

## 2021 President Message

Hi Cimarron Foothills!

Thank you for entrusting me to continue to be your President for Cimarron Foothills Estates HOA. As some of you know or have seen our family, we have been in this community for over 20 years.

We are a volunteer Board and spend much of our time listening to our Homeowners to help make this a very special place to live.

Please make sure to VOTE! You should have received the ballot in February for an update to our CR&Rs. We welcome you to reach out to Bob Linsell at [cimarronquestions@gmail.com](mailto:cimarronquestions@gmail.com) for any questions, but also read Bob's report on what changes are being considered. We also have a Meeting of Members on April 3rd., required by our Articles of Incorporation and Bylaws. We welcome you to attend that meeting to discuss the changes presented. At that time, if you haven't mailed your vote in, you will have a drop box to vote as well.

We are excited to welcome Saman Sharif as our new Secretary. Saman has lived in our community since July 2018. She has a Master's Degree in Environmental Engineering and Sustainable Urban Management. She is also a Licensed Real Estate Agent. And whoa...speaks fluent English, French, Farsi, and some Spanish.

Margaret Weinberg has moved to the position of Webmaster replacing Francis Morgan who resigned. We thank him for all his work in creating our website from the ground up and being on the Board for many years.

As we discussed at our Annual meeting, the following Board members were re-elected:

Peter Lincowski – returning Treasurer  
Chris Pappas – returning Roads and Medians Chair  
Bob Linsell – returning CR&R Chair  
Tom Botchie – returning Architecture Chair  
Margaret Weinberg – moving to Communications Chair



Photos © Francis Morgan

**Bobcat Yoga.** This young male bobcat is very relaxed as he stretches at N. Via Joyita. Photographed by Cimarron homeowner, Francis Morgan.

## 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 Omar Candelaria 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.

## Talking Trash

If you weren't aware, Cimarron Foothills HOA utilizes Republic Services for our trash and recycling needs. As part of our contract, we can take advantage of Brush and Bulky pick-ups twice per year. We normally schedule these during the Spring and Fall seasons. The next Brush and Bulky is scheduled for Monday,

# Environmental Services

April 19, 2021. More information regarding proper packaging and prohibited items will be disseminated via email.

We'd like to request that Brush and Bulky dates not be posted on the NextDoor App. This app is not exclusive to Cimarron Foothills HOA. Surrounding neighborhoods can see these posts. Should someone drop off items that are prohibited or improperly packaged, Republic will not pick them up. We definitely don't want items left on the sides of our roads.

The City of Tucson recently changed their glass recycling policies. This does not affect our recycling with Republic Services. Feel free to recycle your glass as you normally would.

If your trash or recycling bin needs replacing, or if you have any comments/concerns about Republic Services, feel free to contact Omar Candelaria. Thank you!

**Omar Candelaria**  
520-869-8146

2

Spring 2021

## Gila Monsters! *Credit: National Park Service*

If you're lucky, you may catch a glimpse of the shy Gila monster, one of only two venomous lizards in the world! They produce venom in glands of the lower jaw and channel it along grooves in the teeth for secretion. Once a Gila monster bites, it generally holds on tight, chewing more and more venom into the bite. The venom is believed to be a defensive weapon as most of the lizard's prey is defenseless.

Gila monsters are most active during daylight from spring through fall, but they spend up to 98 % of their time in their burrows. When they are above ground, they tend to move rather slowly and will first try to escape if a predator comes near. They will also hiss and open their mouths very wide, showing off their pointy teeth. They bite only as a last resort. The bite is extremely painful to humans but rarely fatal. Most human bites occur when someone purposely aggravates or tries to handle a Gila monster. If left alone, they are harmless. Very few people are bitten by Gila monsters. Since the 1940s there has been no recorded death from a Gila Monster bite in Arizona.

Gila monsters tend to make their appearances in the Sonora desert during spring. If you see a Gila Monster (*Heloderma suspectum*) in your yard avoid it — it may just be passing through. Do not try to pick it up or handle it.

## Gila Monster Project

You can help Saguaro National Park by sending photographs of Gila monsters you may see while hiking or driving in the park. Because Gila monsters are venomous and protected by law, they ask that you do not disturb the animal and only take its photo from a safe distance of at least several feet.

Email the photos, along with location and date, to [gilamonsterresearch@gmail.com](mailto:gilamonsterresearch@gmail.com). We will get back to you with any information we may have on the Gila monster in your photos — for example, if it has been photographed before, when, and where.





# Director Reports

## Communications

### Keeping Cimarron Safe

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 you're 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**, Security Chairman

### **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**

After serving the The Board for 12 years, and bringing our community into the 21st. century, Francis Morgan stepped down at the end of 2020. We can not thank him enough for his service! I am so grateful he has made himself available to help me as I attempt to fill his big boots as new communications director and webmaster.

As reminders, The Board primarily communicates with homeowners by 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**.

When we send out an important email about 58% of homeowners open the email. On a second send, about another 20% will open it. This means that 22% of homeowners do not receive the information. So if you receive an email from Cimarron Homeowners Association, please open it as it contains important information pertaining to your property.

We post important information, including monthly Board meeting dates, on our website at [cimarronfoothillshoa.org](http://cimarronfoothillshoa.org). Also you'll find the 2021 proposed modernizing of our CR&Rs. The line-by-line changes as well as a bullet point summary can be found following a link from the homepage.

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 information and a review of the year in the annual Newsletter, which is emailed to homeowners and is also available on the website under the Documents menu item.

**Margaret Weinberg**, [CimarronHOAWeb@gmail.com](mailto:CimarronHOAWeb@gmail.com)

3

Spring 2021

## Architecture

I am approaching the fourth anniversary of being the Cimarron Foothills HOA Architectural Chair and I want to tell you I continue to enjoy the experience. I have also enjoyed being a part of a great group of volunteer Board members who have the good of the residents and this community as their sole focus. If I could point to one document that everyone should take 2 minutes to read, it would be 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 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. This language has been clarified in the updated CR&Rs.

In recent months, I have reviewed and approved a lot of solar projects, sometimes 2 to 3 per month. I will tell you that 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%, which expired at the end of 2020, for 2 years.

Under the federal Investment tax credit (ITC) for solar projects, the residential solar tax credit will remain at 26% for 2021 and 2022. It will then drop to 22% for projects that will begin construction before the end of 2023. This extension replaces the old household solar plan that dropped the credit to 22% in 2021 and then to zero after 2021.

The HOA has maintained a storage locker for many years with archived data that has mostly now been stored electronically. There are a number of folders by

# Director Reports

lot number that contain a copy of the original building plans. My plan is to inventory them and notify the residents by email which ones are available. If your address is listed on that email and you would like to retrieve your plans, I will have them available on a couple of Saturdays in March for an hour to be picked up. Details to follow when I send out the list of available plans.

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.

**Tom Botchie**, Architectural Chairman

## Cimarron Roads and Medians

This past year we’ve been busy keeping our neighborhood entryways weed-free, well-trimmed and maintained.

I have reached out to Pima County to begin removing some of the mistletoe pestilence in our median trees on Paseo Cimarron and Paseo Ventoso.

I also routinely 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 will also be looking at ideas to “spruce” up some of our entry’s with plantings and maybe some rock refreshing.

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

**Chris Pappas**, Roads & Medians Chairman

Hello to all my Neighbors,

I am one of those folks who prefer very little change in my life, so when we decided to update and consolidate the Conditions, Restrictions and Reservations (CR&R's) I was surprised to see my hand go up to volunteer to help.

You see, another one of my pesky personal peculiarities is that I like relevancy. Unfortunately, in this case it involved quite a bit of change, so you can see my dilemma. I also prefer clarity and dislike duplicity, but we'll leave that for another article.

The reality though is that we have proposed very few substantive changes or updates but rather a whole lot of consolidation. You have all received ballots by now and some of you have chosen to drill down on the proposed document changes as we hoped you would on our website. Let me just reiterate the color coding because it is very important: **if it is highlighted like this**, it is existing language from the other four phases that was not originally in your phase. For example, the Phase 1 CR&R document has the most highlighting because it had the most language differences in relation to the newer Phases. Phase 5 has the least highlighted language because that is the latest Phase document and the one we using as the final consolidated CR&R document. Hopefully this is slightly clearer than mud. Additionally, any red language **that is underlined like this** is what we as a Board have proposed as new. Lastly, any language that is red and **crossed-out like this** is eliminated language.

Now for the separate item 6 ballot issue. It's very simple: if you do not mind your neighbor having the ability to build an addition or separate structure that satisfies all architectural codes and CR&R requirements but significantly invades your "principle view" of the mountains or the valley, then vote no. If you would rather not have to deal with the aforementioned then vote yes. Thank you for your neighborly duty to complete your ballot and send it in by April 3rd. If we don't see your returned ballot as we approach the deadline one of our volunteer neighbors will be calling on you. We need 75% of the total lot ownership to approve the changes, and a no-show ballot will count as a vote for disapproval.

With mistrust and division rampant in our society these days, please know there are no tricks, fake news, hidden agendas or political motivations involved with updating these documents. We know it may be cumbersome

to review all the information involved so if you have a question or need clarification(s), please preferably post your e-mail to [cimarronquestions@gmail.com](mailto:cimarronquestions@gmail.com) or call me at (520) 403-0491 before 8pm. I'll try to return your email questions within 24 hours but may not always be able to answer my phone.

In Health and Happiness,  
**Bob Linsell**, CR&R's

## Treasurer: No change in dues

Our 2020 Revenues were \$210,986, and our expenses for the year were \$ 212,952 creating a net loss of \$1,966 leaving us a cash balance of \$ 141,838. This was better than an expected loss of \$8,993. This variance was mostly related to the lower than expected bookkeeping cost, legal and other savings. The trash contract is going from year 2 to year 3 starting mid year. We will have an increase of 7% at that time. We are always looking at our costs in each expense category. We are expecting to stop our storage locker this year as we have had all documents saved electronically since 2004. We plan on scanning any relevant doc from the storage locker to electronic storage. We continue to be in a fiscally responsible position where the association holds about 9 months of operating expenses in reserves. We are working towards gradually lowering our reserves to 6 months operating expenses per a previous Board decision moving forward to future years. This will result in slight operating losses each year to reduce reserves to the 6 month reserve point. Our 2021 Budget is at a moderate projected deficit of -\$12,038 to slowly lower cash reserves to the 6 month 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 2021!

**Peter Lincowski**, Treasurer



## Elegant Trogon

When I first moved to Tucson, in the early 1980s, a friend took me to Madera Canyon to search for an elusive bird called a Trogon. She told me to listen out for a call that was like the barking of a dog. We didn't see or hear it and I have spent many trips to Madera in the subsequent years hoping to catch sight of an Elegant Trogon. These beautiful birds are found in Mexico, but they can also sometimes be found in four mountain ranges in Southern Arizona: the Atascosas, the Santa Ritas, the Huachuchas, and the Chiricahuas. Within those mountains, Trogons select canyons with sycamore trees in riparian areas.

In February 2019, a White-throated Thrush, another Mexican bird, was reported at Madera Canyon. The bird is very rare in the U.S. and birders flocked from all over the country to catch a glimpse of it. It was the first time it had ever been seen in Arizona. I took off to Madera to see if I could find it.



Photos © Francis Morgan

*Elegant Trogons put their nests in holes in trees (and power poles), but they don't have the ability to make these holes themselves, so they are dependent on woodpeckers to excavate nest holes for them. Once the woodpecker has moved on, Trogons can move in.*

**You can see more photographs of Elegant Trogons, and other local birds, on my Website:**  
[Arizona-Birds.com](http://Arizona-Birds.com)

## Bird of the Year

I did get to see and photograph the rare thrush, but even more exciting for me, someone reported that a Trogon had been spotted further up the trail!

At last, I got to see the elusive Elegant Trogon. When the bird flew off, the crowd that was watching it dispersed, but I followed it over the creek and up a hill. I got very close, within ten feet, and the bird seemed as interested in me as I was in him. We spent about 15 minutes together and I was able to get many photographs. A really terrific experience!

I have since also seen a female in Sabino Canyon and a pair nesting in a power pole at Madera Canyon (opposite photo).

**Francis Morgan**



*Elegant Trogon male*