlemyer. I was elected President back in February after moving here a little over a year ago from Green Valley — and Colorado before that.

My husband Buz and I live at 128 Calle Barrio de Tubac with our two dogs, Molly, an Australian Shepherd, and Maya, a mixture of Dachshund and maybe Rottweiler! Anyway, we call her a low-rider Rottweiler.

Both Buz and I retired from the Telephone company. He has maintained his retirement status, whereas I went back to school to become an RN. I work part-time at the hospital in Green Valley in Pre-Op and Post-Op.

We are both thrilled to be part of this amazing community.

I chose to become involved as President of our HOA because I like to know what's going on and how the decisions are being made. Sometimes it's a really good spot to be in, and sometimes it's really challenging! Many of the decisions that have been made previously determine decisions that are being made now.

We have a community that has higher standards than most. No street parking, dark sky compliant lighting, no overnight parking of RV's, no changes in the common areas without a Design Review request, etc., etc. However, we also have one of the nicest and best maintained communities in the area and it is a pleasure to live here.

We are happy to have a newsletter again. It makes it much easier to share information and to better encourage a sense of pride in our community. We are fortunate to have homeowners that are willing to share in the responsibility of keeping Cielito Lindo looking its best. I encourage you to consider joining one of our committees. Contact information for all the board members and committee chairs is included here in the newsletter. Please don't hesitate to contact any of us if you would like to pitch in or have a question. You may also email Tammy Censky, our Manager at Stellar Property Management, and she will relay your message to the Board or correct committee ([tammy@stellarpmlc.com](mailto:tammy@stellarpmlc.com)).

I think I speak for all the Board and Committee members in also encouraging you to attend Board meetings (the schedule of meetings is included in the newsletter (and online at [cielitolindohoa.com](http://cielitolindohoa.com)). Your input is always welcome. The more we are all actively involved the better our community will be.

Lois

## *Community* NEWS

### **TREE TRIMMING AT THE POOL**

Tree trimming has taken place at the pool in order to decrease the amount of debris that ends up in the pool. This will help decrease the daily cleaning time and increase the longevity of the pool filters and pump equipment. Jane Barden, our pool chairperson, has recruited several owners to assist with daily sweeping and cleaning of the pool area and the sidewalks outside the pool. Terry and Barbara Burgess, Buz Wortham, and of course Jerry Barden have all been helping out. We've installed security cameras at the pool to provide additional coverage. There is minimal lighting at the pool in the late evening in keeping with our Dark Sky compliant policy. Bring a flashlight with you for safety upon entering and exiting the pool area.

### **NEIGHBORHOOD WATCH**

On Wednesday the 14th, Lynn Baker arranged for the Santa Cruz Sheriff's department to come to our weekly Happy Hour to share information about the Neighborhood Watch program. This was an interest that came up recently in response to the theft of our pool equipment.

Commander Santiago Gonzales and Oscar Pena from the Sheriff's office were available to share information about Neighborhood Watch and about other items of interest throughout our community. Before instituting Neighborhood Watch in an area, the first thing that is done is to determine "If there is a need in the community", second, "If there is an interest in the community." Commander Gonzales stated that before arriving for our meeting, he researched past reports to determine if there was a need for our area. He indicated that we are in a very "safe community" that has had minimal crime reported.

In saying that, we know that life has changed significantly since the time when we all left our doors unlocked, helped every person we saw in a broken down car on the road, and let any stranger come into our home to use the telephone.

*continued on page 2*



continued from page one

Things to think about for your safety and our communities safety:

- Keep your doors locked, including your home and your vehicle.
- Be watchful for people in the neighborhood who seem to be cruising around and aren't familiar.
- If someone has inadvertently left their garage door open, give them a call. (theft or snakes!)
- If you hear or see something that makes you suspicious, call 911. Be observant so that you can share details about what you saw or heard.
- There is a program through the Sheriff's Office where they will check on your home when you're gone. To sign up: <https://santacruzsheriff.org/programs/vacation-house-check-request>
- There is a volunteer program for those who want to help out in the community. For further information visit: <https://santacruzsheriff.org/programs/volunteer-corps>

## RENTALS

Renting out your home here in Cielito Lindo has requirements as described in our CC&R's.

**Section 10.22 Renting.** Each Owner shall have the right to lease or rent his Dwelling Unit; provided, however, that any lease agreement, including any agreement to lease the Dwelling Unit on a month to month basis, must be in writing and must provide that the failure of any lessee or tenant to comply with the Rules, Bylaws, Articles and provisions of this Declaration shall be a default under the lease. **The lease agreement shall be for a period on not less than (30) days. The period of the lease, along with contact information (names of adults, telephone numbers, and email addresses) for the renters shall be provided, along with vehicle identification.** Please send this directly to our property manager, Tammy at [tammy@stellarmllc.com](mailto:tammy@stellarmllc.com).

Owners are responsible to make sure that their renters are aware of the rules of our Cielito Lindo HOA. We will happily supply a "welcome packet" to your renters or you, to help them with the transition. This packet can also be found on our website at [www.cielitolindohoa.com](http://www.cielitolindohoa.com) under "Rules, Regs & Forms", then "CC&R Summary & Welcome Info."

We want to make sure that both owners and renters feel comfortable in the community and that all safeguards are in place, such as parking areas and restrictions, pool rules, and being dark sky compliant.

Thank you for your assistance with this sometimes touchy subject.

# Meet Your NEIGHBOR

## The Matriarch of Cielito Lindo

by Peg Bowden

She sits on her patio chair as the thunder crashes in ear-splitting bolts of sound around her. The patter of Arizona monsoon rain drops begin their summer cadence. Her face is uplifted to the rain, which is pelting her small body, she is quickly drenched in her t-shirt and shorts. Her hair is plastered to her face, and she gives me a smile as the lightning and thunder increase their intensity. She is fearless, and loving to be in the middle of all this drama.

This is Pat Bender, a seventeen year resident of Cielito Lindo, and she is immersed in these first days of a desert monsoon. I watch in envy and amazement, and step outside myself to inhale the fragrance of creosote. Pat is my next door neighbor, and she teaches me to fill my senses with nature at its wildest.

After 57 years in Kansas, and some time in Colorado after that, Pat makes her home in our village. She tootles around the neighborhood in a motorized wheelchair, decked out with an iridescent green vest and several flags

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the place where she belongs  
—is right here in Tubac. She  
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perched on her chair for safety. Pat is 88 years old, and is proud of her unofficial title as the elder of our village.

She spends her days weaving, and her home is a testament to her creativity at the loom. Colorful intricate patterns of towels and wall hangings are part of the décor, along with excellent watercolors painted by her sisters and other family members. Pat is an avid reader, and we spent our time together talking about politics, climate change, and the serious flood of 2003, when many of the streets were under 12 inches of water.

Pat raised three children in Kansas, and the family has mushroomed into four grandchildren, and 16 great grandchildren. She has siblings that live close by, and her children often come to visit.

Pat's hometown of Greensburg, Kansas, "blew away" in a tornado several years ago, and she chuckled as she told me about the parallels to *The Wizard of Oz*, and Dorothy's wild ride into the land of Oz.



Pat's true sense of home—the place where she belongs—is right here in Tubac. She delights in the wildlife, the mountains, the desert open spaces, and the climate. When she is not designing a unique textile at her loom, you can find Pat offering her views on today's politics, the weather, or the plight of the planet. Pat's wisdom and perspectives are a gift to our village.



# Board & Committee UPDATES

## POOL COMMITTEE

Welcome to the Cielito Pool from the pool committee! The pool committee members are Jane Barden, Buz Wortham, and Barb and Terry Burgess. We are always looking for more volunteers so please consider joining our group either by taking responsibility for one day a week or even agreeing to fill in when others are gone. We have purchased a leaf blower and have had the mesquite branches trimmed way back so they no longer overhang the pool and deck. It only takes 10 to 15 minutes each day to clean and check and you could not ask for a more pleasant setting! If you would like to join us, please email me at [janeb2299@gmail.com](mailto:janeb2299@gmail.com).

Besides having the trees trimmed back, we have also had some other work done. We replaced the pool heater and the pool pump motor. There were several leaks in the pipes in the equipment area which have been stopped and some electrical problems that are currently being addressed. Unfortunately, an intruder decided to steal our beloved Hazel (the pool vacuum) and we have already purchased a replacement, Hazel II. As the pool has been staying fairly clear, we have not installed her yet. She was very expensive and it is frustrating that someone chose to invade the pool area and take her. You have probably noticed the security signs and cameras that were installed to (hopefully) prevent this from occurring again!

If you see Buz around, give him a thank you for the extra work he has done at the pool. He cleaned off the roof, which normally cost \$250, and caulked the window on the north side of the clubhouse. He is also responsible for installing the security signs, cameras, and extra

lighting on the sidewalks making it easier to see when visiting the pool at night. Buz has also spent many hours helping with the leaks and electrical problems. You will notice how wonderful our street lamps now look — he did that, too! Thanks, Buz!

So, come take advantage of your pool. The heat has been turned up to a balmy 82 degrees and, of course, happy hour is occurring every Wednesday at 4:00. Come join us with your favorite beverage and an appetizer to share. Enjoy! Jane Barden

## NEWSLETTER COMMITTEE

Our new newsletter will be published five times per year: December/January; February/March; April/May; June/July/August/September and October/November. The newsletter will be emailed to all owners and renters for whom we have email addresses. We are always 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 or Sharon Pierce.

## DESIGN REVIEW COMMITTEE

Hello fellow Cielito Lindo HOA members. My name is Jerry Barden and I am the current Design Review Committee Chair. The committee members are: Rod Rich, Jane Horn, Mike Fay, Jane Barden, and Robert Moore.

Please feel free to contact any of us with your questions or concerns. I hope you have all had a good summer, whether staying here in beautiful Tubac or in some other area of the country. It appears that most of you that were out of town are now back for the fall/winter/spring season.

The DRC has been working hard to make Cielito Lindo a very welcoming and beautiful place. We would like to be fair and understanding to all of your requests and issues, but also realize that we do need rules to keep this wonderful neighborhood's high standards you have become accustomed to.

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!

*continued on page five*

## Board & Committee Contacts:

### President:

*Lois Zettlemoyer*  
[lzettle1972@hotmail.com](mailto:lzettle1972@hotmail.com)

### Vice President and Nominating Chair:

*Jim Horn*  
[jmhorn64@yahoo.com](mailto:jmhorn64@yahoo.com)

### Secretary and Landscape:

*Cathy Marrero*  
[cmarrero1@mac.com](mailto:cmarrero1@mac.com)

### Treasurer and Newsletter:

*Hilde McNeil*  
[mneilgroupaz@gmail.com](mailto:mneilgroupaz@gmail.com)

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

*Jerry Barden*  
[jbarden109@gmail.com](mailto:jbarden109@gmail.com)

### Pool Committee Chair:

*Jane Barden*  
[JaneB2299@gmail.com](mailto:JaneB2299@gmail.com)

### Painting Chair:

*Robert Moore*  
[serranomoore@msn.com](mailto:serranomoore@msn.com)

### Nominating Chair:

*Jim Horn*  
[jmhorn64@yahoo.com](mailto:jmhorn64@yahoo.com)

### Newsletter / Work Session Recorder:

*Sharon Pierce*  
[spierceassoc@yahoo.com](mailto:spierceassoc@yahoo.com)







# *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.





# Board & Committee UPDATES *continued from page three*

## LANDSCAPE COMMITTEE

We are sorry to report that Ron Kurpius retired from the Landscaping Chair position effective November 30th.

Upon retiring he stated, “I think it is time for somebody else to pick up the reins and oversee the landscaping area.”

Ron has headed up the landscaping here in Cielito Lindo for over eight years. He has done an amazing job of interfacing with the many landscaping companies that we have had over time and has had an excellent working relationship with Chula Vista, our current landscaping company.

Luckily, we have three volunteers stepping up to serve on the Landscape Committee. Robert Moore shall be the main liaison with landscapers and communicate our weekly needs and duties to Chula Vista. Leo Francis shall be the spokesperson and scribe for the landscaping committee and Cathy Marrero shall be landscaping Chairperson and Coordinator.

The primary duties of the committee are:

- Preserve, maintain and raise the current standard of Cielito Lindo community landscaping, irrigation and trees and monitor landscapers’ work.
- Conduct once a month meetings and community walk around.
- Create harmonious xeriscaping and lighting in the community.
- Develop landscaping standards for the community and a line of communication for homeowners.

## VOLUNTEER OPPORTUNITIES

We are all part of this community and want to keep it looking and functioning its best. We dutifully pay our HOA fees every month and expect things to be taken care of.

The people who do take care of things are our manager, Tammy Censky of Stellar Property Management, the members of the HOA board and HOA committee chairs and committee members.

Our manager Tammy responds to owners’ questions and concerns, collects dues, keeps tabs on our budget, pays the bills and taxes, takes care of calling repair people, initiates contracts with our vendors and follows up on their work. Plus, she moderates our Board Meetings and provides us with updated budget reports.

Our board and committee chairs and members, on the other hand, are owners who are unpaid *volunteers*—generously donating their time to assist in running of our community.

When we all work together our community flourishes. Please consider pitching in and volunteering for one of our six committees: Design Review, Pool, Landscape, Nominating, Painting or Newsletter. Contact information for the committee chairs is located on page three.

Or consider running for a Board position the next time one is open!

**Cielito Lindo  
HOA Website:**  
[cielitolindohoa.com](http://cielitolindohoa.com)

**Cielito Lindo HOA  
Property Management:**

*Tammy Censky*  
Stellar Property Management, LLC  
[tammy@stellarpmlc.com](mailto: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](http://uesaz.com)

**Internet/Phone**  
Century Link  
855-807-3452  
[centurylink.com](http://centurylink.com)

Sprocket  
Communications  
520.740.9700  
[getsprocket.com](http://getsprocket.com)

Simply Bits  
520-545-0400  
[simplybits.com](http://simplybits.com)

**Satellite TV:**  
Dish Network  
800-333-3474  
[my.dish.com](http://my.dish.com)

Direct TV  
877-768-7754  
[directvdeals.com](http://directvdeals.com)

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

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](http://southwesternutility.com)  
520-398-3177





# Community CALENDAR

## DECEMBER

**Wednesday, December 4 @ 4pm**

Cielito Lindo Happy Hour

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

**December 6-7**

Luminaria Nights in Tubac

**December 6-8**

Michaelin Otis Watercolor Workshop

Three-day workshop 10am-4pm at the Tubac Center for the Arts. To register or for more information call 520-398-2371 or visit tubacarts.org.

**December 9 @ 5:30pm**

Cielito Lindo Board Meeting

Cielito Lindo Community Center

**Wednesday, December 11 @ 4pm**

Cielito Lindo Happy Hour

at the Cielito Lindo pool

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

**Thursday, December 12 @ 5pm**

Art Speaks Presentation "From a Scrap of Paper" with artists Virginia Hall and Barbara Kuzara at the Tubac Center for the Arts. Free for TCA members; \$8 suggested donation for guests. For more information visit tubacarts.org.

**Saturday, December 14 @ 7pm**

Performing Arts with Wolfe Bowarts at the Tubac Center for the Arts. Cabaret seating. For tickets call 520-398-2371 or visit tubacarts.org

**Wednesday, December 18 @ 4pm**

Cielito Lindo Happy Hour

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

**Wednesday, December 11 @ 4pm**

Cielito Lindo Happy Hour

at the Cielito Lindo pool

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

## JANUARY

**Wednesday, January 8 @ 4pm**

Cielito Lindo Happy Hour

at the Cielito Lindo pool

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

**Wednesday, January 15 @ 4pm**

Cielito Lindo Happy Hour

at the Cielito Lindo pool

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

**Wednesday, January 22 @ 4pm**

Cielito Lindo Happy Hour

at the Cielito Lindo pool

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

**Wednesday, January 29 @ 4pm**

Cielito Lindo Happy Hour

at the Cielito Lindo pool

*(bring your own beverage and appetizer;  
no glass containers at the pool please!)*

## Save the DATE!

*Cielito Lindo*

*Upcoming Board*

*& Committee Meetings*

## 2019

**DEC 9:**

*Board of Directors meeting*

## 2020

**FEB 10:**

*Annual Meeting*

**APRIL 13:**

*Board of Directors meeting*

**JUNE 8:**

*Board of Directors meeting*

**OCT 12:**

*Budget Approval*

*Board of Directors meeting*

**DEC 14:**

*Board of Directors meeting*

## 2021

**FEB 8:**

*Annual Meeting*