



Photo Benn Isaacman

Happy Holidays Cimarron,

This Newsletter marks the End of 2011, as well as the end of three newsletters printed each year from our Association..., and the end of a printed homeowners' directory.

Cimarron homes have access to the Cimarron website, and by now, almost three-quarters of homeowners receive up to date email news through resources created and maintained by our Board member and webmaster Francis Morgan.

At the same time, revenues have declined, which formerly offset a portion of hardcopy newsletter printing & mailing costs.

Despite continued cost focus by your Board, annual association costs rose, driven significantly by gasoline costs which directly affect your mobile guards and trash/recycling vendor.

In 2011 we reduced legal fee expenditures, while reducing dues in arrears by over 40% to under \$1000. And even five years after you voted to give your Board authority to raise dues, we have avoided doing so – and may again in 2012. (We plan to ask for your input at our Annual Meeting at 9:00 a.m. Saturday January 28, 2012.

To meet increasing costs, while striving to avoid or minimize increasing dues, your Board voted in November to go “paperless” for our directory and to print one hardcopy newsletter at the end of each year. Important information for homeowners will be posted to our website and may be sent by email. Email (to every homeowner/



occupant who provides us with an address) will continue, with topics ranging from dealing with fire-hazard buffle grass, dog/pet protocols in Cimarron, and urgent info such as an occasional mountain lion sighting, or the unusual gas/utilities outages we experienced early his year.

Replacing our printed homeowner/lot directory will be a link you will be provided, but which will prevent downloading our entire directory- for use other than we intend. Of course, we'll make accommodations for anyone who needs assistance or alternative access to HOA information.

As always, please read the useful info provided by your hardworking Board members.

Have a happy, holy holiday with your family and friends, and please join us at our Annual Meeting on January 28th. This meeting will include a presentation about the Bond Committee in Pima County whose work includes projects such as the new hospital facilities opened this year, a new Court House, a more modern wastewater treatment plant, the new road south on Sabino Canyon at Tanque Verde, and the proposed new/relocated Tucson airport. Projects that can bring Tucson over 10,000 year-long construction jobs, as well as high value permanent sustainable jobs .

Larry Kraus, President
larry@cimarronfoothillshoa.org

2012 Annual Meeting

The meeting will take place on Saturday, January 28, 2012, from 9:00 – 11:00 a.m.

Catalina Foothills High School—House 1—
Seminar Room.
Sunrise west of Swan.



Annual Meeting: January 2012

We will hold our Cimarron Annual Meeting at Catalina Foothills High School—House 1—Seminar Room. The room has a pleasant atmosphere, warm environment, and a permanent projection screen. The meeting will take place on Saturday, January 28, 2012, from 9:00 – 11:00 AM.

Rural Metro Information

Due to Cimarron's location in the county, we are required to purchase extra fire insurance in addition to our homeowners insurance. If you subscribe to Rural Metro, you can receive four non-emergency services. You get free first aid for a medical condition—if you do not subscribe and call for help, you will get a bill for \$600. They will change your smoke detector batteries, but you must furnish the batteries. Rural Metro will remove snakes or Gila monsters from your property and they will do a free Fire Safety Inspection, which includes informing you of fire hazards in and around your home and creating a plan for children's escape in case of a fire. If you need any of these services do not call 911, but call 624-9913.

If you have questions about your bill, call the office at 297-3600. They can explain your cost based on the size of your home, garage, and other structures on the property. Rural Metro does not refill fire extinguishers, and they do not have any discounts. However, if you contact their office you can pay your bill in four installments without interest.

Anytime Rural Metro is called on the 911 line to respond they will send out two trucks--a fire truck and an ambulance. If the ambulance just administers first aid and you subscribe, you will not receive a bill. If you must be taken to a hospital in the ambulance, your fee will depend upon the mileage, supplies, and level of care administered. Most health insurance companies cover some sort of ambulance care. Call your insurance to see if you are covered 100% or just partially with an ambulance medical emergency. If you do not have fire insurance, the average bill for putting out a fire is \$37,000.

Rural Metro is in 20 states. They are the second largest ambulance service in the country. And Rural Metro is the first largest private fire department in the U.S.

Dues Penalty

Cimarron HOA dues are due by January 30th. Should you have a problem paying your dues by this date, please contact Karen Lincowski – Cimarron Board Treasurer. If your dues are in arrears for three months and you have not contacted the Board President, your trash service and extra guard service will be stopped. Your HOA dues pay for these two services. In addition, your account will be turned over to our board attorney who will place a lien on your property. Once our attorney becomes involved in collection of the dues, any legal fees that accrue are the responsibility of the homeowner. To avoid these steps Please contact us if you have a problem before January 30th.

Winter Freeze Damage

Our neighborhood still harbors damage from last winter's freeze. Many lots have dead prickly pear cactus and dead trees. Your property goes to the street.

Please help us make the neighborhood look lovely by removing these dead plants. Yes, there are some in the medians and we are trying to get Pima County to remove them. Also, if you have a landscape person, he could dig up that dangerous baffle grass. Thanks for your help!

Ann Smiley, 577-1214

Environmental and Community Relations Chair
ann@cimarronfoothillshoa.org

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LizandTom@LongRealty.com
5683 N. Swan Rd.
• Tucson, AZ 85718



Pets in Cimarron

As our Responsible Pet Ownership Campaign kicks into high gear, please remind those walking their pets that they need to clean up after them. Our guards will be ready with doggy bags and reminder notices should the need arise. If you notice someone not picking up, inform the guards so that they can assist!

As a reminder, our CR&Rs are available to view on our website at www.cimarronfoothillshoa.org under the documents tab.

Karen Lincowski, CR&R's
karen@cimarronfoothillshoa.org

Newsletters Update

The Board has voted to reduce the number of newsletters to one a year. The Newsletter will now be published every December.

Any important and interesting information that occurs during the year will now be emailed to homeowners and posted on the Cimarron homeowners website:
<http://www.cimarronfoothillshoa.org>

The Board also voted to discontinue the printing of the directory of homeowners in favor of an online version available on the homeowners website. The directory will be on a protected part of the website to ensure privacy. Only homeowners will be provided with the link to the directory.

These measures will save homeowners printing and mailing costs to the few people who have no email address or have not provided us with their email address.

If you are receiving this as a printed version, it probably means you we do not have your email address. Please go to the homeowners website to register your email address.

<http://www.cimarronfoothillshoa.org>

Francis Morgan, Webmaster
webmaster@cimarronfoothillshoa.org

Treasurer's Report: Nov. 2011

We started this year with a cash balance of \$137,900. Our Jan – November 30, 2011 revenues were \$ 193,585 and our expenses were \$ 175,851, creating a gain for the year of \$ 17,734, leaving us a balance of \$ 155,634

The Board continues to minimize expenses as much as possible in order to defer any increases in dues. However, with guard and garbage rates increasing, we may need to consider an increase in those dues.

YTD	Revenue	Expenses	Net Income
Actual	\$ 193,585	\$ 175,851	\$ 17,734
Budget	\$ 190,000	\$ 178,120	\$ 11,880
Variance	\$ 3,585	\$ (2,269)	\$ 5,854

Cash Balances	
Wells Fargo Checking	\$ 25,288
Wells Fargo Money Mkt	\$ 70,346
Ally CD 1/11	\$ 60,000
Total Cash @ 11/30/2010	\$ 155,634

Karen C. Lincowski, Treasurer
karen@cimarronfoothillshoa.org



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Quiet Cimarron

Happy holidays from your Security Chairperson!

I will include with this report our latest reported month for security events in Cimarron since it is typical for the year in all but one respect, a single incident of theft from a neighbor's yard (in the "Other" category). As you can see, most of the remaining categories that reflect notable incidents are at the zero level. False alarm events in the reported month were also very low and there were 49 persons on vacation who received our 3 check/day service. Past problems, such as reported soliciting, have diminished in frequency this year. In short, Cimarron remains a community with very low crime and other notable security problems no doubt largely due to our trusty guard service. I will be reporting a summary of the entire year in our upcoming homeowners' meeting in January.

The one major change coming, that is designed as a safety measure, is the installation of solar spot lights to light up our large concrete entrance signs. We will keep you posted on this addition to our community.

Thanks to our guards and to you all for helping to make this Tucson community such a secure one!

John (Jac) Carlson, Security Chairman
jac@cimarronfoothillshoa.org

The year coming to an end always provides opportunity to reflect on the past twelve months. The year has been very active with respect to remodeling, repainting, and building additions to residences in Cimarron. Most of the construction occurred uneventfully and in good cooperation with the neighboring homeowners which is the way it should be. However, some construction happened without the approval required by the CR&Rs and we unfortunately had to impose fines on several lots which unnecessarily raised the costs for the homeowners.

In the Cimarron Foothills, we do not charge a fee for the Architectural Review and we try to be pragmatic in the process as well as the interpretation of our CR&Rs. Nonetheless, all homeowners are bound to the CR&Rs and agreed to them as part of their purchase contract when they acquired their homes. We as the board strive to enforce the CR&Rs in a spirit that helps to preserve the characteristics of our neighborhood and attempts to preserve or even increase property values for all homeowners in Cimarron even in these difficult Real Estate times.

Please keep these aspects in mind when you are planning exterior construction or painting and notify us with ample lead time as most board member have full-time occupations and serve as volunteers on the board in their spare time. Thus some reviews can take a little longer than others, but we try to process all request with due diligence and foster the communication between neighbors.

I wish all of you an enjoyable holiday season and a Happy New Year.

Peter Nestler, Architectural Chairman
peter@cimarronfoothillshoa.org

A typical month	2011
Alarm Responses	3
Disturbances	0
Vacation checks (3/day)	49
Lost/found animals	0
Vandalism	0
Reported Break-ins	0
Solicitations	0
Suspicious people/vehicles	1
Other	1

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Michael T. Takerian
Principal/Loan Officer



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Phase 1

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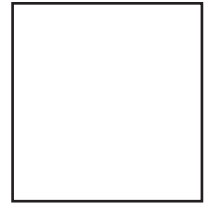
Phase 3

Phase 4

Phase 5



PO Box 44078
Tucson, AZ 85733-4078



Annual Meeting

**Cimarron Foothills Homeowners Association
Annual Meeting**

Saturday, January 28, 2012
Catalina Foothills High School
House 1 Seminar Room

9:00 – 9:30 am: Continental Breakfast

9:30 – 11:00 am: Program

Board Reports

Guest: Pat Benchik

*Pima County Behavioral Health Administrator, Bond
Committee Member, Former CEO/Founder of COPE*

We Look Forward to Seeing You at the Meeting!

WANTED-Your email address

If you had supplied us with your email address, you could have read this newsletter two weeks ago, and in color, while saving the Homeowners Association printing and mailing costs.

Sign-up here:

www.cimarronfoothillshoa.org