

# Cielito Lindo COMMUNITY

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA VOLUME THREE, NO. 1 FEB-APR, 2023

## Happy 2023!

As we begin another new year, full of possibility, opportunity, and change, some exciting changes for Cielito Lindo, both in our Newsletter and in our overall Barrio management support, are on the horizon:

- This issue of the newsletter contains the first in a continuing column authored by one of our Cielito Lindo talented four footed furry and feathered field reporters, who share their unique perspective on life in Cielito Lindo. The inaugural column in this issue features as guest author **Franklin**, the popular Wheaton Terrier, aka "Frank the Tank", aka "The Look". He confesses to some help from owners Laurie and Jeff as he still struggles to master the computer.
- We welcome Bonnie Shek as our new resident newsletter photographer. She covered our December community get-together and will be helping to document more neighborhood activities and personalities in future issues.
- We want to congratulate our own Cielito Lindo manager, Tammy Censky, on taking on the additional management responsibilities for our Master Barrio Home Owners Association effective February 1. This will not affect our relationship with her or our relationship with the Master Barrio Association.

Finally, best wishes for a happy and healthy New Year!

Lois Zettle-moyer  
President  
Cielito Lindo de Tubac HOA

## Board & Committee Contacts:

### President:

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### Landscape Chair:

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### Newsletter Co-Chairs:

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### Hilde McNeil

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## Board & Committee NEWS

### Why did our monthly HOA fees increase?

The board is continually watching our budget and how it is being spent. In reviewing our budget for 2023, the largest expense is ground maintenance at \$46,000, of which approximately \$35k will go to the landscaping company. Landscaping is one of the most important factors in preserving our community's appearance and home values, so our money is rightly assigned to this priority. Other significant expenses are home painting and clubhouse maintenance, which are budgeted at \$34,800, utilities at \$15,740, and the pool at \$6,000. These major budget items, like everything else since Covid, have increased in cost.

What decisions have been made to help keep costs down? Homes are now painted every 9 years, instead of every 7 years. There were 9 homes on the list to be painted this year. Two homeowners volunteered to wait until next year to decrease the overall cost of painting this year to 7 homes.

Owner/Volunteers clean the pool area and bathrooms four times a week. Paid cleaning of the Clubhouse has been decreased to twice a month instead of weekly. The trees were trimmed heavily in 2022 to decrease the need to do that in 2023 and allow more dollars for plant replacement by the Landscape committee.

*continued on next page*

As is normal, we had some unexpected costs.

- Due to the higher cost of petroleum products, the cost of sealing our streets was \$4,000 more than planned.
- Storm drainage excavation was completed between 6 homes to prevent flooding.
- Shared cost with owner of concrete replacement caused by tree roots.

There is always conversation with the board of 1) Should we substantially increase our fees now so that we don't have to do it again in the next year, or 2) Should we just do a little and see if we can get by! We chose to do it a little knowing that many here are on a fixed income and that the Master Barrio will probably be increasing their portion of the HOA monthly fee.

## Painting

Seven homes will be painted in 2023:

Pierce: 5 Calle Dorado  
Forte: 122 Calle Barrio de Tubac  
Girard: 132 Calle Barrio de Tubac  
Derkosh: 34 Circulo Diego Rivera  
Veal: 26 Circulo Diego Rivera  
Shek: 4 Circulo Diego Rivera  
Roberts: 25 Circulo Diego Rivera

The common area signs & fence will also be painted this year.

## Home Maintenance:

We have a well-established neighborhood with homes that are now in the range of 25 years old. If they were a person, they would just be getting started in their careers. Our homes, however, have endured decades of sun, wind, and monsoon rains. We keep our neighborhood looking beautiful by maintaining our landscaping and painting our homes on a regular basis. In addition, while homes are scheduled to be painted every 9 years, there is always regular maintenance that needs to be completed on the exterior of homes by homeowners. This ongoing maintenance will result in significant savings long term. A reminder to all owners to watch for maintenance needs such as

A reminder to all owners to watch for maintenance needs such as:

- checking the parapets for wear
- painting or sealing the outside woodwork,
- caulking around windows to prevent water erosion,
- assuring the roof is sealed
- checking that downspouts are clear prior to the Monsoon season

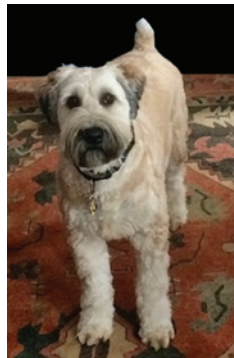
# “Frank the Tank”

Photos by my humans unless otherwise noted.

My name is Franklin, a/k/a *Frank the Tank*. I am a 5 year old, 60 pound Wheaton Terrier, an Irish breed described by the American Kennel Club as a “merry extrovert”. I was born in NY State on a Mennonite farm. My humans, Jeff and Laurie, brought me home and named me Franklin, after FDR. Their neighbors took one look at me and drove to the farm to pick up my sister.

Although I love the Buffalo snow, my rapidly aging humans don't appreciate the blizzards, so we became snowbirds and began the annual car treks cross-country. It's OK because we stay at comfy hotels and I can stretch my legs at really smelly rest stops.

I now winter at 42 Circulo Diego Rivera, the townhouse with the new “wall”. I liked the original wall because I could see all the people and dogs passing by and bark at every Fed Ex truck, but my humans wanted a hot tub. Now we have a quieter, more private patio. To make up for it they walk me 3 times a day so I can meet up with my dog friends and leave “pe-mail” messages for the feral cats. But my humans benefit too, from the exercise and the new friends they meet. I find all strangers irresistible.



*“I find all strangers irresistible.”*

I either lean against their legs or sit on their feet to encourage continued petting. Occasionally I will need to surround their legs with my leash to ensure their attention. In a group I will run from one to another until everyone is exhausted with the lovefest. My humans have trouble stopping this behavior as I am tricky and very, very strong.

I took an obedience class at an early age but my humans were inconsistent in their follow-up training. As such, I only respond to basic commands, all of which involve “high value” treats. At the word “Cage” I'll enter the dog



*“Without exception, I encourage all people to pet me.”*

crate with the treats on top. (I'll get at least two). I will “Sit” before a walk and occasionally “Stay” for Laurie if she uses her stern voice, but never for Jeff, no matter how many times he repeats the command. I will “Come” when called, but only if I note extreme enthusiasm in the tone of the command. I have been

known to “Lie Down” when asked, but very briefly. “Go” and “OK” indicate I'm allowed to leap into cars, jump into fountains or attack the sprinklers in the park, but I can't seem to understand the concept of “Don't jump”. On the other hand, I'm smart enough to ring a bell on the patio door when I need to go out, and sometimes I do it incessantly just for fun. Generally, I do what I want and my humans have adapted to this lifestyle.

So if you see me out and about, dragging my humans around like a sled dog, feel

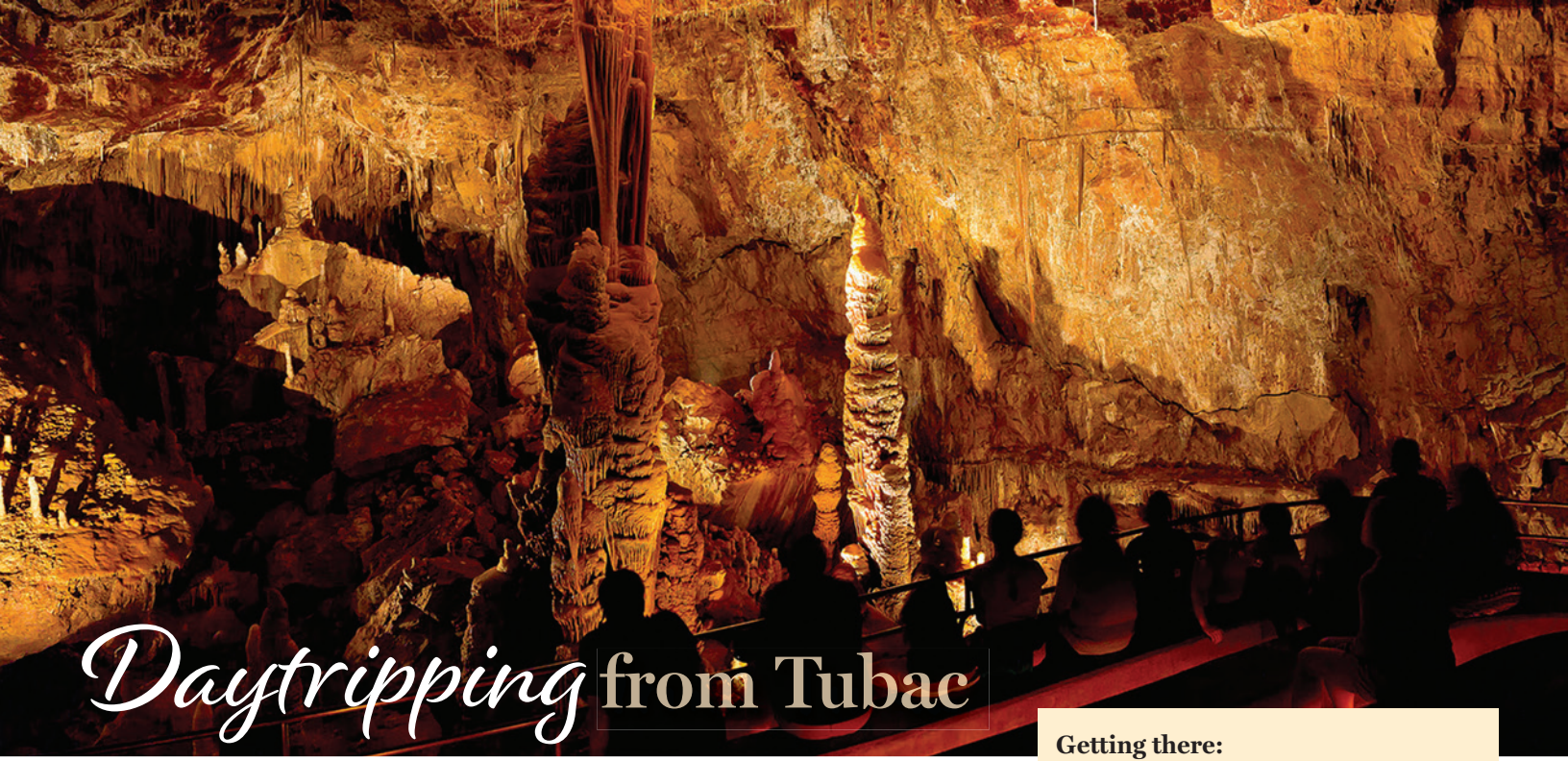
free to pet me and stare into my eyes. You'll love the oxytocin.

*\*Dog eye contact triggers the release of oxytocin, the hormone responsible for love and bonding, in both humans and canines. Studies have found that dogs experience a 130% increase in oxytocin levels after locking eyes — while humans experience a whopping 300% increase. (see Google)*



Photo by Bonnie Shek

*“So if you see me out and about... feel free to pet me and stare into my eyes.”*



# Daytripping from Tubac

*This is the third in a series of articles about interesting places that can be visited from Tubac in one day.*

## Kartchner Caverns State Park

If you're searching for another day trip from Tubac, consider taking a journey to Kartchner Caverns State Park located 77 miles east near the historical town of Benson. Besides the cavern tours, there are plenty of other activities. Several hiking trails surround the area, there is a wonderful museum at the Discovery Center, a shady campground, and a nice array of restaurants to top off your day in Benson.

Kartchner Caverns is one of Arizona's newer state parks. The caverns were discovered in 1974 by Gary Tenen and Randy Tufts, two explorers who had suspected a cave in the area based on the unique formations of the surrounding hills. At the base of one of the hills they discovered a small entrance leading into the stunning caverns. They kept the caves a secret until 1978 when they eventually approached Arizona State Parks. The caverns officially opened as a state park November 5, 1999.

There are two main cavern tours to choose from: the Throne Room and the Big Room. The Big Room tour is only available certain times of the year, while the Throne Room tour is available year round. The caverns are warm and humid, but there are wet areas on the trail so be sure to wear sturdy shoes with nonslip soles.

While at the park, there are some scenic trails to explore. From the parking lot, you will see signs for the Foothill Loop Trail. This trail is a moderate 2.9 miles which takes you above

the cave area offering beautiful views of the surrounding area. It also joins up with the Mountain Viewpoint Trail and the Ocotillo Trail for a longer (and more strenuous) hike!

If you're interested in spending more than one day at the park, they have a spacious campground with hookups available, as well as tent sites and several camping cabins.

You can find more information at: [azstateparks.com](http://azstateparks.com)  
(520)586-4100 or 1-877-my-parks



*Text by Jane and Jerry Barden.  
Photos courtesy of Jane and Jerry Barden and the Arizona State Parks and Trails.*

### Getting there:

Take I-19 north to Sahuarita Road. Head east on Sahuarita Road until it dead ends into Hwy 83, then go left until you can join eastbound I-10. Continue east until you see the sign for Kartchner Caverns which is Hwy 90. From this exit, drive 9 miles south to the park entrance. This drive takes approximately 1 1/2 hours.

### Tips:

Make reservations for the cavern tours ahead of time as the tours are usually full. The campground and cabins can also be busy depending on the time of year. Be sure you wear nonslip soles for the cavern tours.

### Dining Tips:

There is a shady picnic area near the parking lot and a small cafe at the Discovery Center. Or...Benson has some excellent restaurants. One of our favorites is the historic Horseshoe Cafe with their neon horseshoes on the ceiling. It offers a delicious variety of breakfast and lunch classics. If you're in the mood for Mexican food, try the Mi Casa Restaurant. They specialize in Southern Baja cuisine but also offer many Sonoran favorites. Save room for their famous carrot cake, flan or sopapillas!



# CELEBRATING *the Holidays*



**CIELITO LINDO RESIDENTS** celebrated the Holidays in style around the community pool on December 14 with over forty people in attendance. Applause to Sherry Mullins who instigated the whole idea, to our many neighbors who contributed to a delicious buffet of appetizers, entrees, side dishes, and desserts, and to all who pitched in to produce a gala, fun filled afternoon. Among them were:

**Community Invitation:**

Lois Zettlemyer, with invitation follow up by David Lopez

**Food Coordination:**

Bonnie Shek

**Decorations & Table/Chair Setup:**

Sherry Mullins, Suzanne Robb, Cathy Marrero

**Music & Gas Heater:**

Gary Jeckel

**Photography:**

courtesy of Bonnie Shek





**MARK YOUR CALENDAR!**  
March 15 Cielito Lindo  
**ST. PATRICK'S PARTY**  
(At the Pool)



# The Tubac Nature Preserve Project Meeting

## MARK YOUR CALENDARS!

**Santa Cruz Valley Citizens Council Meeting**  
**Tuesday, February 13, 2023, @ 9:00 am**  
**Tubac Community Center.** Hear the Tubac Nature Center's Plan to develop 160 acres stretching along Cielito Lindo's "Back Yard" behind our houses on Calle Barrio de Tubac.

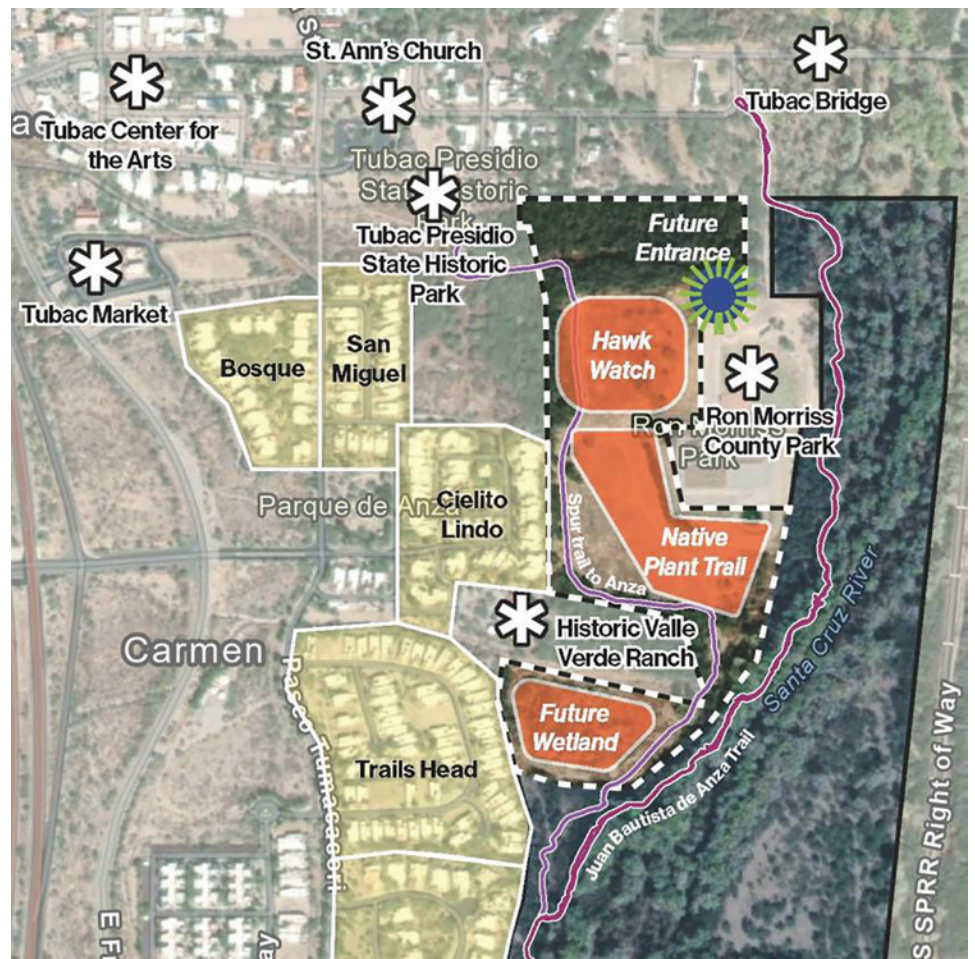
**IMPORTANT!** You recently received an email from Lois Zettlemoyer containing a survey from the Tubac Nature Center that can be completed online.

Baca Float (aka developer Gary Brasher and his investment group) have gifted the Tubac Nature Center with 160 acres in the floodplain, stretching from the Presidio State Park going south, directly along our back yard, the East side of Cielito Lindo, to the far south end of the Barrio's Santiago community. According to the plan, the site is being developed "for the purposes of nature education and recreation to benefit the greater Tubac community residents and its visitors". It is being developed with the collaborative community-based planning assistance of the National Park Services-Rivers, Trails and Conservation Assistance program.

**Be sure to read and complete the survey ASAP.** The development includes a new additional parking lot, a hawk watch platform, a native plant trail and more. This proposed development of The Tubac Nature Preserve Project will have a significant impact on Cielito Lindo and your property.

Make plans now to **ATTEND THE FEBRUARY 13 MEETING AT 9:00 AM.** Hear the plan, voice any concerns you might have and learn how you can be involved.

*The map below shows a bubble diagram of the focus area within the white dashed line for the first 5 years with four planned areas: entrance, hawk watch (permeable surface parking & birding platform), a native plant trail, and wetland.*



The survey and more information is available at [shorturl.at/muyMR](https://shorturl.at/muyMR)



# How Cielito Lindo Got Its Name

I had my Cielito Lindo Newsletter Co Editor's hat on as I sat on pins and needles waiting for my guest to join me at the Tubac Deli. I already knew that in addition to being a twenty year resident of Tubac, she was also a long time resident of the Gloucester, MA area, and the highly respected author of the Tubac Historical Society's beautiful book, "Historic Tubac", published to celebrate the 50th anniversary of the Tubac Historical Society. She collaborated on the latter with Tubac's well known artist Roberta Rogers, who did the original water color illustrations. I had also learned that she is a highly respected gallery owner both in Tubac and in Gloucester.

It was at that moment that a life force of energy touched down at my table, a wide smile on her face and her piercing blue eyes sparkling. "Hi! I'm Patty Hilpert!" she said, pulling up a chair. "I hear you want to know how Cielito Lindo got its name and how I was involved." I was quickly to learn this is the refreshing and direct New England style of Patty Hilpert. Leaning across the table, she shared her story.

The year is 1996 and the setting is her gallery in Gloucester. The gallery next door was owned by none other than Carol St. John, also a noted successful artist, not only in Gloucester but also in—you guessed it—Tubac! (This story takes serendipity to a whole new level!). Carol's husband Dennis, a successful architect, was currently involved in designing and building a new development in Tubac, AZ, that broke all the rules and set new standards for southwestern Arizona.

But Dennis had a big problem: What to name the first neighborhood in the development which would set the tone for the additional

neighborhoods that were to follow, all making up the Barrio de Tubac. The name would drive the marketing and sales effort for the entire Barrio, and so far Dennis, Carol, and the marketing team had not been able to come up with a worthy name.

On this particular occasion, the trio was sitting around the gallery doing a little brainstorming when, according to Patty, suddenly it just popped into her head—the perfect name—Cielito Lindo!— the Mexican/Spanish translation of Little Piece of Heaven! Everyone knew immediately—that was the winner!

Well, Patty, I know 57 households in Cielito Lindo de Tubac who couldn't have said it better! And the rest, as they say, is history.



Photo of Patricia Hilpert courtesy of the Tubac Historical Society.

—Sharon Pierce

(Our sincere thanks to Patricia Hilpert, an artist who has worked in ceramics, fused glass, and computer graphics. She also has advanced degrees from Tufts University in the History of Art and Architecture and Museum Collections Management.)

## SAVE THE DATE

### Upcoming Board Meetings & Work Sessions

**FEBRUARY 1, 2023:**  
*Annual Meeting*

**MARCH 27, 2023:**  
*work session*

**APRIL 10, 2023:**  
*Board Meeting*

**MAY 22, 2023:**  
*work session*

**JUNE 12, 2023:**  
*Board Meeting*

**SEPTEMBER 25, 2023:**  
*work session*

**OCTOBER 9, 2023:**  
*Board Meeting*

**NOVEMBER 20, 2023:**  
*work session*

**DECEMBER 11, 2023:**  
*Board Meeting*

*Meetings are held via Zoom until further notice.*



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

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

## 1. PARKING

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

## 2. NOISE & LIGHTING

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

## 3. DESIGN GUIDELINES

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

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

<b>Electric and Gas</b> Unisource Energy 877-837-4968 <a href="http://uesaz.com">uesaz.com</a>	<b>Trash Service:</b> Canyon Disposal 520-287-2511
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<b>Internet/Phone</b> Century Link 855-807-3452 <a href="http://centurylink.com">centurylink.com</a>	Rio Rico Sanitation 520-761-1604
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<b>Landfill and Recycling:</b> Santa Cruz Landfill 520-761-7892 M-F: 8am-4pm Sat: 8am-2pm
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Simply Bits 520-545-0400 <a href="http://simplybits.com">simplybits.com</a>	<b>Water:</b> Southwestern Utility Mgmt Inc. (formerly Baca Float) <a href="http://southwesternutility.com">southwesternutility.com</a> 520-398-3177
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<b>Satellite TV:</b> Dish Network 800-333-3474 <a href="http://my.dish.com">my.dish.com</a>
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Direct TV 877-768-7754 <a href="http://directtvdeals.com">directtvdeals.com</a>
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