

Cielito Lindo de Tubac

HOMEOWNERS ASSOCIATION

P.O. Box 18108, Tucson AZ 85731

Ph. (520) 561-8497 or Fax (520) 647-2360

Welcome to Cielito Lindo,

The Board and members of Cielito Lindo extend a hearty welcome to you, our new neighbors. As we have all, at one time or another, experienced the seemingly endless barrage of to-dos associated with moving to a new home.

We'd like to help you locate resources and assist you in understanding at least the most sensitive of Cielito Lindo's rules, regulations, and procedures.

A work in progress, our web site, www.cielitolindohoa.com, has an abundance of information on it, and is highly recommended as a resource accessible from anywhere in the country. To access the Directory of Members, you must use the password: **myneighbors**.

To have your e-mail address and phone number included in the Member Directory:
Send your updated information to mikeydunn@prodigy.net

An additional, well-informed, and professional resource is Tammy Censky, our management representative from Stellar Community Management.
520-561-8497 tammy@stellarpmlc.com

Please don't hesitate to call or email any members on the board with concerns, or just to chat.

BOARD OF DIRECTORS 2024-2025

The Board meeting schedule is posted on the website and in the pool clubhouse, with posted meetings normally occurring on the second Monday's, at 5:30 PM in either by Zoom video conferencing or in the pool clubhouse. Email notification will be sent out in advance of the meeting. All residents are invited to attend and participate.

Your 2024-2025 Board is:

Lois Zettlemyer, President	520-444-9477	lzettle1972@hotmail.com
Laurie Ogden, Vice President	716-425-8810	ogdenlaurie@gmail.com
Bonnie Shek, Treasurer	303-522-0449	bonnieshek@gmail.com
Kevin Baker, Member-at-Large	206-459-0715	tubacaz@hotmail.com
David Lopez, Secretary	414-339-2568	findexecs2000@yahoo.com

Updated: 02-16-2024

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CONTACTS

SERVICES

Electric & Gas	Unisource Energy	877-837-4968	www.uesaz.com
Phone & Internet	Century Link	855-807-3452	www.centurylink.com
Internet	NGX	877-431-8080	commercial@ngxnetwork.com
Internet	Simply Bits	520-545-0400	www.simplybits.com
Internet	Starlink	520-881-6687	https://starlinkaz.com
Satellite TV	Direct TV	877-768-7754	www.directv.com
Satellite TV	Dish Network	800-333-3473	www.dish.com
Trash Service	Rio Rico Sanitation	520-761-1604	riricosanitation@hotmail.com
Landfill & Recycling	Santa Cruz Land Fill 1500 W Frontage Rd, Rio Rico, AZ	520-761-7892 M-F 8a-4p / Sat 8a-2p	
Water Service	Hearthstone Water HWI-CS@hearthstonecompany.com (formerly: Baca Float Water)	623-219-4740	

A resource list for local services

<http://www.cielitolindohoa.com/TVPOAresourceList12-2022.pdf>

MANAGEMENT COMPANY

Stellar Property Management, LLC:
Tammy Censky, Manager
Office: 520-561-8497
tammy@stellarpmlc.com

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Dear Homeowner,

This part of our welcome packet is a little more formal. The objective of the Cielito Lindo de Tubac homeowners Association is to maintain and improve property values and the quality of life of all its members. To this end, we have a rather extensive set of governing documents:

- ❖ Articles of Incorporation
- ❖ By-Laws
- ❖ Declaration of Covenants, Conditions and Restrictions
- ❖ Design Guidelines and Rules and Regulations
- ❖ Policies and Procedures for Painting
- ❖ Cielito Lindo Community Parking
- ❖ Procedures for Correcting Violations
- ❖ Approved and Prohibited Plant List
- ❖ Pool Rules

All these documents are available in full on our website: www.cielitolindohoa.com. You need no password to access these documents.

Anticipating that it won't be entirely convenient for you to familiarize yourself with all these documents during your move-in, we've created a summary, highlighting for you the guidelines about which the community is most sensitive. We appreciate your cooperation in respecting these guidelines.

Best Regards,

Board of Directors,
Cielito Lindo de Tubac Homeowners Association

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CC&Rs, DESIGN GUIDELINES & RULES AND REGULATION HIGHLIGHTS

The Association and all your neighbors thank you in advance for your familiarization and compliance with Cielito Lindo's governing documents.

- ✓ **DESIGN GUIDELINES:** In a planned community, to preserve your property values as well as the overall beauty of the community, Design Guidelines have been developed that are expected to be observed by all residents – homeowners and renters. No exterior modifications of any kind should be made without first contacting your Management Company, Stellar Property Management: Tammy Censky: 520-561-8497, for a DRC Application Form. You may also find this form on our website: www.cielitolindhoa.com. Please consult your CC&Rs and Design Guidelines Rules and Regulations for details.

- ✓ **PARKING:** Vehicles must be kept in your garage with the garage door closed. There is no parking on driveways, ingress/egress pads, streets, or common areas. Your vehicles may be in your driveway for a short reasonable time for loading and unloading. If your driveway apron is short, be sure your vehicle will not block the street. Any extra vehicles beyond the number that will fit in your garage must be parked off site. Should an incident occur making your garage temporarily unavailable contact Tammy Censky at Stellar Property Management to discuss a solution.

- RVs** cannot be parked on any public street except for temporary loading/unloading.

- Visitor Parking:** Your visitors may park in your driveway for 48 hours. If they won't fit in your driveway, or will be here longer than 48 hours, they must be parked in your garage or one of the designated visitor parking areas and display the salmon-colored Parking Permit on the dash:
 - Adjacent to 13 Calle Dorado (one space)
 - Circulo Diego Rivera across from the pool
 - Calle Barrio de Tubac across from #s 128-132

- ✓ **PETS:** Pets generally accepted as house pets are welcome at Cielito Lindo. Feces must be picked up everywhere and anywhere they are deposited. The general rule is two pets per household. No pets may be confined unattended to the garden/patio for an unreasonable amount of time. Nuisance barking is regulated by Arizona State Law and Santa Cruz County does have a leash law.

- ✓ **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.

- ✓ **COMMON AREAS:** Any land outside your wall is considered a common area. No outdoor décor of any kind, including but not limited to, statues, bird feeders, etc. can be placed there without consulting the Design Review Committee.
- ✓ **POOL:** Pool use is limited to Cielito Lindo HOA members and their guests. Keys are always to be carried when in the pool area. Keys are never to be loaned to anyone. Absolutely no noise allowed between 9 PM and 9 AM. Smoking and glass containers of any type are strictly prohibited. Please take out all your trash as there is no pickup for this area. The gates must always be closed and locked. Replacement key \$50.00
- ✓ **TRASH:** Cielito Lindo has no trash pickup. You should arrange with Rio Rico Sanitation, our only provided available now, or take your trash to the local landfill. Covered containers for trash should always be hidden from view, except on trash pickup day. No trash of any kind should accumulate on any lot including patios or porches. Only put your trash out the morning of pick-up or the Javelina will get it and spread it all over.
- ✓ **SEWAGE TREATMENT PLANTS:**
- ✓ Cielito Lindo's sewage is neither handled by a treatment plant nor septic tanks, rather by a very delicate microbial-driven sub-surface wetlands system.
- ✓ The reeds in the background on the East side are part of the system that produces the clear water spouting in the foreground.
- ✓ **NOISE:** No loud, offensive noise nor outdoor glaring lights are allowed. Santa Cruz County [Noise Ordinance](#) in effect from: Quiet from 10pm-8am.
- ✓ **DARK SKY COMPLIANT:** Santa Cruz County, Arizona's outdoor lighting regulations state that all outdoor light fixtures must be partially or fully shielded, except for incandescent fixtures that are 150 watts or less.



This brief, two-page Highlights, is provided for your convenience. Please see the Cielito Lindo CC&Rs and Design Guidelines Rules and Regulations for full details. Owners, renters, and guests are held responsible for following these guidelines.