



Cielito Lindo COMMUNITY

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA VOLUME FOUR, NO. 1 JANUARY-MARCH, 2024

HELLO 2024!

We are kicking off the New Year with plenty of exciting news. Indeed this edition of the newsletter is full of new beginnings. Our featured article introduces Perrydis Landscape, Design & Maintenance, our new landscaping company, and explains the most effective ways we as residents can work with them to maintain and further improve our beautiful community and its common areas.

We are also introducing our new committee chairs, who assume their roles immediately. They will all be working on your behalf to maintain and improve the community standards of excellence we all enjoy. They bring experience, expertise and enthusiasm about their new appointments. Contact them directly with ideas, questions, or just to welcome them to their new roles. I never cease to be impressed by, and proud of, our volunteer residents and their sense of service.

Once again Cielito Lindo made merry at our December 13 Holiday Party around the Pool, as shown in our wonderful photo spread in this issue, with a full house, delicious food, and great conversation. Mark your calendars now for our upcoming St. Patrick's Day party on Wednesday, March 13 at 4:00 pm, again around the Pool. Let's all be there to celebrate the Wearin' o' the Green!

Finally, don't miss meeting Cielito Lindo's reigning Golden Doodle Glamour Girl Stella Barden as she shares an inside look at a day in her busy life and even introduces us to her nemesis The Cat! And then we are off for another day trip, this time to Tucson's beautiful Desert Museum, the ideal destination for all of our visiting family and friends escaping cold weather. Let's get started!

Happy New Year!
Lois Zettlemoyer
HOA President
Cielito Lindo de Tubac

MARK YOUR CALENDAR!

Cielito Annual Meeting
February 7, 2024, at 5:30 pm
Via ZOOM

At this meeting we will say an official thank you and goodbye to Board members Trudy Nowak and Jerry Barden. (Jerry Barden will remain as our new Landscape Chair). We will elect *three* board members. Board member Bonnie Shek's current term will conclude and she will be running for re-election. In addition there will be two new candidates running. You will receive all candidates' bios and voting forms in advance of the Annual Meeting.

Board & Committee Contacts:

President:

Lois Zettlemoyer
lzett1972@hotmail.com

Vice President:

Jerry Barden
jbarden109@gmail.com

Treasurer:

Bonnie Shek
bonniecshek@gmail.com

Member at Large and Design Review Committee Chair:

Kevin Baker
tubacaz@hotmail.com

Pool Committee Chair:

Lynn Baker
lynnndale.co@gmail.com

Painting Committee Chair:

Robert Moore
serranomoore@msn.com

Landscape Committee Chair:

Jerry Barden
jbarden109@gmail.com

Newsletter Committee Co-Chairs:

Sharon Pierce
spierceassoc@yahoo.com

Hilde McNeil
mcneilgroupaz@gmail.com

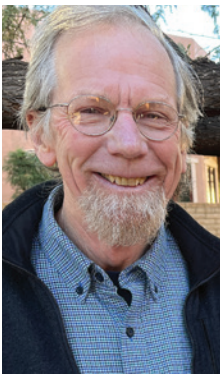
Meet Your Incoming COMMITTEE CHAIRS



John Page Burton (Pool Committee Chair)

John is founder and CEO of the JP Burton Group and for the last eighteen years has been an internationally recognized leader in the personal and professional development industry. He has served over 1300 clients in 12 different countries and written four books.

John and his wife Diana (who works remotely for a major computer software company in Chicago) located from Tucson to Tubac in June, 2023. They reside at 13 Calle Dorado and look forward to contributing to their new community of Cielito Lindo. In fact, John served on the Board of his former HOA! As Pool Chair he will be responsible for all facets of pool management as well as day to day operations and working with our pool company and our HOA volunteer team.



Silas Towler (Paint Committee Chair)

Silas and his wife, Lisa Patton, relocated to 126 Barrio de Tubac in 2019 after beginning a long distance extensive renovation of their newly purchased home in Cielito Lindo. They retained their Summer residence in North Ferrisburgh, Vermont, an iconic 1800's New England village. A life long passion for renovation, remodeling, and construction makes Silas uniquely suited to assume the role of Paint Chair, supervising both the selection and coordination of the company performing our annual Spring home beautification program. He also supervises the actual painting of the group of houses getting painted every Spring, acting as the liaison between the owners and the paint company. Silas replaces Robert Moore who has held the post many years but will stay on the Committee indefinitely for a smooth transition.



Sherry Mullens

(Representative to the Barrio Master Resident Committee)

Sherry Mullens has lived in southern Arizona for more than 30 years, having grown up on the East Coast. She and her partner, Dan Anderson, moved from Tucson to Tubac twenty years ago and lived on ten acres with two horses off of Chavez Siding Road. Three years ago, they downsized and found the perfect home in Cielito Lindo.

Sherry has a Master's Degree in Social Work and had a private counseling practice in Green Valley. Most recently, she spearheaded the development of the Neighbors Helping Neighbors program in the regional Tubac area which is run by Valley Assistance Services. She is very proud of the fact that our community now has access to much needed social services particularly for seniors. She is also on the Board of the Tubac Health Care Foundation which supports health and wellness related programs. Because of her interest in community, she is pleased to have joined the Barrio de Tubac Master HOA.

Greetings Neighbors!

I wanted to take a moment to introduce myself as your new Pool Committee Chair. My wife Diana and I moved here from Tucson last June and we are excited to be part of this wonderful community. As your Pool Chair, I will keep you informed of things going on around this refreshing body of water. Lois has been working diligently to get our pool heater fixed and it looks like it should be up and running soon. The hot tub is certainly hot and welcoming! I have ordered a new sign for the emergency shut off switch. As a reminder, unless there is an actual emergency, turning this switch off will shut off all things related to the pool. We are also planning to repair the outside shower head as it is leaking. Everything else appears to be in good shape. If you have any questions or concerns, you can reach me at: johnpageburton@gmail.com or at 520-873-8624.

Join us every Wednesday at 4pm for community Happy Hour at the pool.

Cheers!!!
John





Cielito Lindo gets a new **LANDSCAPE COMPANY**

One of the major factors that makes Cielito Lindo so beautiful and unique among the other neighborhoods of our Village of Tubac is the extensive open spaces (known as common areas) around and adjacent to each of our homes. They feature magnificent trees of many varieties with exotic names, (including our famous Heritage Mesquites), plus a staggering variety of cacti ranging from the majestic ten foot tall Saguaro, to succulents such as aloe, sago palms, yucca, ocotillo, agave—plus giant flowering bushes such as Texas Rangers and Birds of Paradise (both red and yellow). It isn't necessary to visit Tucson's beautiful botanical gardens, because we have our own version right here in Cielito Lindo! Many people who purchase homes here say they were influenced by our beautiful open spaces.

It is a massive effort requiring skill, time and, of course, a major piece of our budget to maintain these lovely spaces. Our landscape company, along with our volunteer landscape committee, are charged with this responsibility. The committee, led by chair Jerry Barden, takes its job very seriously and has BIG news to share.

This month we welcome a new landscape company—the result of months of research, study, discussion and financial analysis by chair Jerry Barden, his committee and our Board of Directors, assisted by our HOA manager Tammy Censky. The group had a specific set of criteria they were measuring candidates against, which included these obvious ones:

- a full service management company offering all the capabilities a top flight HOA like ours would require. After all, a community of 50 plus homes has very different needs than a single residential home.

- an established company that could also meet our budget requirements and integrate volunteer involvement.

However, the group was also looking for a company that would meet some specific additional conditions. They were looking for a locally based company (as opposed to a Tucson based one) that could offer significantly more on-site management, oversight of the process and allow for more engagement with our Landscape Committee.

They found all of this and more in a family owned and operated company in Rio Rico: Perrydis Landscape, Design & Maintenance. Perrydis is family owned and operated by Jim and Leticia Perry, whom you will often see working right along with the crew. The company is licensed, bonded, and insured. They are also members of both the Nogales and Tubac Chambers of Commerce and are accredited by the Better Business Bureau. They have numerous clients right here in Tubac including at the Golf Resort. Landscape chair Jerry Barden, along with David Lopez and Robert Moore interviewed Jim and Leticia personally and then discussed the decision at length with the entire committee. Finally, the unanimous recommendation of the committee to hire Perrydis Landscape, Design & Maintenance was made to our Board of Directors.

Paradise officially began working for Cielito Lindo on January 1.

Congratulations and thank you to all the members of our Landscape Committee for a job very well done!

Your Co-Editor Sharon Pierce talked with Chair Jerry Barden to find out everything you've always wanted to know about our landscape services and never had a chance to ask!

Q. When will our new landscaping company be working in Cielito Lindo each week?

JB. They will be here each Thursday. They will work a total of sixteen man hours for the day—two workers for eight hours each or three workers for five plus hours each. The total sixteen man hours includes travel time (to and from Rio Rico) and time required to dump all debris generated from the day's work.

Q. What services have we contracted for?

JB. Services include tree trimming, cutting and pruning trees (under ten feet only), weed eating and blowing, removing dead plants, branches and shrubs. Minor irrigation repairs are also included. All debris will be removed at the end of a work day. They will continue to pick up buckets that are filled with back yard debris and left by residents at the curb.

Q. What areas of Cielito Lindo will be covered each week?

JB. Obviously Perrydis cannot deliver all of the above services for all 57 homes in Cielito Lindo in an eight hour day. They have divided Cielito Lindo into four geographical sections, one of which will be addressed each week. That means each Homeowner's area will be serviced at least once a month. In addition, twice a year the entire East side of Cielito Lindo running parallel to the Santa Cruz River will be addressed to the extent of a strip of land extending 25 feet out from the homes.

Q. Should homeowners interface personally with the landscapers on-site?

JB. Please do not give verbal direction to the landscapers while they are in the Homeowner's area unless it is a very small request. Instead Homeowners should direct special requests to one of the following Committee members. This will allow the Committee to schedule the request into the routine maintenance.

Jerry Barden: jbarden109@gmail.com
303-946-2184

David Lopez: findexecs2000@yahoo.com
414-339-2568



CELEBRATING *Christmas!*

Everyone had a very merry time at the Cielito Lindo Christmas Party on December 13 thanks in large part to the organizing committee: Suzanne Robb (decorations), Bonnie Shek, assisted by Jane Barden (food coordination), David Lopez (planning) and many others. Thanks too to all our wonderful neighbors who contributed food and drink. *Photos: Bonnie Shek and Marvin McNeil.*





The Parties Continue!
St. Patrick's Day Party: Wednesday, March 13
(and don't forget every Wednesday at 4pm at the pool!!)





Daytripping from Tubac

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

ARIZONA-SONORA DESERT MUSEUM

The 98-acre Arizona-Sonora Desert Museum is described as “a fusion experience: zoo, botanical garden, art gallery, natural history museum, and aquarium”. Unlike most museums, about 85% is outdoors! It interprets the complete natural history of a single region—the Sonoran Desert and adjacent ecosystems—with plants and animals from the region featured together in its exhibits. It includes two miles of walking paths through various desert habitats, 242 animal species, 5,600 plant specimens of 1,200 taxa and one of the world’s most comprehensive regional mineral collections. The non-profit is also home to conservation and research programs, which provide critical information to help conserve the Sonoran Desert region.

William H. Carr founded the Desert Museum in 1952 with the support of his friend, Arthur Newton Pack, a conservationist and editor of *Nature Magazine*. Pack, through his foundation, provided \$200,000 to open the museum and pay its operating cost, so the museum initially charged no admission. Although an admission charge was instituted in 1953, the museum is still supported only by admission fees, memberships, and donations, and receives no direct support from public taxes.

The Desert Museum is ranked on TripAdvisor as one of the Top 10 museums in the country and the #1 Tucson attraction.

While at the museum you can also visit its two gift shops or enjoy lunch at one of its two restaurants: The Ironwood Terraces and the Ocotillo Café.

(above) A pair of Bighorn sheep in the Riparian Corridor.

DON'T MISS:

- In “Cat Canyon” visitors can view small cats, like bobcats, coati and even an ocelot, in naturalistic grotto settings.
- The “Desert Grassland” exhibit area recreates a desert grassland habitat featuring soap tree yuccas, desert scrub, grasses and succulents. Visitors can observe prairie dogs, both turkey and black vultures and the Great Blue Heron.
- Currently on exhibit in the “Riparian Corridor” area are a river otter, bighorn sheep, beavers, native fish and aquatic invertebrates.
- The “Life Underground” exhibit highlights creatures that make their homes underground. Visitors enter a tunnel and walk below ground into a dimly lit corridor where various creatures, such as kit fox, kangaroo rat, and ring-tail, are featured. Here visitors learn where animals go when the desert heats up.



(top row) Desert owl (left). A prairie dog in the Desert Grasslands exhibit (right). (center) A coyote on the Desert Loop Trail. (bottom) An ocelot in Cat Canyon (left). (right) The museum entrance.





(left) A kit fox enjoying some attention in the Life Underground display. (right) Along the Desert Loop Trail.



- The “Desert Loop Trail” is an unpaved desert trail one-half mile long, passing through areas where javelinas, coyotes and lizards are on display. The fencing there is designed to be almost invisible to the eye, aiming to make the enclosure feel like naturally open space.

- During the “Raptor Free Flight” visitors can experience birds flying completely untethered in the natural beauty of the Sonoran Desert. (Show runs daily, except Wednesdays, at 10am through April 7.)

- The “Mountain Woodland” exhibit includes a cougar, white-tailed deer, Mexican wolves and a brown bear.

- There is also a walk-in aviary with northern cardinals, Gambel’s quail, ducks, doves, and many other species of native birds.

- The “Hummingbird Aviary” allows observation of hummingbirds hovering so closely that visitors can feel the air disturbed by their wings. In breeding season, nests are near enough to allow viewing of the babies.

- The Desert Museum’s gardens showcase the Sonoran Desert’s vibrant ecosystem and represent a variety of biotic communities found within the Sonoran Desert region.

For more information about the museum and its current exhibits visit:
www.desertmuseum.org

Photos courtesy of Hilde McNeil.
 Information courtesy of The Arizona-Sonora Desert Museum and Wikipedia.



(top) A mountain lion. (bottom) A great blue heron (left) and a Mexican wolf (right).

Getting there:

The Desert Museum is located on the west side of Tucson at 2021 North Kinney Road. Parking is free. A map is available at: desertmuseum.org/visit/map.php

Hours:

October - May: 8:30 a.m. – 5:00 p.m.
 June - September: 7:30 a.m. - 2:00 p.m.
 Cool Summer Nights: Open till 9:00 p.m. on summer Saturdays (Check website for exact dates in 2024.)

Admission:

General Admission (ages 13-64): \$29.95
 Senior (ages 65+): \$27.95
 Youth (ages 3-12): \$19.95
 Children (under 3): Free
 Desert Museum Members: Free
 Discounted admissions available for active and retired military (\$27.95) and Arizona/Sonora residents 13+ (\$24.95)

Memberships:

Student: (1 student with valid ID) \$35
 Individual: (1 adult) \$79 *
 Dual: (2 adults) \$119 *
 Family: (2 adults plus children) \$159 *
 Turquoise: (same as family) \$299 +

* Family membership includes 2 single-use guest admission tickets and a year-round 10% gift shop discount

+ Turquoise membership includes 8 single-use guest admission tickets, a year-round 10% gift shop discount, free stroller and wheelchair rental and 5 Stingray Touch entry tickets.

My Life

by Stella Barden

Hello Neighbors, my name is Stella Barden and this is all about me. I am a very soft, almost white, very curly golden doodle. I was born in Apache Junction, AZ, on Thanksgiving, 2018, so I am a little over five years old. That is approximately the same as 35 human years. My residence is 24 Circulo Diego Rivera, where I live with my two wonderful humans (Jerry and Jane) and a worthless cat named Jazzy.

My humans have lived here a little over five years and acquired me quickly after they settled to keep them and the residence safe. Overall, they are pretty good owners. Their job is to feed me, give me treats, take me on walks, and tend to my other basic needs. They do a fairly good job keeping me happy except the treats are a little sparse.

The cat has lived with my humans for over 13 years, which makes absolutely no sense to me. Her job is to do nothing but sleep in the bed all the time. She occasionally arises to eat, give herself a bath, visit her cleverly hidden litter box, and then go back to bed. I have tried very hard to get her to play ball, but she has zero interest. In fact, one time I was trying my hardest to get her interested in my best blue ball and she responded by whacking me across my nose (which made my eyes water profusely). If you do not already own a cat, I would not recommend acquiring one.



My job is to keep my humans safe and to protect the general neighborhood, including the De Anza Park which is directly located right outside our back gate. When I perch on my couch, I have a perfect view of the park and what is going on there. Mostly, the action is comprised of other Barrio pack mates and their humans. Occasionally, we have new visitors. I always warn them of my presence so they know they are being closely watched and should probably move along.

There is a nice group of friends in my pack. There is my boyfriend, Franklin, who lives conveniently around the corner. You probably read about Franklin in one of the previous newsletters. His turf to guard is the north side. Then there is my best friend, Abby. Abby is two weeks younger than me, so I try my hardest to be a good role model for her. She appears to be learning and her turf to guard is the south side. We all work together (with the other local mutts) to keep the east side safe which is known for the most action in the Barrio. That is because there are many wild animals that live in that vicinity. We are all wary of the javelinas because they have been known to be aggressive, especially when they have their new softball size babies. The deer don't seem to cause too many problems and the bobcats keep to themselves. The one visitor we are keeping a close eye on is a mountain lion that visits occasionally. You humans may know this creature as a cougar or puma, but the pack refers to this mountain lion as Trouble. Please report any sighting of this shifty intruder to any of the pack members and we will watch carefully for any problems. Abby is the best one to contact as she lives closer and doesn't seem to take her own safety quite as seriously as the rest of us.

So, that covers the basics of my life and role in the community. Feel free to approach me for an introduction when you see me patrolling the area with my humans. I may grab you for a quick hug, which is also a convenient way to check if you are one of the humans who carry treats. Just a note, the humans who carry treats tend to be the favorites of the neighborhood. Just saying...

“Just a note, the humans who carry treats tend to be the favorites of the neighborhood. Just saying...”



“The cat has lived with my humans for over 13 years, which makes absolutely no sense to me.”





Cielito Lindo 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 find a copy posted on our website at cielitolindohoa.com.

1. PARKING

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

2. NOISE & LIGHTING

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

3. DESIGN GUIDELINES

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

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

4. PETS

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

5. ANZA PARK

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

6. COMMON AREAS

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

7. POOL

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

8. TRASH

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

Cielito Lindo HOA Website:
cielitolindohoa.com

**Cielito Lindo HOA
Property Management:**

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

Cielito Lindo HOA Meetings:

JANUARY 22, 2024:
Work Session

FEBRUARY 7, 2024:
Annual Meeting

MARCH 18, 2024:
Work Session

APRIL 8, 2024:
Board Meeting

MAY 20, 2024:
Work Session

JUNE 10, 2024:
Board Meeting