

Cielito Lindo COMMUNITY

NEWSLETTER OF THE CIELITO LINDO DE TUBAC HOA VOLUME ONE, NO. 5 OCT/NOV 2020

LETTER FROM THE PRESIDENT

It has been an amazing and sometimes challenging spring and summer! Many of our owners remained here later this year or opted to “just stay” due to the Covid-19 issue. Now, as fall is approaching, we are waiting to see who will be returning for the winter. We are anxious to see everyone and share information.

August was definitely a month of storms and tree damage. We were fortunate that only the trees were affected — no personal or structural damage. Well.... that was until our last storm with two inches of rain falling in just one hour! Unbeknownst to one of our homeowners, leaves that had been stripped from the trees by the previous storms had formed a barrier on the roof, blocking the drains. The homeowners had some significant interior damage due to water leaking into their home through the vents. The ceiling collapsed in the master bedroom and water was running down the wall in the laundry room. Sadly, this damage was not covered by insurance! The insurance company stated that if a tree had fallen on the roof to cause the damage or if it had been caused by lightning it would have been covered!

We have learned several things from this. Before the monsoon season starts and after any major storms: 1) have your roof checked to make sure it's intact; 2) have the drain pipes (scuppers) cleared of leaves and other debris and 3) check your insurance policy to review your coverage, especially for wind, rain, and water damage.

The Landscape Committee was quick to respond to the storm damage scheduling Chula Vista the next morning to clear the roadways and remove the most seriously damaged trees. The second storm took out another major tree and Ivan's Tree Service came to the rescue that time. In addition, Juan Barba has been cleaning up the smaller trees and cutting limbs. Thanks to Cathy, Leo and Robert for getting everything back to normal so quickly.

The cost of the major tree removal and subsequent cleanup has cost Cielito Lindo HOA \$8,965.00 to date. There is still some work to be done repairing the irrigation ditch on the west side of the community along with repairing the irrigation lines. The board will look at covering these costs from the reserve account.

Thank you to everyone in the community who was involved in the cleanup after the storms. Many homeowners stepped up to help their neighbors get things back into place, making sure everything and everyone was safe and secure.

We will have two Board positions open for election or re-election in February. Hilde McNeil will be leaving the board, but will continue co-chairing the Newsletter Committee. Cathy Marrero's term will be completed, and she may want to run for re-election. Please consider running for a position on the board. This would be an excellent time to start succession planning for the following year. Our community of 57 homes has wonderful neighbors who want the best for our community.

Our webmaster Mike Dunn has been updating and adding information to the Cielito Lindo HOA website. You can find the majority of the past meeting minutes, updates to the directory, dates for future meetings, board contact information, the CC&R's, Design Guidelines, the newsletters, and much more. Please check it out at: cielitolindohoa.com/index.html

Respectfully,

Lois Zettlemoyer
Cielito Lindo HOA President

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
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Treasurer and Newsletter co-Chair:

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Member at Large and Design Review Committee Chair:

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Pool Committee Co-Chairs:

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Lynn Baker
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Painting Chair:

Robert Moore
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Nominating Chair:

Jim Horn
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Sharon Pierce
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Meet Your New NEIGHBORS



Silas Towler & Lisa Patton

Let's all welcome our new neighbors, Silas Towler and Lisa Patton, who purchased #126 Calle Barrio de Tubac in 2019.

Silas describes their hometown of North Ferrisburgh, Vermont as an iconic 1800's New England village, complete with the classic white steepled church across from a cemetery (think Norman Rockwell). North Ferrisburgh is in the Champlain Valley, an area of pastoral open hay fields, dairy farms, and local agriculture. The village lifestyles of both Tubac and North Ferrisburgh seem to be compatible with their interests and preferences.

Silas purchased his Vermont home as an abandoned house in 1981 for \$500, with the caveat that he had to move it from its historic location. A true 'do-it-yourselfer' of the '70s, Silas borrowed a house moving dolly, traded labor with a trucker to pull it down the road, and then renovated the home when it was settled in its current village location.

Lisa moved to Vermont in 1988, and met Silas a few years later. During those early years, she had a passion for all winter sports, including ice skating, snowshoeing, and skiing, both downhill and cross country. In more recent years, she has lost most of her enthusiasm for winter sports, unless they are the golf, hiking, biking, and birding found in Tubac. Lisa is also proficient in Spanish and enjoys the cultural diversity of our Tubac area and the many opportunities to practice her Spanish.

I asked Lisa the all too familiar question when we meet new friends here: "How did you find our village of Tubac?" I learned there was a key connection. Debby Fort (#122 Calle Barrio de Tubac) and Lisa were high school classmates in Greenway Virginia. In 2016 Silas and Lisa were searching for a place to winter that would be a bit easier than the harsh Vermont winters. They visited Debby here in Tubac and fortunately, Debby was such a great tour guide that they decided to rent a place the following winter. After a second winter of renting, they found a home for sale that met their needs.

Their new Tubac home had been empty and somewhat neglected for 8-10 years, but Silas and Lisa were ready, willing, and able to take on the challenge of another remodel and refurbishing. With the help of local tradesman extraordinaire Robert Garcia, they dug into this project with lots of work and TLC. When the home was ready, Silas and Lisa drove a big box truck from Vermont to Tubac, filled with Silas' hand-crafted cabinets and even a *heavy* piece of Vermont slate that has now become their beautiful hearth! The finished project is a gorgeous home!

Welcome Silas and Lisa! We are happy to have you both as our neighbors.

— by Lynn Baker, #4 Barrio de Tubac Lane.



BEFORE RENOVATIONS



DURING RENOVATIONS



AFTER RENOVATIONS

Our Dark Sky

Questions and Answers with John O'Neill.

leader of several dark sky events at Ron Morris Park through the Nature Center.

Q. What does Tubac have that turns most of the people in the world green-eyed with envy?

A. Among other things, it's our darkness. Tubac is remote enough from smog and light-infested cities and population centers that our night skies sparkle so we can easily see stars, constellations and planets. We can peer into the universe that is both our past and our future. Because of light pollution most people on Earth are unable to see the Milky Way, our home galaxy of 100 to 400 billion stars. It gleams at night over Tubac, a ribbon of glowing stars from horizon to horizon. Our dark skies have lured astronomers from around the world to build observatories in our area to plumb the secrets of the universe.

Q. What's that got to do with me?

A. Nothing if you don't want it to. But a small spark of interest can lead to a lifetime of astonishment. I lived for a while in an area with dark skies in 1984 so I bought a Golden Skyguide for \$7.95, the best investment of my life. What I learned, on my own, has brought pleasure every night since. Now I look up and see the Scorpion; the Big Dipper; Pegasus, the winged horse; Cygnus, the soaring swan; Gemini, the twins; Leo, the lion; Orion, the hunter; and dozens of other constellations. It gives the heavens a shape and definition known by sky lovers around the planet.

Q. Why is a dark sky important to me if I don't want to learn about constellations and other astronomy stuff?

A. It matters for several important reasons. a) People come here to work, live and play because of our glorious night skies, which keeps our economy healthy. b) We live in the shadow of Whipple Observatory on Mount Hopkins in the Santa Rita Mountains where astronomers are analyzing planets around stars outside our solar system. We need clear skies to advance human knowledge. c) The skies have meant beauty and wonder to the world since our ancestors first stood on two legs. We owe future generations the ability to see the same grandeur of our universe that we've had, rather than dimmed by a light-polluted haze.

Q. Is there anything I can do to help that doesn't require a fund drive?

A. Yes. Until the pandemic there was a more proactive effort in Tubac to work toward a dark sky designation from the International Dark Sky Association. That energy will return. Each of us can check our homes and neighborhoods to ensure our lights are aiming down where it's important rather than upward or horizontally. Night lights should not be shining in our faces where it can blind us and pollute our neighbors' space. It is best not to directly see the bulb at all. Some homeowners associations, like Cielito Lindo, have been in

the vanguard of alerting members to the importance of dark skies. Without fanfare some in Tubac have already improved lighting. For instance, the lights on St. Ann's Church have been muted. Keeping skies dark in Tubac is non-political and non-sectarian with vigorous support in the village. It will take a major community effort to get the dark sky designation, but other towns in Arizona, like Sedona and Camp Verde, have done it. We can set an example for southern Arizona. Our descendants will be the beneficiaries.

Tubac dark-sky warriors have a web site full of helpful information at: facebook.com/preservetubac/

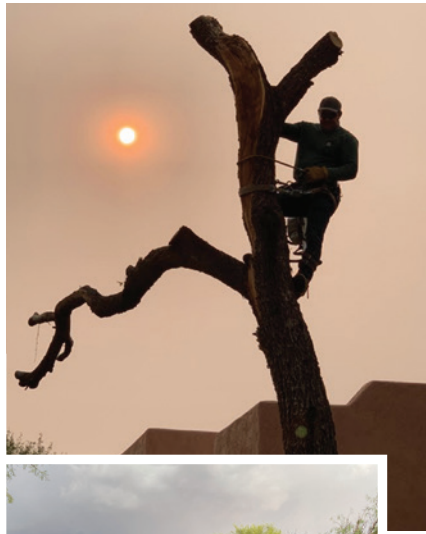
For specific questions, email: TubacHeritageAlliance@yahoo.com

Check out this cool website from the International Dark Sky Association: darksky.org

Summer STORMS

photos courtesy Leo Francis & Hilde McNeil

Many of you missed the two destructive storms that took us by surprise this August. Not only did the high winds, hail and torrential rain cause damage to our community, but throughout Tubac there were reports of uprooted and damaged trees and flooding.



Cielito Lindo tree damage was extensive but the Landscape Committee sprang into action and supervised Chula Vista, Ivan's Tree Service and Juan Barba as they removed limbs from damaged mesquites and, in several cases, removed entire trees that were beyond saving.

On September 7th (Labor Day), Leo Francis organized a "mini worker bee" day to help clear a drainage ditch on the west side that had been damaged by the storms. Participating were David Dunham, Dale Baker, Linda Krell, Buz Wortham, Lois Zettlemyer, Jerry Barden, and Leo Francis.



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

Sprocket
Communications
520.740.9700
getsprocket.com

Landfill and Recycling:

Santa Cruz Landfill
520-761-7892
M-F: 8am-4pm
Sat: 8am-2pm

Simply Bits
520-545-0400
simplybits.com

Water:

Southwestern
Utility Mgmt Inc.
(formerly Baca Float)
southwesternutility.com
520-398-3177

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

Direct TV
877-768-7754
directtvdeals.com



Board & Committee UPDATES

POOL COMMITTEE

We have a great team taking care of the pool, which is now open with COVID protocols.

Maggie Steffen and Lynn Baker are the co-chairs of the pool committee. They have a host of helpers: Linda Krell, Jane Barden, David Dunham, Gail Rich, Skip Hovind and Buz Wortham. Dean and Lalo from Dean's Affordable Pool Service have been keeping our pool clean and the equipment in good shape.

In the last newsletter we shared that the pool had been cleaned, the pool deck had been resurfaced and the community building repair work completed. The pool cushions have just been replaced, providing some new color to the area.

We are looking forward to getting back to our Wednesday Happy Hour (with social distancing, of course). Several of us have been meeting on Sunday's at 5pm at the pool. This started several months ago while we were walking around banging pots to thank the healthcare workers. We realized that we missed getting together so we ended up standing in the street under the trees chatting. Eventually we moved our get-togethers to the pool area while practicing social distancing.

NEWSLETTER COMMITTEE

The deadline for the December/January newsletter is November 15. Serving on the committee are Hilde McNeil (designer & co-editor), Sharon Pierce (co-editor) and Lynn Baker (proofreader). We are also happy to add Lynn Baker and John O'Neill as writers in this issue. Please contact Sharon Pierce or Hilde McNeil with any ideas for future issues — or to volunteer.



Dean (left) and Lalo of Dean's Affordable Pool Service



New pool cushions (photos by Lois Zettelemoyer)

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.
4. Sign-in sheet located on the table 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.



DESIGN REVIEW COMMITTEE

The Design Review Committee has been busy, focusing on ways to make your interface with us easier and more efficient. We hope the following information will be helpful.

Tips For Submitting Your Design Modification Request (DMR)

- Before submitting a formal DMR (to HOA Manager Tammy Censky), don't hesitate to send an outline or description of your idea to us so we can OK the general concept and help you reach a successful result.
- Please plan ahead! Allow about 30 days from submission for the DRC to study your request and respond to you with the most useful information possible to get off on the right foot.

Art Or Other Items Placed Outside Your Property

- Many of us have art outside our wall, our front courtyard, or back patio. Some of it is new and some of it has been around for many years. Some items may be especially meaningful. We need information from you to help understand this history.
- Remember a DMR must be submitted to Tammy Censky and approved by the DRC before you put any art, including pots, outside the above areas. If the art has been on display without a submitted and approved DRM, please submit one so there is a record going forward. You may even decide it is time to "retire" some of the long-standing pieces. Sometimes less is more!

Parking Variances

- All current parking variances expire October 15, 2020. New variance requests must be submitted to Tammy and will be reviewed on a case by case basis guided by our CC&R'S.
- Our common area parking is meant to be for guests and those occasional temporary exceptions.
- There are no changes in our guest parking policy.
- The dashboard plaque you receive upon variance approval must be displayed at all times when the vehicle is parked in any common area.
- For more information, see the CC&R'S, Section 10.7, Parking and Storage of Vehicles.

Have a great Fall and stay safe!

— Kevin Baker, *Chair*
Design Review Committee

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

Rental of your Cielito Lindo home:

Please review the following rules, outlined below in our CC&R's, if you are currently renting or considering renting your home.

Section 10.22 Renting: Each Owner shall have the right to lease or rent his Dwelling Unit; provided, however, that any lease agreement, including any agreement to lease the Dwelling Unit on a month to month basis, must be in writing and must provide that the failure of any lessee or tenant to comply with the Rules, Bylaws, Articles and provisions of this Declaration shall be a default under the lease. Any lease agreement shall be for a period of not less than thirty (30) days, and a copy thereof shall be delivered to the Association.

Provide the following to Tammy Censky, Stellar Property Management (520-561-8497, tammy@stellarpmlc.com) according to Title 33, Chapter 16 of the Arizona Planned Communities Statute 33-1806.01.

- A copy of the lease agreement.
- The renters' names and contact information for any adults occupying the property.
- The period of the lease, including the beginning and ending dates of the tenancy.
- A description of the vehicles and the license plate numbers of the tenants' vehicles.

Please provide your tenant with a copy of the Welcome Package and the latest copy of the Newsletter. Both can be found on the Cielito Lindo website:

www.cielitolindohoa.com/Whole_Welcome_Packet_02222020.pdf

www.cielitolindohoa.com/Minutes-Newsletters.html



Coronavirus UPDATE

As of September 29, Santa Cruz County has reported 2,830 confirmed cases of the COVID-19, 219 hospitalizations and 63 deaths.

According to Santa Cruz County, community transmission is still widespread. It is recommended you take adequate precautions if you leave your home and adhere to social distancing guidelines.

Face coverings are currently required in Santa Cruz and Pima Counties in public places whenever you are unable to maintain a continuous distance of at least six feet from other persons.

The Santa Cruz County proclamation defines public places as “any place, indoor or outdoor, that is open to public and includes, but is not limited to, businesses or other establishments where people assemble or members of the general public may enter; offices; grocery stores pharmacies, or retail establishments; public buildings, highways, and parks; and public transportation, including taxicabs and ride sharing.”

Exceptions include children under the age of two (age five in Pima County) and those engaged in recreational activities including swimming, where they can maintain social distancing. People dining in a restaurant are allowed to remove their masks temporarily.

Testing is available in Rio Rico by appointment only. Location: 275 Rio Rico Dr., Rio Rico, AZ. Times: Monday thru Friday: 3:30pm to 6:30pm and Saturdays: 8am to 12pm.

For appointments call: 520-604-9321

Per CDC guidance considerations for who should get tested:

- People who have symptoms of COVID-19
- People who have had close contact (within 6 feet of an infected person for at least 15 minutes)
- People who have been asked or referred to get testing by their healthcare provider, or health department.

A COVID-19 hotline has been set up to answer any questions from the public and healthcare providers about testing, symptoms or other COVID related concerns. To reach a health care professional, call 1-844-542-8201

COVID-19 Resources

Santa Cruz County COVID-19 info:
santacruzcountyz.gov/732/COVID-19-Novel-Coronavirus

Pima County COVID-19 info:
webcms.pima.gov/cms/One.aspx?portalId=169&pageId=527452

CDC:
www.cdc.gov/coronavirus/2019-ncov/index.html

Save the DATE!

Cielito Lindo Upcoming Board Meetings & Work Sessions

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

MARCH 29:
Board & Committee Work Session

APRIL 12:
Board of Directors meeting

JUNE 7:
Board & Committee Work Session

JUNE 14:
Board of Directors meeting

Meetings are held via Zoom during the pandemic until further notice.



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.

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.

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 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):

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Estimated completion date: _____

Association Use Only:

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

Contingencies that apply for approval:

Reason for Denial:

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**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