

2022 President Message

Cimarron Ambiance

Hi Cimarron Foothills!

We officially wrapped up monsoon season September 30th. It was a great season with lots of much-needed rainfall for which we're so grateful!

Are you interested in bringing down your electric bill? Check out Tucson Electric Power's website: tep.com/beat-the-peak/. Fall/Winter peak hours for electricity is 6–9 a.m. and 6–9 p.m. By limiting energy during these hours you will put less of a strain on the grid and you may be able to save money if you're using one of TEP's Time-of-Use pricing plans.

We have received a few complaints about the following:

Phone Scams – This occurred when the new directory was placed on our website. Now it is password protected and scammers are unable to see your phone numbers.

Letters being sent to homeowners misrepresenting themselves as Board members.

This is currently under investigation as letters are being put in homeowner's mailboxes which is a federal offense. If you are aware of this happening please come to the Board. We protect everyone's anonymity.

Barking Dogs. This is handled by Pima Animal Care. If you want to register a complaint, please

keep a log of dates and times dogs are barking for consistency and reach out to Pima Animal Care Noise Complaint Specialist at **520-724-5972**. You can find more information on the Pima County Website.

You may have noticed this newsletter is a few months later than it was last year. We had a few changes in our Board and wanted to make sure we had our Board Members in place before sending out the newsletter.

We thank Bob Linsell for 5 great years on the Board as CR&R chair. Our three newly-elected Board members have decided to not pursue their positions on the Board.

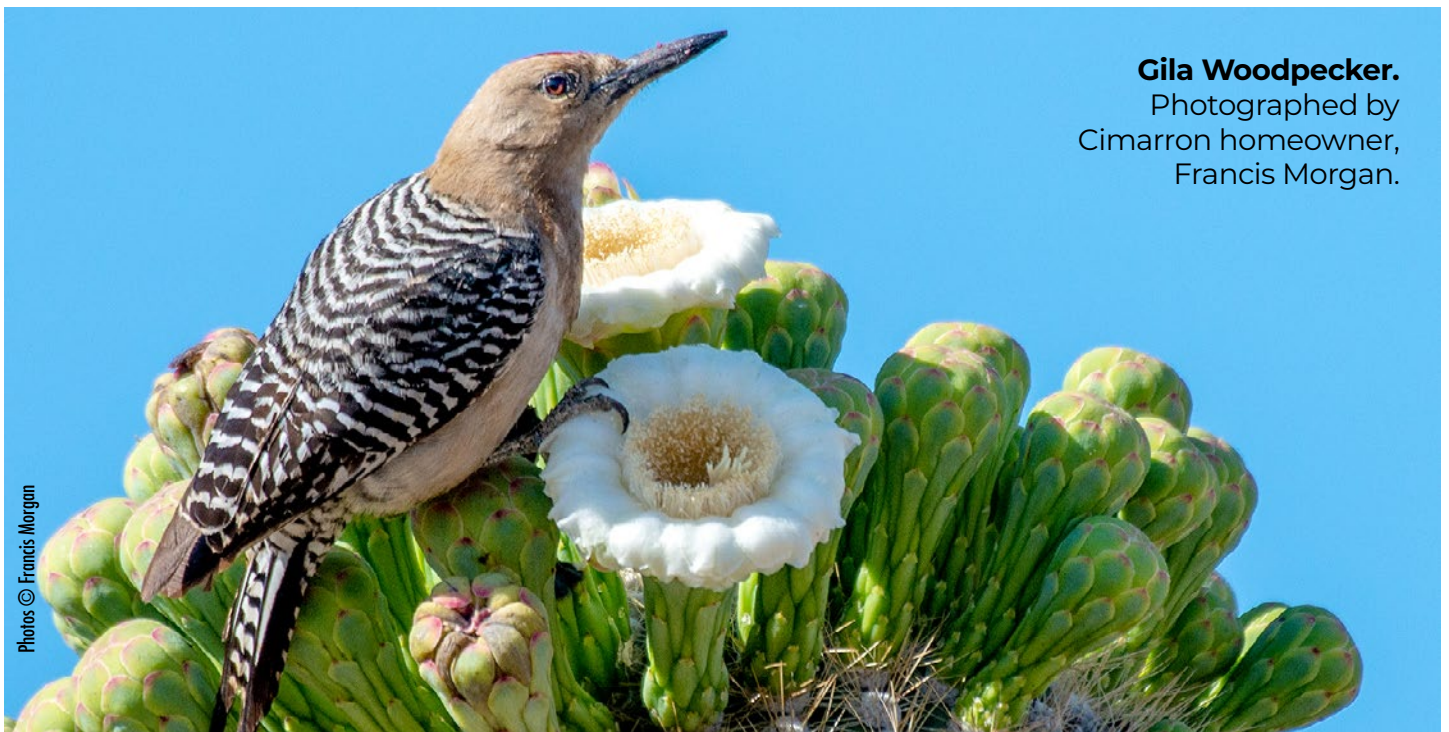
The newly appointed Board Members are:

- Anita Gupta – Vice President
- Scott J Nance – CR&R Chair
- OPEN – Architecture

****Please contact me if you are interested in being the interim Architecture Chair**

Enjoy the fall!

Karen Egbert
karencimarronhoa@gmail.com



Gila Woodpecker.
Photographed by
Cimarron homeowner,
Francis Morgan.

Photos © Francis Morgan

Environmental Services

The Short Hasta Luego

I am no longer the Vice President of the Cimarron Foothills Homeowners Association Board. Anita Gupta is the new VP and Environmental Services Board chair. I am sure that she will be an outstanding advocate for you. I wanted to say that it has been a honor and a privilege to represent you. This isn't really a good-bye, since I'm not moving or anything. I will still be your neighbor and friend (if you'll have me). Thank you for allowing me to be a part of the Board over these last few years.

Omar Candalaria

Talking Trash

Cimarron Foothills Estates has been using Republic Services over the last several years to handle our waste and recycle needs. The Board has heard from you and is aware of several issues that have cropped up Republic Services. The Board received a quote from Waste Management which came in too high and would have increased the dues. As a result, the board decided to continue with Republic. Anita Gupta handles any one-off issues that come up and Republic has been responsive thus far.

Brush and Bulky

Fall Brush and Bulky 2022 was a great success. If you missed out, we're doing it again in the spring. It's a great opportunity to tidy up landscaping and declutter. Look for details in the spring.

Anita Gupta
anitamcsd@gmail.com

Meet Our Newest Board Members

Congratulations to our newest Board members, Scott Nance and Anita Gupta!

Scott Nance, CR&R Chair



Scott has lived in Cimarron since 2019. A Michigan native, he grew up in Sahuarita and attended the U of A as an undergraduate, where he currently works part time as an adjunct lecturer in Finance. In his full time job

he is Vice President of Impact Investing at Fidelity Charitable, a 501(c)(3) public charity that is the nation's largest grantmaker.

Anita Gupta, VP & Environmental Services



Anita is an ex Wall Street trading systems programmer, web designer, app developer, and cloud professional who moved to the Cimarron Foothills in 2021. She has an undergraduate degree in Technology and MBA in Finance/Information Systems.

She lives with her partner, Jeff, and teenage son. She has a passion for real estate and owns and manages two rental properties and has also built a house from the ground up.

On Board

Just a friendly reminder that we encourage participation in our monthly Board meetings. Due to health and safety concerns related to COVID-19, all meetings are being conducted virtually utilizing the Webex platform until further notice.

Cimarron Foothills HOA monthly meetings are conducted on the 4th Tuesday of every month.

Summer and holiday schedules may vary. Find us on our website for updated meeting information.

If you are interested in participating in the meeting, provide a member of the Board with your email address for inclusion in the meeting invitation.

Additionally, we always welcome interest in Board member positions. If you are interested in becoming a Board member, contact any current Board member for guidance.

Director Reports

Security

This once again has been a very safe year here in Cimarron Foothills Estates. Our security, which is provided by Central Alarm does an outstanding job of keeping our neighborhood safe. Central Alarm staffs Cimarron with three full time and two part time guards that provide 24/7 coverage to our community. If a guard receives a call from a homeowner or if there is an alarm activation, you can be assured that you will get a quick response and your concerns will be addressed in a timely manner. It is this outstanding security service that contributes to the quality of life that we all enjoy here in Cimarron Foothills Estates.

If you are on vacation, the HOA encourages you to use Central Alarm for vacation checks. This is a great benefit to the homeowner and will allow the guard to check your property and assure that everything is safe while your out of town. The guard on duty will walk your property three times per day, 7 days per week. If you need to speak with the guard on duty, they can be reached at **520-404-0966**.

Cimarron Foothills is a very safe community to live in and a great place to raise your family. Please take the opportunity to thank the Central Alarm Guards if you see them driving in the neighborhood. If you have complaints, questions, suggestions or concerns regarding Central Alarm and the guard service, you can contact me directly and I will see that your concerns are quickly addressed.

Mike Carsten
mikecimarronhoa@gmail.com

Communications

I am happy to continue serving the community as your communications director. The Board primarily communicates with homeowners via email. We currently have email addresses for about 95% of Cimarron lots, the other 5% either do not have email addresses or have not yet provided us with one.

We only send out emails which contain important information to homeowners. For other communications, like lost dogs, etc., homeowners can use the Nextdoor website at **www.nextdoor.com**.

We post important information, including monthly Board meeting dates, bios of the Board members, feedback requests etc. on our website at cimarronfoothillshoa.org.

You can also download a Directory of homeowners from the website. It can be reached from the Documents menu item. The Directory contains the names and addresses of homeowners listed by last name and also by lot number. To download the directory, you will need to email me or any Board member to receive the password to download it.

Each Board member provides neighborhood information, the year in review, and interesting tid-bits in the annual Newsletter, which is emailed to homeowners and is also available on the website under the "documents" menu. If you would like to contribute an article for the newsletter, please reach out to me for consideration.

Margaret Weinberg
CimarronHOAWeb@gmail.com

WANTED: Your email address

If you have not supplied us with your email address, please sign-up now and join the mailing list. Rather than send out printed newsletters, we are now providing important information via email.

CimarronHOAWeb@gmail.com

Director Reports

Cimarron Roads and Medians

This past year, I have been in contact with Pima County to remove the mistletoe pestilence in our median trees on Paseo Cimarron and Paseo Ventoso.

I also regularly drive around the community looking for major potholes that pose a risk to our resident walkers, drivers and vehicles. I contact Pima County to make them aware of the road conditions that need repair. Diligence and persistence is the key to staying on their radar screen to be proactive in attempting to maintain our roads and medians within Cimarron Foothills.

Lastly we've spruced up 2 entrances with new paint for your feedback and moving forward, refreshed rock, lighting, and indigenous plants.

Please feel free to contact me directly with concerns or give the Pima County an "earful" as well at: **520-724-2639**.

Chris Pappas
xeriscape2001@yahoo.com



Via Zarzosa entrance sign
Desert-inspired paint

Architecture

I have filled in for the Architecture Chair for part of the year. Tom Botchie has done a great job handling this for over 4 years and we appreciate all he has done. Like most things around us, some things change and many do not. With only a handful of lots left to build on in Cimarron, most activities in our neighborhood now are Solar, driveways, renovations, and a few additions. If you are contemplating any of these, please check out the Architectural Review Process in detail. This short 1 and ½ page summary found under the "documents" tab on the HOA website (cimarronfoothillshoa.org) will answer almost all of your questions regarding remodeling, painting, new construction, driveway changes, pools, etc. It tells you when and how to submit plans, what the fee schedule if any is for your project, the Board and county review process and much more. This document, along with the CR&Rs will tell you everything you need to get started. I am always happy to answer questions, offer advice, and to tap the expertise of the other Board members. One question that comes up a lot is the color for roofs. Probably 98% of the roofs in the development are some shade of beige. Only a very few are white and in most cases the residents inherited that color when they bought the house. In the Architectural Review Process, it says; "For repainting projects, a description of the structures to be painted as well as color samples (paint chips) will have to be provided (no plans required). All exterior paint is limited to a Maximum Light Reflective Value (LRV) of 60%". An LRV of zero would be black and an LRV of 100 would be white. The Board's goal is for all roofs to be at least some shade of beige (or to match the color of your house if it's not a shade of beige), all of which have a LRV of less than 60.

We have had many Solar projects this past year. If you are considering solar, you should move ahead as soon as you can afford to. If you are considering rooftop solar panels, there's good news. Congress has extended the current rooftop solar tax credit of 26%, will now expired at the end of 2022.

My thanks to the many homeowners who have read the published project guidance and completed work that continues to make Cimarron Foothills a very attractive community and a great place to live.

Peter Lincowski (Acting Chair)
plincowski@comcast.net

Director Reports

CR&Rs

Hello Cimarron Neighbors,

As a new Board member and your incoming CR&R chairperson, I'm looking forward to meeting many more of you who live in our uniquely beautiful neighborhood. I've been a resident here for almost three years and enjoy a longtime connection to the Tucson area; I grew up in Sahuarita and attended the U of A for my undergraduate studies.

My primary responsibility on the Board is to provide oversight of the association's Conditions, Reservations and Restrictions (CR&Rs*). The goal of CR&Rs in real estate is to protect, preserve, and enhance property values in the community.

Our CR&Rs describe what you can and can't do with your home and property. When you closed escrow on your Cimarron Foothills home and signed the relevant paperwork, it included a document indicating that you as the new owner read and understood the CR&Rs and agree to abide by them. Most of the time, the rules make sense and are easy to accept, but in practice some rules might interfere with your plans or seem unreasonable to you. You should be aware that if you violate the CR&Rs, you could face various penalties, including fines.

Our association consists of five development phases, each with its own CR&R document. The phase you live in depends on your lot number. Links to the CR&Rs governing your property can be found here:

[Phase 1 - Lots 1-97](#)

[Phase 2 - Lots 98-179](#)

[Phase 3 - Lots 180-253](#)

[Phase 4 - Lots 254-305, 373-392, 405-408](#)

[Phase 5 - Lots 306-372, 393-404](#)

I appreciate this opportunity to help protect, preserve and even enhance our collective property values! If you have questions or concerns about your CR&Rs, please feel free to call me at **650-550-0978**.

*Note: In other homeowner associations these documents may be referred to as 'CC&Rs' (Covenants, Conditions and Restrictions).

Scott Nance
scottcimarronhoa@gmail.com

Treasurer

This year, unlike the last 6 years we were forced to increase our annual dues. Our Security Service increase by 9.3% and Trash service is expected to increase at least 7%. A recap of financials for 2021: Revenues were \$211,788, and our expenses for the year were \$ 222,612 creating a net loss of \$10,824 leaving us a cash balance of \$1 31,014. This was better than an expected loss of \$12,034. This variance was mostly related to the lower than expected bookkeeping cost and other minor savings. The trash contract is expiring this year and if we let it renew, it will be an increase of 7% at that time. We are looking at alternatives to see if any options are available. We are always looking at our costs in each expense category. We have discontinued our storage locker this year since we have had all documents saved electronically since 2004. We are screening the remaining relevant documents for scanning for electronic storage. We continue to be in a fiscally responsible position where the association holds about 6 months of operating expenses in reserves. We are at that point this year. With the significant increases this year we are at the point of dues will now have to keep pace with expenses. Our 2022 Budget is at a moderate projected deficit of -\$7,244 to meet the 6 month cash reserves target.

Every year our annual dues have to be paid by January 31. After that date, a late charge of \$25 will apply. We hope that you all will pay on time to avoid any additional letters and fees.

In closing, I can speak for myself and other board member's, we are committed to keeping our expenses and dues as low as possible moving forward. Have a great 2022!

Peter Lincowski
plincowski@comcast.net

Bird of the Year

Greater Roadrunner

The “beep, beep” of the *Warner Brothers’* cartoon Roadrunner is probably very familiar to you. Despite the cartoon character’s victories over Wile E. Coyote, real-life coyotes present a real danger to roadrunners as they can reach a top speed of 43 miles an hour—more than twice as fast as roadrunners.

Roadrunners eat poisonous prey, including venomous lizards and scorpions, with no ill effect. They can also kill and eat rattlesnakes, often working with another roadrunner. One distracts the snake by jumping and flapping, while the other sneaks up and pins its head, and bashes it against a rock. If it’s too long to swallow all at once, a roadrunner will walk around with a length of snake still protruding from its bill, swallowing it a little at a time as the snake digests.

Roadrunners hold a special place in Native American legends and belief systems. The roadrunner’s distinctive X-shaped



footprint—with two toes pointing forward and two backward—are used as sacred symbols by Pueblo tribes to ward off evil. The X shape disguises the direction the bird is heading, and is thought to prevent evil spirits from following.

When threatened or displaying to a rival, they erect their crest and reveal a bright orange patch of skin behind the eye. Both birds in a pair patrol their territory—which can measure up to a half-mile in diameter. Roadrunner pairs form lifelong bonds that they renew each spring with a series of elaborate courtship steps and calls.

Francis Morgan



Photos © Francis Morgan

You can see more photographs of Roadrunners, and other local birds, on my Website: Arizona-Birds.com

Greater Roadrunners are large cuckoos with a distinctive shape: long legs, a very long, straight tail, and a long neck. The head has a short crest and the bill is long, heavy, and slightly down curved.

Text adapted from allaboutbirds.org



Mexican Long-Tongued Bat at a hummingbird feeder. Credit: Ken Bosma from Green Valley, Arizona, Wikimedia.org

Bats are not harmed by using the hummingbird feeders. Also, the hummingbirds will not be harmed by bats using hummingbird feeders.

Overnight Raiders

One of my great pleasures is sitting in our family room watching the hummingbirds that visit our feeder. Watching them perch, feed and occasionally squabble is so much fun! Last August, however, I was so surprised to find my feeders empty every morning. I've come to learn we have bat visitors!

Bats have become increasingly common diners at hummingbird feeders in and around Tucson. The nectar-feeding bats are migrators. The endangered lesser long-nosed bat and the Mexican long-tongued bat are seasonal residents of southern Arizona and important pollinators of cacti and agave. Some time in early October, these bats will migrate south for the winter, and leave the feasting to the hummingbirds (and the occasional Gila Woodpecker!)

Margaret Weinberg



About ten years ago, an old high school friend and I decided to write a book — a crime mystery novel. We were both fans of the genre. He had retired to France after a career as a lawyer in London's red-light Soho district and had many tales to tell, I had had a career in publishing and knew a bit about writing and editing.

We wrote chapters, off and on, over the years and slowly developed the plot. We'd have a period of furious activity for a few months, then other things would get in the way before we'd get productive again, after many months of inactivity.

We agreed that something had to be done to discipline ourselves to write on a regular basis otherwise the book would never get finished. We decided to follow the example of successful nineteenth century authors like Charles Dickens, Emile Zola and Robert Louis Stevenson, who established themselves by first publishing original fiction in serial format.

At the end of last year, we launched *Double, Double Trouble* online with the first three chapters and invited readers to make comments to help us improve the story. We have had many comments which either pointed out flaws in the story or corrected grammar and punctuation. There are some great proofreaders out there.

Our tactic worked, we are now collaborating daily, either by email or via Facetime — my co-author, Jo Slater, now lives in Spain. There are now twelve chapters online and we add a new chapter every week. We have quite a few chapter in reserve, but we need to keep going before the online readers catch up with us!

I hope Cimarron neighbors will help us out by reading the story, making suggestions and putting pressure on us to get it finished.

Francis Morgan

www.doubledoubletrouble.com