



Cielito Lindo **COMMUNITY**

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

Dear Residents,

As we reflect on the past year, we would like to share the efforts of the President, the board members, and our many owner-volunteers who have worked to maintain the beauty of our community, while making every effort to remain within the approved budget.

Our principal areas of expenditure are currently Landscaping, Home painting, and Pool Maintenance.

Landscaping:

Jerry Barden, Landscaping Chair, and the landscaping committee interviewed Jim Perry and his co-owner, Leticia Perry from Perrydis Landscaping to decide if they would be able to meet our community's needs for service along with overall cost. The top goal was for the company to provide on-site management of its workers as they provided weekly service of our regular landscaping needs, irrigation maintenance, recommendations for plant and tree maintenance. A contract was offered and accepted. Perrydis Landscaping started working in our neighborhood on January 1st of this year.

Two other landscaping efforts completed this year were 1) contracting with Shannon's Landscaping to plant seven new trees in the community, and 2) the purchase, delivery, and spreading of gravel by Perrydis Landscaping in two of our depleted gravel areas.

Home Painting:

Silas Towler, Painting Chairperson, is working closely with the owners who are scheduled to have their homes painted in 2024. He and the members of the painting committee met with Leo Martinez, painting contractor, to address individual home painting needs, colors, and needed maintenance issues.

It should be noted that the overall cost of painting has increased approximately 15% per year. Last year we secured painting bids and LM Painting came in as the lowest and most consistent painter.

To spread the cost of home painting more evenly over the upcoming years, the painting committee met with five owners on the painting schedule and asked them to delay their painting for one year each. The earlier schedule had 8-10 homes to be painted in one year with 4-5 homes being painted the following year. The five homeowners agreed to delay their painting to accommodate our ongoing budget. This new rotation should allow for a more equal spread of the painting costs over the upcoming years.

A new painting color, Ash Gray-DEC 751, has been added to the painting scheme. This color was submitted to the DRC and approved by committee vote. Lisa Patton has been working diligently to update the Painting board with the correct Dunn Edwards color names and

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numbers. Over time, some of our colors have been renamed and renumbered making things slightly confusing. Once the color chart has been completed it will be displayed in the Pool Community Room.

Pool Care and Maintenance:

John Burton, is our new Pool Chairperson, welcome John!! We continue to have winter and summer volunteers who help with the cleaning of our pool area on Tue, Thur, & Sat. They clean the traps, blow debris off the pool deck, check the bathrooms for any maintenance issues and refill supplies.

Dean's Affordable Pool Service provides pool care on Mon, Wed, & Fri., cleaning the pool, checking pH levels, and reviewing the equipment area to confirm that there are no leaks and that the heaters/filters are working correctly. Dean has always been prompt in repairing the equipment as soon as the quotes have been approved by the board. Equipment repairs this year include: 1) Pool heater ignition & thermostat were repaired, and a chimney was added to decrease the volume of debris (mesquite leaves) that works its way into the heater core. 2) We supplied filter cartridges from Amazon for Dean to replace the worn cartridges in the Spa filter. 3) O-rings were replaced on one of the leaking pumps.

Budget and Reserve Dollars:

The board has managed the budget this year by restructuring the number of homes to be painted, by reallocating a sizable portion of the tree trimming budget to gravel replacement, and by a few owners assisting with some tree trimming. We kept the tree maintenance budget down by having Ivan's tree service remove broken or downed tree limbs and by using Perrydise Landscaping to provide some tree pruning.

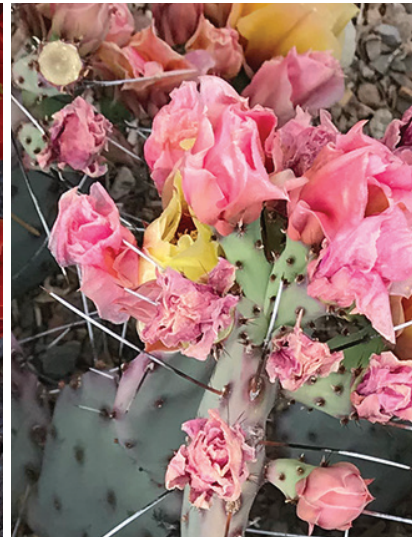
The Reserve dollars that support our future needs are at 36% with the usual suggested level to be at 70%. The last two years we have not met our reserve requirements. The largest item I see in the future is the common area irrigation system. Our costs for repair over the last 2 years have been steadily increasing. Most of the lines were placed when the community was developed. We have approximately 8 stations. The majority of the cost will not be for replacing the equipment but for trenching in new lines. All these things must be kept in mind as we are looking at our reserve balances and future needs.

Thank you for your continued support of this position and for your dedicated board members, all who serve as volunteers.

Warm regards,
Lois Zettlemoyer
Cielito Lindo HOA President

The 6 homes that will be painted from March 14th through April 12th, weather permitting, are:

- 12 Calle Barrio de Tubac
- 126 Calle Barrio de Tubac
- 128 Calle Barrio de Tubac
- 130 Calle Barrio de Tubac
- 136 Calle Barrio de Tubac
- 7 Circulo Deigo Rivera





Introducing Your New BOARD MEMBERS

CIELITO LINDO WELCOMES THREE BOARD MEMBERS AT ITS FEBRUARY 7 ANNUAL MEETING

Cielito Lindo held its Annual Meeting Wednesday, February 7, 2024, via Zoom with President Lois Zettlemoyer chairing. Three board members were elected as a result of nomination forms for the candidates being emailed to every resident household. This is a requirement of our HOA Bylaws and are to be returned by the stated due date in advance of the Annual Meeting. The votes were tallied and it is time to meet the newly elected board members below. Note the impressive skills and experience they bring to their jobs along with a sense of responsibility and commitment.



DAVID LOPEZ, Secretary

Relocating from Milwaukee a few years ago, David is a relative newcomer to Cielito Lindo. Nevertheless, he has been active in community affairs as a member of the Landscape Committee as well as the Pool Committee and Entertainment Committee. He feels this involvement demonstrates his commitment to the importance of the overall beauty of our architecture and landscaping, so essential to preserving property values and neighborhood quality. He also brings a wealth of business experience to our Board, with nearly two decades of management with Saks Incorporated, first as a buyer for Men's Sportswear, and then through fifteen years in store management. He spent those years in Profit and Loss Management for Saks stores ranging in size from \$25 million to \$250 million in annual sales, with staff of 200 to 2,000. Fifteen years ago David changed gears to enter the field of executive recruitment for private equity owned manufacturing companies, focusing on recruiting Presidents for clients at the national level. He has not yet retired. He lives at 8 Circulo Diego Rivera with four legged furry daughter Kaiah, is divorced, and has four adult children and four grandchildren, some of whom you may have met enjoying our pool when visiting Cielito Lindo.

Reach him at findexecs2000@yahoo.com



LAURIE OGDEN, Vice President

Laurie is a retired attorney from New York State where after graduating from law school in Buffalo, she practiced law for 45 years as well as managed law offices for fifteen years. Both her legal and supervisory experience should be of great benefit to our Board in their very important work planning, managing, and guiding our community. She looks forward to contributing in every way possible to preserve and maintain Cielito Lindo's quality of life, so it is no surprise she has been a devoted member of the Design Review Committee for the last few years. She and her husband Jeff Lacey, also a retired attorney, own the two story townhouse at 42 Circulo Diego Rivera, which they share with their well known Wheaton Terrier, Franklin. They spend their summers at their home in East Aurora, New York, where Laurie continues to pursue her golf hobby.

Reach her at ogdenlaurie@gmail.com



BONNIE SHEK, Treasurer

Through her re-election to the Board for a second term, Bonnie brings not only her work experience, but also her invaluable previous Board experience. She also serves on the Cielito Lindo Entertainment Committee and is Official Photographer for our Newsletter. It is no surprise Bonnie carries a commitment to community service and the continued sound financial health and commitment to excellence of Cielito Lindo as a community. We are grateful to have her returning to the Board. She retired in 2015 after a forty year career as a Property Casualty Actuary. She spent her first twenty years working for insurance companies and the last twenty years with a consulting firm. She brings experience in both technical and analytical skills to her work on our Board. Bonnie grew up on the East Coast but eventually found herself living in San Francisco for ten years and Denver for the following thirty years. Upon her retirement in 2010, she and her partner Gary Jaekel chose to investigate Arizona and found the perfect retirement community in Cielito Lindo at 4 Circulo Diego Rivera in 2013. Bonnie has three grown children and seven grandchildren living in Toronto and Colorado.

Reach her at bonniecshek@gmail.com.



CELEBRATING St. Patrick's Day



Everyone celebrated at the Cielito Lindo St. Patrick's Day Party on March 13 thanks in large part to the organizing committee: Suzanne Robb (decorations), Bonnie Shek, (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.*





Daytripping from Tubac



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

SAN XAVIER DEL BAC MISSION

by Jane Barden

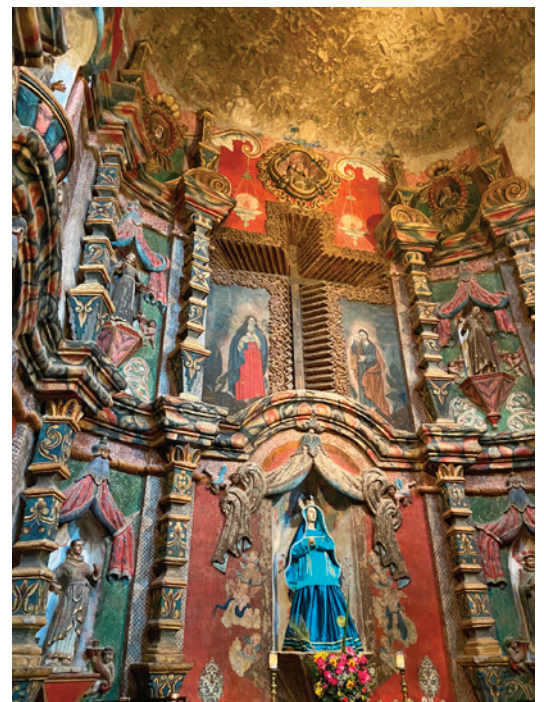
One of our closer day trips is to the historic and beautiful San Xavier del Bac Mission which is located a quick 45 minutes north of Tubac. “The White Dove of the Desert” is found on the San Xavier reservation and remains to this day the parish church for the surrounding area. Making a visit to the mission is one of the “must do” trips from our area. Just keep in mind that San Xavier is still a fully functioning mission, and its main usage is for masses, weddings, baptisms, etc. for the local community. Tourism is secondary and visitors need to respect its true purpose.

San Xavier is a National Historic Landmark. The Mission was founded by Father Kino in 1692, and the current church was completed in 1797. When you enter the Mission, you truly feel like you have stepped back in time with its beautiful statues and soaring ceilings. The church is adorned with intricate

murals that represent the 18th century. The Mission is the oldest intact European structure in Arizona and has been beautifully maintained. You will discover why it is considered to be one of the finest examples of Spanish Colonial architecture in the United States.

The church has had a colorful past and survived under the guidance of the various countries that controlled our area. When the church was built in the late 1700’s, Southern Arizona was part of New Spain. A Franciscan missionary, Juan Bautista Velderrain, began construction of the mission using the O’odham for the primary workforce. Then, following Mexican independence in 1821, San Xavier briefly became part of Mexico. After that the Mission became part of the United States as a result of the Gladsden Purchase of 1854. Besides all of these cultural changes, the Mission has also survived many natural disasters including an 1887 earthquake and a lightning strike to the West Tower!

Extensive restoration that began in 1992 and was continuing as of 2021 has returned the mission interior to its historic splendor. Cement-based stucco added in the 1980’s



*Photos by Jane Barden and Hilde McNeil
Information and historical facts:
sanxaviermission.org and wikipedia.*



had trapped water inside the church and damaged its interior decorations. It is being removed and replaced with traditional mud plaster incorporating pulp from the prickly pear cactus. This material “breathes” better and allows excess water to escape, but it requires more frequent inspection and has higher maintenance costs. Following extensive and ongoing restoration of decorations, the mission church interior appears much in its original state, with brilliant colors and complex designs.

When you visit the Mission, you can choose to explore the church and surrounding buildings and walking paths on your own. The church hours are 9am - 4pm daily. Be aware there is no air conditioning or heating so be sure to bring water and dress accordingly! You also can choose one of the 30 minute tours led by a knowledgeable docent; these tours are free and occur every day except Sunday. The times of the tours vary according to the season and other events. For more information about tours please visit: patronatosanxavier.org/visit/

You will also find a gift shop open from 8am-5pm daily offering various items including blankets and jewelry plus a few food choices. But... if you are lucky enough to visit at the right time, you will find items offered directly in front of the Mission. Often, there is mouth watering fry bread being served and other delicious food choices. Occasionally, there may be vendors selling a variety of jewelry and other local wares, and if you are interested in buying a prayer candle, they are always available.

So, keep the Mission in mind for your next road trip and definitely for when you are looking for activities for those out-of-town visitors. Everyone is welcome to attend their masses but be aware that the church fills up rapidly and there may be

standing room only. And remember...no heating or air conditioning so dress appropriately!
sanxaviermission.org



Getting there:

Take interstate 19 north towards Tucson for 35 miles. Take exit 92 for San Xavier Road and turn right on W. San Xavier Road. Follow the signs for approximately one mile until you reach Little Nogales Drive. Turn right and the Mission is less than half a mile. There is plenty of parking including space for RV's but keep in mind shade is limited.

Church Hours:

9am-4pm daily

Daily Masses:

Monday through Friday at 6:30am
Saturday Mass at 5pm
Sunday Masses at 10am & 12pm
The church fills up rapidly and there may be standing room only.

Gift shop:

8am-5pm daily





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:**

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Office: 520.561.8497

Cielito Lindo HOA Meetings:

APRIL 8, 2024:
Board Meeting

MAY 20, 2024:
Work Session

JUNE 10, 2024:
Board Meeting

SEPTEMBER 23, 2024:
Work Session

OCTOBER 14, 2024:
Board Meeting

NOVEMBER 18, 2024:
Work Session

DECEMBER 9, 2024:
Board Meeting