

# Cielito Lindo COMMUNITY

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA VOLUME ONE, NO. 4 JUNE-SEPT 2020

## LETTER FROM THE PRESIDENT

### *Attention Cielito Lindo Homeowners:*

The Board of Directors have agreed that the Cielito Lindo pool will reopen on June 1st with posted protocols in place and volunteer assistance for cleaning.

Although we know of several pools that are open, we also know of several HOA's who have chosen to keep their pools closed due to the cost of the CDC/Covid-19 protocols.

We are a small community. It would be cost prohibitive to hire someone to monitor the pool every day when we have limited usage. We ask that you personally disinfect the area of the pool or the community building after using it.

Please thank our volunteers! We would not be opening the pool without them.

Maggie Steffen and Lynn Baker have agreed to co-chair the pool committee. They are scheduling volunteer homeowners to help with the morning cleaning of the pool area, refilling hand sanitizer and disinfectant spray bottles, and checking the bathrooms. They will also check in the evening to reattached "Hazel" (the pool vacuum) to suction if she has been removed for the day.

If your choice is to use the pool or the community building, we ask your assistance in keeping the area clean, signing in, using the mounted hand sanitizer, using the bottled disinfectant to spray any area that you have touched, and making sure the gates are closed when you leave.

Three hand sanitizer stations have been installed and spray bottles of disinfectant are located on the table in the BBQ area and in

both bathrooms. Signage will be located on the pool gates and displayed on the bulletin board with CDC and our protocol guidelines.

We have also established protocols to encourage safety. They include member or tenant use only, using the east gate for controlled access, signing in, social distancing, using hand sanitizer and spray disinfectant, limiting the occupancy in the area, and assisting in cleaning after usage.

Attention: We have been notified that having "Hazel" (the pool vacuum) in the pool during pool usage is a drowning hazard. If you are the first person of the day using the pool, please disconnect "Hazel" and suspend her from the hooks on the south wall. We will put her back in the pool at the end of the day. Thank you for your cooperation.

On a final note, in the Pool Committee report later in this newsletter, you will see that we have recently undertaken some pretty extensive repairs and upgrades to the pool, spa, deck and clubhouse. Most of this maintenance was planned for and paid through our association reserve fund.

Please don't hesitate to let me know if you have any questions.

Respectfully,

Lois Zettlemoyer  
Cielito Lindo HOA President

## Cielito Lindo Pool and Community Building Protocols

1. Only residents, family members of residents, and tenants are allowed to use pool/community area.
2. Cielito Pool protocols posted at the pool.
3. Use East gate for entry and exit. North gate marked "closed".
4. Sign-in sheet located by East gate for pool/community bldg. usage.  
**To include:** Date / Name / Phone number.
5. For pool/spa usage, maximum of 2 unrelated people in water at a time.
6. Individuals encouraged to spray disinfectant on hard surfaces before and after usage. Disinfectant spray available at pool.
7. Wall-mounted hand sanitizer (3) available for cleaning of hands.
8. Separation of chairs for social distancing.
9. Bathrooms will remain open with disinfectant spray available along with soap for hand washing.
10. First person of the day to use the pool will remove "Hazel", the pool cleaner, and store her on the hooks on the south wall by the palm trees.
11. The spa will remain uncovered until further notice.

# A look back at the Cielito Lindo COMMUNITY

## Introduction

This issue of the newsletter proudly features a “hats off!” to our Cielito Lindo past presidents who took responsibility for leading our Boards of Directors as they tackled management for a brand new community, with no history or precedents, feeling their way along right up to the present. Each of them added bricks to a strong foundation and subsequently tested and improved the structure repeatedly as they tackled the growing problems and early development of what grew into the beautiful community of Cielito Lindo we enjoy today. Here is a very brief summary of the road to 2020 followed by personal interviews with our pioneering Presidents who travelled that road. Thank you every one!

## CIELITO LINDO

*A Thumbnail Sketch of its Beginnings*

### February 5, 1992

*Inside Tucson Business*

“If plans come to pass, Tubac will become a major tourist stop and residential area with a 246 acre, master planned community, Barrio de Tubac.”

### 1995

*Santa Cruz Valley Sun*

In an interview, Barrio de Tubac’s original developer, Roy Ross, saw his vision for his 394 acre parcel as a revolutionary idea in development. It included 165 acres as Barrio de Tubac homes plus wetlands, the Juan Batista International Historic Trail, the original Tubac Village ruins, and more. The first Barrio neighborhood to be built was Cielito Lindo de Tubac.

The original planner and investor, Ross was joined by Gary Brasher, George Smith, and Dick Lockwood as major investors. The original architectural design, color charts, and landscaping design, were all done by visionary Tucson architect Dennis St. John, and ultimately finished by others. His designs included the style of the roads, and even the street lamps and lighting.

### 1998

Bylaws and CC&R’s were completed and filed for both the Barrio de Tubac Master Association and Cielito Lindo.

The first two homes in Cielito Lindo were built, furnished by Tubac artisans and shops, and opened as the Sales Center, with Jacquie Brasher in charge. The houses were 4 Calle Dorado and 6 Calle Dorado.

Our governing boards were developer controlled until possibly our first owner president, Terry Voss was installed. The early years saw some crucial issues being struggled with which would set the tone for the entire future of Cielito Lindo, requiring heavy duty negotiations between the owner Board members and the developer Board members.

### 2003

Our first recorded owner President was Terry Voss, although there may have been some preceding him. (More research is needed). The newly minted community of Cielito Lindo began governing itself under the wing of the developers, as construction of new houses was booming.

### 2004-2006

Under President Val Simms, the Board began in earnest to grapple with many unanswered questions about financial responsibility and timetables for completing many design aspects of Cielito Lindo and the common area surrounding it.

### 2007-2009

Bob Roberts became President as the discussions came to a head. Of particular importance was the finishing of the roads which had been under discussion with the still fledgling HOA and the developers unable to develop a viable plan. Bob appointed the Roads Committee, composed of homeowners Colin Steffen, Rod Rich, Ron Kurpius, and himself. They developed a plan the developers could support financially and ultimately successfully approached Commerce Bank for additional financial support to complete the improvement of all of our roads. The community owes a debt of gratitude to everyone involved in this huge effort!

### 2010-2012

Vice President Rod Rich assumed the presidency as the focus shifted to the development of the financial structure and organization of Cielito Lindo, including protocols for landscaping, pool maintenance and use, financial stability including an escrow and much more. We were growing up!

### 2013-2014

Ron Kurpius and his Board focused on continuing to improve the written standards for landscaping, parking, pool rules, and financial stability. Painting of homes became a huge issue with new residents, including paint colors, boundary lines on houses, and resolution of conflicting homeowner opinions.

### 2015-2019

Cielito Lindo governance continued to evolve under President Leo Francis’ Board, particularly in every aspect of Design Review, key to maintaining the high standards that have made the community so special. A new management company was hired, as were landscaping companies.

— Sharon Pierce



VAL SIMMS

BOB ROBERTS

ROD RICH

RON KURPIUS

## OUR PIONEERING HOA PRESIDENTS

*Cielito Lindo’s HOA President, Lois Zettlemoyer, sat down with our Past Presidents, to discuss their terms in office and their personal assessment of their challenges and accomplishments while in office.*

**2003 | TERRY VOSS** Terry was our first formally recorded president, when Cielito Lindo’s developers still owned a controlling interest in the community. He now lives in Portland, OR.

**2004-2006 | VAL SIMMS** Val and Betty Gibson were living in Northside Chicago where Val was a Professor and Chair of the Political Science Department of Northeastern Illinois University. They began spending their winters in Cielito Lindo in Fall, 2002 and became full time residents three years ago. Val came to the presidency when the partnership of developers and owners was just being defined and the “Punch List” was long and intimidating!



Job descriptions for both owners and the developers had to be developed from scratch for all the jobs we now take for granted.

- How did responsibilities break out between Cielito Lindo (the first of the Barrio neighborhoods) and the common areas and parks controlled by the Master Association, still a twinkle in the eye of the developers?
- Who would maintain the beautiful fountains in the common areas?
- What about tree/plant maintenance?
- Who would finish building and financing the roads for Cielito Lindo and for the Master Association property?
- What responsibilities belonged to the Master Barrio Association and what about paying our assessments to them?

There were no guidelines or rule books outlining any of these answers, and Val and her team started nearly from scratch. It is easy to understand why Val felt her greatest challenge *and* accomplishment was beginning to outline the map to transition from a developer led Board to an HOA led Board with its own governing organization and structure. It was an exciting and challenging time!

**2007-2009 | BOB ROBERTS** Bob and Sandy did a thorough search of Arizona to find the perfect place to retire, close to their family. They visited Prescott, Payson, and Scottsdale before spending the Christmas holidays at the Tubac Golf Resort. As so many before and after them, they were quickly seduced by Tubac and our magical Valley. They purchased a home in Cielito Lindo in 2001, beginning as snowbirds, but becoming year round residents in 2005.

Among our most tenured leaders, Bob served as Member at Large on the Board, Vice President, and finally as President. He has also stepped in over the years as Interim President for presidents who were temporarily unable to serve. Bob's engineering background became a huge asset for us when our new roads began to deteriorate prematurely because, they had not been built to the contractor's specs. Bob felt his greatest challenge turned out to be his greatest accomplishment: replacement of the roads! He formed a Roads Committee composed of Colin Steffen, Ron Kurpius, Rod Rich, and himself, who prepared a strategic plan that resulted in building and financing a new road system for Cielito Lindo. As you will see, this Committee and its crucial work spanned multiple years and presidencies.

As for many additional items on the Punch List, ultimately they were finished by Bob, developer (and Cielito's own resident), Dick Lockwood, and his employee, Raul Amezcua.

Dick's helping hands continued when our brand new trees planted along Calle Acequia, across the street from Anza Park, were all almost blown over after a violent storm, because they were not yet adequately rooted. An emergency call from Bob to Dick resulted in Dick's and Raul's uprighting and staking all the trees within forty minutes!

**2010-2012 | ROD RICH** Rod and Gail left the Chicago area for Chandler, Arizona, when it was wide open spaces and cotton fields. When it morphed into a more metropolitan area, they began searching for a more rural area. In 1993 a stay at the Tubac Golf Resort and visit to Cielito Lindo resulted in the purchase of a lot from Zachary Freeland and the subsequent construction of their home here. They were both able to continue their careers in education with positions in the Rio Rico school system as school principals.

Rod replaced former resident Rosemary Stoltenberg on the Board, and became a member of the Design Review Committee. By this time he had become County Superintendent of Schools, which gave him experience working with the County Board of Education. He applied these lessons on "decision by committee" to our own HOA Board. Looking back, he feels his greatest challenge was in continuing to move the Road Committee's work forward, as well as having the pool rekeyed for the entire community due to usage by outside non owners.

He feels his biggest accomplishment was the opportunity to be part of a group of people who had the best interests of the community in mind; and through that process he was also able to build long standing relationships with new friends and neighbors.

**2013 | RON KURPIUS** Although we lost Ron in December, 2019, I am certain he would say his greatest accomplishments were two fold. First, almost immediately upon moving to Cielito Lindo, he had the opportunity to meet and work with such a great group of leaders on the Road Committee: Bob Roberts, Rod Rich, and Colin Steffen. Second, he learned to work within the committee structure (totally foreign to a scientist like Ron) to oversee the road restoration project. This was accomplished with the financial backing of Commerce Bank, as well as the entire HOA community, through a one time special assessment.

**2014-2018 | LEO FRANCIS** Leo says she moved to Cielito Lindo nine years ago through synchronicity, attraction to the beauty and tranquility of the community and love of the stately heritage mesquites. It wasn't long before she found herself volunteering for the Board because she felt the long-term Board members had far exceeded their community duty. Many were on their third, fourth and even fifth terms so it seemed only fair to step

up and do her part. That became a five year term as President.

Leo feels her greatest challenge arose while supporting the mandate of the Design Review process, as articulated in the introduction of our carefully constructed Guidelines:

"An attached town home, by its very nature, requires owners to be more aware of the impact of their decisions on neighbors than would be the case in a community of free-standing homes. Guidelines will assist homeowners in planning any alterations or modifications to their homes or properties that may be visible to others or may adversely affect neighbors or common areas."

Over the years, this has brought a few homeowners into conflict with their deep sense of home sanctity and/or entitlement. Appropriate interventions by the Design Review Committee, and in some cases the Board of Directors, tended to trigger personal animus.

When asked about her biggest accomplishment and her vision for Cielito Lindo, her answer offered a little different perspective vis a vis what it means to serve on a Board of Directors of an HOA. She thinks the Board serves as a team, at the pleasure of the community, serving the best interests of that community. The President's role is to listen, understand, organize and track. The Board as a whole deserves the credit for all the work and accomplishments.

During the years she was on the Board, in addition to taking care of the business of the Association, she feels her Board accomplished the following:

- Resolution of long-standing parking problems based on preferences of the entire community
- Establishment of a practice of prompt, timely respectful attention to rule violations, large and small
- Delineation of an effective relationship between the Board and the Community Manager
- Establishment of a full-disclosure communication protocol in which concerns, reports, proposals, pros & cons, minutes, surveys, etc. were published in a timely manner, allowing all homeowners to participate in their governance

Many thanks to each of our past Presidents for their foresight, wisdom, patience, and invaluable contributions to Cielito Lindo's continued progress and good health!

— Lois Zettlemoyer

# Meet Your NEIGHBOR

## Frances Causey: She'll leave you in the dust

by Peg Bowden

Frances Causey is a woman in constant motion on every level—mentally, physically, emotionally, and all those dimensions we don't have names for. She is a film maker extraordinaire, and her creative energy is prodigious. Because of her passion for our Tubac community and society at large, Frances directs documentaries that tell the important stories of the people. Some films are based here in Arizona, and all are rooted in her own insights about life in America.

Frances was born in North Carolina, and spent her formative years in Tennessee and Connecticut. Southern Arizona beckoned when she paid a visit to Kenyon Ranch, a retreat and vacation rental guest ranch here in Tubac. After all that East Coast living, Frances was lured to the lifestyle and wide open spaces of the great southwest.

*Frances Causey makes  
films for the ages.  
They hold lessons that  
will teach us for  
years to come.*

Plus, she has a passion for horses, and has been riding most of her life. Frances participates in the Hunter/Jumper style of horsemanship, and enters competitions throughout the country. Her horse, Unchained Melodee, an Arabian purebred, is “a horse of a lifetime.” Frances beams when she speaks of her horse's beauty and big heart. There is a deep connection between Frances and Melodee, and it has manifested in many prizes and accolades.

Graduating from Chapel Hill in North Carolina (Class of '86), Frances went to work at CNN in the infancy of this powerful cable network. Back then it was called the “Chicken Noodle Network,” because it was new and fresh, and no one was sure how a 24 hour news network would work. Ted Turner was the founder, and Frances described him as bombastic and high energy. He was full of ideas that no one had considered. He changed the face of network news with live broadcasts wherever news was happening. Frances learned about production,

directing, and funding. She lived in New York City, and worked the graveyard shift, 10 pm to 8 am.

Leaving CNN after the Y2K event (that turned out to be a non-event) in 2000, she decided to set up her own production company, Frances Causey Films. She produced a film called *The Wendell Scott Story*, about the first African-American stock car driver to win a NASCAR title. The documentary was shown on the History Channel.

For a few years, Frances worked out at Old Tucson and produced some fiction-based films.

Returning to her first love, documentary film-making, Frances filmed an important film for the times—*Heist: Who Stole the American Dream?* This seminal film reveals how American corporations orchestrated the dismantling of middle-class stability and growth through rampant deregulation, outsourcing jobs, and tax policies favoring businesses and the wealthy. The film explains the crash of 2008 in a clear, painfully honest narrative, and should be viewed by anyone who wonders what happened to their American Dream. *Heist* has won numerous awards, including the Women's International Film and Television Showcase Award in 2017.

Another film that has received accolades for its relevancy and heart is *The Long Shadow*, a film about Frances' roots in the South. Frances, a daughter of the South, explores the ongoing racial divisions in the US, and her own personal family history of class and color boundaries. *The Long Shadow* traces slavery's history from America's founding fathers up through the shameful ties to racism today. The film is a candid look at America's original sin—that white people have dominion over people of color.

One of my favorite films is *Ours is the Land*, a short 16 minute documentary about the Tohono O'odham people and their spiritual, cultural and physical connection to the Santa Rita Mountains, now imperiled by the possibility of an open pit copper mine, the Rosemont mine, south of Tucson. The essence of the film speaks to many of the reasons I love living here. The Tohono O'odham's connection to the ancient ways is a deeply reflective viewing experience.

All total, Frances has produced ten films over the years. She is presently at work on a documentary about post traumatic stress, veterans and the mental health system. The woman never stops.



Frances and her partner, Cathy, live with their cat, Sara, and their sweet rescue dog, Chica. An admitted workaholic, Frances is also a sports person, and loves to fish, play tennis, and spend time outside hiking the desert. She is curious about everything, and her brain is percolating nonstop.

Every person has a story to tell, and Frances is able to get at the core, the deeper levels, of what is going on in our world. She is an asset to our Cielito Lindo village, and she is at the apex of her film-making career. Frances Causey makes films for the ages. They hold lessons that will teach us for years to come.

### The following is a list of Frances Causey's films:

*Is Your Story Making You Sick?* (2018)

*Ours is the Land* (2015)

*The Long Shadow* (2017)

*Cyanide Beach* (2012)

*Stardust and the Bandit* (2012)

*Heist: Who Stole the American Dream?* (2011)

*December Story* (2007)

*Atlantic Olympic Park Bombing* (1996)  
CNN TV Special

*Oklahoma City Bombing* (1995)  
CNN TV Special





*The Beautiful Gates of*

# **CIELITO LINDO**

PHOTOS: Marvin and Hilde McNeil



*Gates don't just have a function — they have personality. Each one is the artistic expression of its designer and/or the craftsman who brings that design to life. Around our community we have so many diverse styles — from elegant to traditional to modern — from the more utilitarian to the downright whimsical. Some reflect the place in which we live, incorporating desert or Mexican motifs, and some bring a whole new perspective to our community. Either way, we love the gates of Cielito Lindo!*



Lois Zetlemoyer & Buz Wortham,  
128 Calle Barrio de Tubac  
Designer/artisan: Gastón S. Alejos  
Las Misiones Ornamental Designs  
MisionesDesigns.com



Pam Ridgway & Rob Foulks  
32 Circulo Diego Rivera  
Designer/artisan: David Voisard  
voisardstudios.com



Mary & David Dunham  
20 Circulo Diego Rivera



Mike Dunn & Ellen Levey,  
38 Circulo Diego Rivera



Hilde & Marvin McNeil, 144 Calle Barrio de Tubac  
Designer/artisan: Gastón S. Alejos  
Las Misiones Ornamental Designs  
MisionesDesigns.com



Gail & Rod Rich  
12 Calle Dorado





Ken Veal, 26 Circulo Diego Rivera  
 designer/artisan: Gastón S. Alejos  
 at: Castro's Iron Works & Steel Supply, Inc.  
 in Nogales, (520) 761-3670



Alyson and Paul Carter  
 27 Circulo Diego Rivera



Kristine & Ramon Maytorena  
 10 Barrio de Tubac Lane



Leo Francis, 130 Calle Barrio de Tubac  
 designer: Leo Francis  
 artisan: Las Misiones Ornamental Designs  
 MisionesDesigns.com



Cathy Marrero & Frances Causey  
 5 Circulo Diego Rivera  
 designer/artisan: Gastón S. Alejos  
 Las Misiones Ornamental Designs  
 MisionesDesigns.com



Mary and Mike Fay, 12 Barrio de Tubac Lane  
 designer/artisan: Gastón S. Alejos  
 at: Castro's Iron Works & Steel Supply, Inc.  
 in Nogales, (520) 761-3670



# Meet Your *NEW* NEIGHBORS

## Jeff Lacey and Laurie Ogden



Another fun and interesting couple, Jeff Lacey and Laurie Ogden recently purchased the two-story house on the corner across from the pool at 42 Diego Rivera Circle. They share their new home with Franklin, their lovable dog.

Both are retired attorneys. Jeff practiced environmental law for New York State and was involved in the Love Canal litigation. Laurie practiced law specializing in civil litigation and was the manager of several staff counsel offices for Travelers Insurance Company in upstate New York. Along the way they both realized that life has a lot to offer and they should take advantage of other avenues.

After retiring, Laurie was a docent in East Aurora, New York at the Roycroft Campus. The Roycrofters were part of an artisan community formed during the late 1800's as part of the Arts and Crafts movement in the United States. The work and philosophy of the group, often referred to as the Roycroft Movement, had a strong influence on the development of American architecture and design in the early 20th century. Laurie has a lot of information to share about their village, East Aurora, where they still have their other home.

One of the things on Jeff's bucket list was seeing the Grand Canyon. He and Laurie made the decision to spend some time in Tubac at Jeff's cousin's Embarcadero condo, so they could fulfill Jeff's dream and make the trip to the Grand Canyon.

While here, they discovered that they really liked the climate and Tubac area. Like so many of us before them, they started to search for a house here that would become a home. First, they looked at properties that would satisfy Jeff's need for open space. They drove way up into the mountains east of Rio Rico to look at what was supposed to be a "fabulous home." It was huge with lots of acreage and it only took them 45 minutes to get there from the highway! However, the water was supplied only by the monsoons and stored in four cisterns; no well or city water. Laurie, the city girl, didn't think that was a good fit. So, the hunt continued. They looked in Saddlebrook, Dove Mountain, Cielito Lindo, the golf resort and other areas around Tubac.

Laurie, who often walked with Franklin in the Cielito Lindo area, kept looking at the big house across from the pool.

After they reviewed their options with their realtor, and thought about it for over a month, they finally made an offer. One day too late! Another offer was pending, with a 10 day waiting period. Luckily on day 11 the other deal fell through and Jeff and Laurie were able to negotiate an agreement for some pre-closing repairs and make their own offer.

Because they had to wait a month for the closing, they drove back home to East Aurora NY in April. Jeff flew back to Tubac alone in May to check out the repairs and sign the documents. Once back in Tubac he discovered that Arizona requires both title holders to sign at closing. Laurie had to quickly get her signature on the required documents notarized in NY and FedEx them to Arizona for the closing. Another headache settled and an unfurnished home owned!

Laurie was anxious to get started with furnishing their new home. They had left a few items in the garage prior to the closing, but nothing substantial. They had planned to sleep on air mattresses while searching for new furniture.

Fortunately, at their first Cielito Lindo happy hour they discovered that Mike and Mary were moving out of their small home into the larger two-story down the street and were willing to part with a couple of beds, a rug, a sofa, two chairs and some basic kitchen essentials. Next, someone in Santiago had a used patio table and chairs for sale. Little by little they acquired enough furniture to make the place livable until the "real" shopping could begin.

But lo and behold, Covid-19 occurred and the shopping came to a screeching halt.

Meanwhile, Jeff, Laurie, and Franklin are hanging out here in Cielito Lindo in their partially furnished home until the Covid-19 virus slows down and social distancing decreases. Eventually they will return to East Aurora to check on their house and then plan to travel back and forth between NY and AZ as the spirit, and the weather, moves them

We are thankful to have them here as part of our community and know that they will be a great addition to Cielito Lindo.



**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

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

Simply Bits  
520-545-0400  
simplybits.com

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

Direct TV  
877-768-7754  
directvdeals.com





# Board & Committee UPDATES

## POOL COMMITTEE

While the pool was closed due to Covid-19, needed maintenance was noted, quoted, approved, and is being completed. The board is always looking to be fiscally responsible in spending HOA monies. The three pool companies we contacted suggested ways to upgrade our equipment, but all agreed that what we have is in good shape and working fine.

The estimated cost to change to a commercial salt chlorine pool was around \$8,750. The cost to change to residential salt equipment was approx. \$2,500-\$3,000 with the need to replace equipment every 3-5 years. The savings of using salt (Sodium Chloride) vs using Chloride tablets was not a significant benefit to cover the cost of the installing new equipment. This option was declined.

2020 is the year that \$17,000 in reserve dollars were allotted for pool and clubhouse maintenance. Approximately \$11,000 is being spent now with the unused portion to remain in the reserve fund. We used Raul, our local handyman, to complete the repairs at the pool/community building and chose E-Konomy pool to complete the tile and pool decking renovation. There is still some electrical work to be completed in the circuit breaker box and that money has already been set aside. The items below have been or are being completed.

The following maintenance was completed in March: outside sink faucet replaced, shower heads replaced, cracked window in the clubhouse repaired, doorknobs on clubhouse doors replaced, caulking on north window repaired to prevent leaking.

**Reserve dollars used for Pool/Clubhouse maintenance:** pressure washed wall above BBQ, mounted brushed steel backing above the BBQ, repaired fireplace fan, repaired cracked tiles, repaired molding around the south door & repainted both doors, filled expansion joint between the pool deck and the clubhouse, place safety strip on tile at south door, repaired and painted damaged wall in the men's bathroom, repaired separation cracks in the brick walls surrounding the pool, filled the depression area on the west side of the pool area with dirt and gravel, provided bricking for protection around the existing tree. This work was completed by Raul Amezcua.

**Reserve dollars used for pool renovation:** Cleaned waterline tile in pool and spa; replaced plastic stripping between pool deck and tile, caulk; cleaned deck, patched cracks, coated deck with two coats of sand beige non-skid deck sealer. This work was completed by E-Konomy Pools.

**Reserve dollars used for additional items:** No diving sign, Safety ring with 25 foot rope, Hazard sign for equipment area, repaired and painted fan/light units in both bathrooms, replaced slides on bottom feet of metal deck chairs, dark sky compliant light bulbs for existing outside lighting.

Thank you for your continued support and volunteerism in helping our community remain exceptional!

— Lois Zettlemoyer

## Board & Committee Contacts:

### President:

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lzettle1972@hotmail.com

### Vice President and Nominating Chair:

*Jim Horn*  
jmhorn64@yahoo.com

### Secretary and Landscape Chair:

*Cathy Marrero*  
cmarrero1@mac.com

### Treasurer and Newsletter Chair:

*Hilde McNeil*  
mcneilgroupaz@gmail.com

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

*Kevin Baker*  
tubacaz@hotmail.com

### Pool Committee Co-Chairs:

*Maggie Steffen*  
cjsteffen@aol.com

*Lynn Baker*  
lynndale.co@gmail.com

### Painting Chair:

*Robert Moore*  
serranomoore@msn.com

### Nominating Chair:

*Jim Horn*  
jmhorn64@yahoo.com

### Newsletter / Work Session Recorder:

*Sharon Pierce*  
spierceassoc@yahoo.com





## DESIGN REVIEW COMMITTEE

I am just past my first 90 days as chair of this committee. I have studied and will continue to study our CCR's and have made some notable discoveries. And to that end, I have been doing a fair amount of reading and research regarding Design Review (aka Architectural Review) and what that encompasses as best practices in a HOA. Bottom line, we all want our community to be cared for and it is a community effort. My wife, Jo Lyn, and I have always appreciated having neighbors that look out for one another. To me, that is a big part of what community feels like.

One article I found that fits my vision for the design review process starts with:

1. **Define the purpose.** A clearly written purpose statement will help clarify objectives for both our review committee and homeowners.
2. **Provide a roadmap.** This would include a step-by-step guide to the application process from start to finish.
3. Ensure that we do not have complicated language. Use everyday language.
4. **Update existing forms & documents.** This would include how one form/document relates to another and is supported by our CCRs.
5. **Modernize forms.** As a follow up with my last article, I noted that a short-term goal was to create a fillable PDF for the Design Modification Request form. Done! And I hope that will help with process and make it easier for homeowners to make requests for changes or upgrades to their homes. A copy of that form is included in this issue of the newsletter. More to come...
6. **Be proactive.** Produce an FAQ page that helps to answer commonly asked questions or perhaps questions that do not get asked but could be help clarify process. For example...the who, what, why and when of the design review process.
7. **Share real-life examples.** This could include why a request was approved and why it may have been denied.
8. **Bring it all together.** I would like to see one tab on our website that directs homeowners to a digital packet that can be frequently updated and shared.

Requests coming across my desk have been mostly about new gates, new lighting, and refinishing porch/patio surfaces and a rebuild of a ramada. I am being inspired! Time for a new gate! Upgrades that I have seen thus far look great!

I/we (your Board & DRC committee and fellow residents) need your help with a matter that in one way or another affects us all — **PARKING**. We have parking issues and have had for as long as I can remember. It has been in the top three of all topics in my first 90 days! When I or your Board receives a complaint, that creates a situation where a neighbor has to make an effort to set limits on another neighbor or request that our HOA manager send a letter instructing a resident to stop doing what they are doing. I would invite everyone to please help be a part of the solution and not part of the problem. That is being a good neighbor. If you have reasonable suggestions about how we might address this issue, please don't hesitate to contact me.

On a positive note, I also want to say how gratifying it is to see others agree to step up and fill in where most needed. Volunteerism is so important to us; being able to get things done, done well, while being frugal with our funds. We are all volunteers and have varying degrees of time devoted to our community. HOA member engagement is huge when it comes to volunteerism. The old saying "many hands make light work" is true. If we put a dollar amount to the value of volunteer hours, what would that be? Thank you!

— *Kevin Baker, DRC Chair*

**You can read the full DRC Guidelines on the Cielito Lindo HOA site at:**

[http://www.cielitolindohoa.com/Design\\_Guidelines\\_Revised\\_03222020.pdf](http://www.cielitolindohoa.com/Design_Guidelines_Revised_03222020.pdf)

**A fillable pdf is included at the end of this newsletter** for those who wish to apply for a design modification. This form can be filled online and emailed to Tammy at: [tammy@stellarpmlc.com](mailto:tammy@stellarpmlc.com)





# Coronavirus UPDATE

June 1, 2020

Many businesses and restaurants have reopened in Tubac, albeit with additional safety protocols.

In May, Governor Doug Ducey, the Arizona Department of Health Services, and Healthcare Partners launched an *Arizona Testing Blitz*, which aimed to test 10,000-20,000 Arizonans for COVID-19 every Saturday in May.

The nearest testing sites participating in the *Arizona Testing Blitz* were located in Tucson; there were no testing sites in Santa Cruz County *although we now have over 325 cases as of May 31, including 1 case in Tubac, and community transmission is present and accelerating.*

Remember that COVID-19 can spread through the air when an infected person coughs or sneezes. Symptoms are thought to appear within 2 to 14 days after exposure. Most common symptoms include fever, chills, cough, sore throat, shortness of breath, nausea and loss of taste and/or smell. Those who have trouble breathing, pain or pressure in the chest, trouble staying awake and bluish lips or face should seek immediate emergency medical care.

The best ways to prevent the spread of respiratory viruses, including COVID-19, are to:

- Wash your hands often with soap and water for at least 20 seconds. If soap and water are not available, use an alcohol-based hand sanitizer.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Avoid close contact with people who are sick.
- Stay home when you are sick.
- Cover your cough or sneeze with a tissue, then immediately throw it in the trash.
- Clean and disinfect frequently touched objects and surfaces.

If you have the financial resources, please consider donating to one of our local food banks or pantries, or Feeding America. Many people who are unemployed are struggling and could use our help to make it through this pandemic.

**Feeding America**  
www.feedingamerica.org

**Community Food Bank of Southern AZ**  
www.communityfoodbank.org

**Borderlands Produce Rescue**  
www.borderlandsproducerescue.org

A list of Santa Cruz County food banks can be found at: [www.foodpantries.org/ci/az-nogales](http://www.foodpantries.org/ci/az-nogales)

## ADDITIONAL RESOURCES

Santa Cruz County updates:  
[www.santacruzcountyz.gov/732/COVID-19-Novel-Coronavirus](https://www.santacruzcountyz.gov/732/COVID-19-Novel-Coronavirus)

Santa Cruz County COVID hotline:  
**1-844-542-8201**

University of Arizona, College of Public Health (COVID-19 forecast models)  
<https://publichealth.arizona.edu/news/2020/covid-19-forecast-model>

Centers for Disease Control (CDC):  
[www.cdc.gov](http://www.cdc.gov)

Arizona Dept. of Health Services:  
[www.azdhs.gov/index.php](http://www.azdhs.gov/index.php)

12 News Daily Live Blog  
[www.12news.com/coronavirus-covid-19](http://www.12news.com/coronavirus-covid-19)

## Save the DATE!

### *Cielito Lindo Upcoming Board & Committee Meetings*

**JUNE 8:**

*Board of Directors meeting*

**SEPTEMBER 28:**

*Board & Committee Work Session*

**OCTOBER 12:**

*Budget Approval  
Board of Directors meeting*

**NOVEMBER 30:**

*Board & Committee Work Session*

**DECEMBER 14:**

*Board of Directors meeting*

**JANUARY 18:**

*Board & Committee Work Session*

**FEBRUARY 3:**

*Annual meeting*

*All meetings are held at the  
Cielito Lindo Pool House  
at 5:30 pm unless otherwise  
noted here or by email.*





# *Cielito Lindo de Tubac CC&Rs* **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](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.



**Cielito Lindo de Tubac Homeowners Association**

c/o Stellar Property Management, LLC, P.O. Box 18108, Tucson, AZ 85731

**DESIGN MODIFICATION REQUEST**

Date: \_\_\_\_\_

Owner:	Home phone:	Other phone:
Address:		Lot #:

Description of modification: (Attach additional sheets as needed for blueprints, sketches, specifications, illustrations, colors and type of material.)

Contractor's name, address and phone number:

Materials:

Colors (samples required): \_\_\_\_\_

Dimensions of structure (width, height, length, etc):

Estimated completion date:

**Association Use Only:**

<b>Date:</b>	<b>Approved:</b> <input type="checkbox"/>	<b>By Cielito Lindo Design Review Committee:</b>
	<b>Denied:</b> <input type="checkbox"/>	
<b>Date:</b>	<b>Approved:</b> <input type="checkbox"/>	<b>By Barrio Master Association:</b>
	<b>Denied:</b> <input type="checkbox"/>	
<b>Date:</b>	<b>Approved:</b> <input type="checkbox"/>	<b>Sign Off After Inspections During Construction and @ Completion - By Cielito Lindo DRC:</b>
	<b>Denied:</b> <input type="checkbox"/>	

**Contingencies that apply for approval:**

**Reason for Denial:**



**Cielito Lindo de Tubac Homeowners Association  
DESIGN MODIFICATION REQUEST**

Page Two

Please provide complete details of the intended modification and any other information requested. An accurate drawing of the intended modification, depicting both the modification itself and its location on the lot, must be attached and submitted as part of your request.

Prior to review by the Design Review Committee, please sign below to verify the following:

1. The homeowner dues for this lot are current.
2. The owner of this lot owes no liens, fees, or fines to the association.
3. It is understood and agreed:
  - a. The original application and attachments shall be retained by the association.
  - b. The Design Review Committee has 30 days in which to respond to this request.
  - c. **No work on this request shall commence until the owner has received written approval by the committee AND from the Master Association.**
  - d. The owner is to comply with all applicable county and state codes and to obtain all necessary permits.
  - e. Homeowner is responsible for correcting any damage caused to common areas, street or sidewalks. Material must be stored on homeowner's property, and access over common areas is not permitted.
  - f. It is highly recommended that the homeowner obtain written approval of neighbors if the improvement will visually impact the neighbors (i.e., patio walls, additions, patio enclosures, structures extending above patio walls). However, the neighbors' approval or disapproval need not be considered by the committee.
  - g. **Alterations or modifications of any existing party wall require prior written consent of adjacent lot owner (s).**
  - h. **The Design Review Committee must inspect the work during construction and at completion, then sign off on the project.** You have 120 days from the date of this approval to complete your modification. In the event work cannot be completed within this time frame, please submit a written request for an extension.
4. Additional requirements: All trees must be properly trimmed and maintained; all plants must be on the Cielito Lindo de Tubac (CLHOA) approved plant lists (Oleanders and palm trees are not permitted in CLHOA); all wood must be termite treated; all window film must be non-reflective; all structural changes require "as-built" plans upon completion of project and; all material must match existing material in color, style and architecture.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Adjacent Lot Owner(s) - **if applicable**

\_\_\_\_\_  
Date

Mail, email or fax to: **Cielito Lindo de Tubac HOA**  
**c/o Stellar Property Mgmt, LLC**  
**P.O. Box 18108**  
**Tucson, AZ 85731**

(520) 561-8497 •Email: tammy@stellarpmlc.com