



Photo Benn Isaacman

Happy Holidays Cimarron,

Dear homeowners –

Another year comes to a close. For the Cimarron Foothills it was fortunately a quiet one, with no major events disrupting our community. This is due to the diligent work of the board members as well as our 24-hour guard service. As the year comes to a close and we are in the middle of the holiday season, I hope you will find time to reflect on the year past and enjoy our beautiful environment.

In December, you will receive the ballot for the election of board members. I know that the word election is not received very well these days after enduring months of campaigning, but I hope that you find time to cast your votes for our fellow homeowners running to join or remain on your HOA board. The board fulfills an important part of keeping our neighborhood as safe and beautiful as it is. The results of the election will be announced at the annual HOA board meeting which will be held on January 26, 2013.

We also hope that you find the topics covered in this newsletter interesting and informative and are looking forward to feedback and ideas for topics that should be covered in future newsletters or the short e-mail updates that we send out throughout the year.

With the best wishes for the holiday season,

Peter Nestler, President
peter@cimarronfoothillshoa.org



Changes to The Board

This year we experience changes in the board of your HOA. Our long time board president Larry Kraus decided to move away from Cimarron Foothills. At the same time, he retired from our board. The board would like to use this opportunity to thank him for his many years of dedicated service as board member and president of the board and his many contributions to the Cimarron Foothills Estates.

After Larry Kraus' retirement from the board, the board had to reassign the roles of the board members.

- **Peter Nestler** has been voted by the board to serve as President of the Board.
- **John (Jac) Carlson** was voted to be Vice President of the Board and will also serve as Chair for Safety & Security
- **Karen Lincowski** will continue to serve as Treasurer and Chair for CR&Rs
- **Tom Peckham** will serve as the Chair for Architectural Review
- **Andrew Deeb** will serve as the Chair for Roads & Medians
- **Ann Smiley** will continue to serve as the Chair for Community Relations and Environmental Affairs
- **Francis Morgan** will continue to serve as the Webmaster
- The board will be supported by **Sherry Weiss** as Executive Secretary and **EIDonna Eckhart** as bookkeeper.

As we fortunately did not experience a high turnover of board members, the transitions of the roles should occur smoothly and without disruptions of the board's operations.

Proposed Annexation of the Western Catalina Foothills by Golder Ranch Fire District

Golder Ranch Fire District (GRFD) is proposing to annex an area between Oracle Road to the west, Campbell Road to the east, River Road to the south and the Coronado Forest to the north. To fulfill the requirement of providing service to a contiguous area GRFD also plans to annex several acres of federal land in the Coronado Forest. The area under discussion is currently served by Rural Metro. The areas east of Campbell Road are currently not under discussion, but might be a future target for GRFD. The board is in contact with the HOAs to our west and monitors the developments.

The major impact of an annexation in the affected areas is that GRFD and Rural Metro have different remuneration models. The services provided are pretty much identical. In a nutshell:

- Rural Metro works on a voluntary subscription basis and currently has about 80% of homeowners in their service areas subscribing. Rural Metro will respond to emergencies for non-subscribers, but then the homeowners (service requesters) will have to pay for the service. The subscription fee depends on the size of the residence.
- GRFD collects service fees mandatory through taxes. The taxes are based on the assessed value of the residences and have a current multiplier of 1.75%. There is no opt-out opportunity.

At this time only 10% of the homeowners in the discussed area are in favor of switching to GRFD, so the proposed annexation might fail. The time line for homeowners signing the annexation petition is late 2013, so we will not know until then. The annexation is attractive to GRFD as the assessed values of homes in the targeted area are higher than in the area that GRFD currently services (mostly Catalina and northern parts of Oro Valley)

As mentioned above, Cimarron Foothills is not in the targeted area. The board will monitor the developments and we will keep you updated.

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.

Annual Meeting: January 2013

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 26, 2013, from 9:00 – 11:00 AM.

Trash Cans

The neighborhood would appreciate every homeowner placing your trash cans in their hiding place by noon the day following pickup.

Some new owners may not know that we would like you to keep your trash cans hidden from the street and neighbors. Most of us put them in our garage. If you can't do that, perhaps you can hide them behind a wall. Keeping cans out of sight makes the neighborhood much more appealing.

Trash pickup holidays are written on top of the recycle can. If the holiday is during the week, our trash pickup will move to Saturday. If the holiday falls on a weekend, it will not affect your pickup.

Welcome Baskets

If you are new to the neighborhood and have not received one of our Welcome Baskets, please call Sherrie Posternak-Wade at 615-9417. She will be happy to bring one to you.

Ann Smiley, 577-1214
Environmental and Community Relations Chair
ann@cimarronfoothillshoa.org

Responsible Pet Ownership

December also marks our two year anniversary of assisting neighbors with responsible pet ownership. For those of you who have joined to help, we really appreciate it! The targeted areas were appropriate disposal of pet waste and pet control. Remember to keep a spare bag with you when walking your pet in case a neighbor has forgotten their bag. Let people know about the leash laws in Tucson. The other day I saw a man jogging with his dog off his leash. My children were waiting at the bus stop. I informed the man of the leash laws and potential safety issue which he thanked me for and continued his jog. We need, as a community, to take action.

Driveway Maintenance

Now is a good time to tend to the maintenance of your driveway. We know that the monsoon season is only 6 months away. Deteriorated driveways may continue to erode with monsoons causing debris to build up on our roads. Please be diligent in protecting our roads by maintaining your driveways.

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

Treasurer's Report: 2012

Your Board of Directors will be voting on the annual budget for 2013 in December.

As discussed at our Annual Meeting in January, the 2013 annual dues will be \$500.00 annually. This is approximately a 5% increase. Prior, the Board has not approved an increase to your dues in over 6 years. 90% of our dues is allocated to Central Alarm and Saguaro Environmental, aka Security and Trash. The cost of both the security service and trash service will increase in 2013. We anticipated these increases and adjusted the dues accordingly. Your Board, continues to be diligent in keeping our costs down to a minimum.

I am pleased to report that we will again keep consistent and will meet our budget goals for 2012. We started this year with a cash balance of \$137,389. Our Jan – November 2012 revenues were \$ 195,360 and our expenses were \$ 179,031, creating a gain for the year of \$ 16,329, leaving us a balance of \$ 153,718.

YTD	Revenue	Expenses	Net Income
Actual	\$ 195,360	\$ 179,031	\$ 16,329
Budget	\$ 193,649	\$ 179,436	\$ 14,213
Variance	\$ 1,711	\$ (405)	\$ 2,116

Cash Balances	
Wells Fargo Checking	\$ 2,868
Wells Fargo Money Mkt	\$ 150,850
Total Cash @ 11/30/2012	\$ 153,718

Karen C. Lincowski, Treasurer
karen@cimarronfoothillshoa.org

With this brief update on events related to our safety/security in Cimarron Foothills Estates I am including my most recent report to the Board, for the month of October. This report is based on data I receive from Central Alarm and is pretty typical of most monthly reports with 2 exceptions — 1 incident of vandalism (theft) and 1 “break-in.” In all of 2012, we had just this one report of vandalism, which was the subject of a recent email to you all regarding a stolen solar lamp mechanism. (Interestingly, one other neighbor emailed me regarding a related solar theft that was not reported to Central Alarm.) The break-in in question in October was an open rear door to a home that was unoccupied at the time, although nothing was apparently stolen. One other reported break-in this year did involve a burglary as well. As unfortunate as these incidents are, they clearly are rare in our community.

October	2012
Alarm Responses	1
Disturbances	0
Vacation checks (3/day)	49
Lost/found animals	0
Vandalism	1
Reported Break-ins	1
Solicitations	0
Suspicious people/vehicles	0

The remaining categories of the October report that reflect notable incidents are at a zero level, which is usual, with the exception of false electronic house alarms and numbers of people in the community who received vacation checks (which varies considerably depending on the season).

In short, our guarded community continues to experience very low crime and other notable security problems. At the annual homeowners meeting in January, I will be reporting a summary for the entire year. This will include an update on our Central Alarm fees, which will see a very reasonable increase beginning next year. A hearty thank you to our guards and to everyone in Cimarron helping to make our community a safe and secure one.

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

In my first issue as Architectural Chair, I would like to focus on some of the basics of the architectural review process.

As stated in the CR&Rs, all exterior changes to your property have to be approved by the board of the HOA. It is always better to ask for approval then to have the board find out through a neighbor and the possibility of fines being imposed. When you are planning exterior construction or painting please notify us with ample lead time as most board members have full time jobs and serve as volunteers on the board. Thus some reviews can take a little longer than others, but the board will try to make the approval process as smooth and fast as possible, while keeping the interests of all homeowners in the Cimarron Foothills Estates in mind. There is much information on the Cimarron website such as the CR&Rs and the architectural review process which should be accessed and read through before contacting the board because this will answer many questions and save everyone involved time.

For many simple projects the review and approval process can be very quick and may not involve any fee such as repainting with the same color scheme. We do ask that you notify us but we can usually turn that around in just a few days.

As with the past architectural chairs, I invite you to contact me with questions pertaining to the architectural review process and specific questions you may have about whether a project you are contemplating is subject to submission to the board for review and approval.

Tom Peckham, Architectural Chairman
tom@cimarronfoothillshoa.org

2012 Annual Meeting

The meeting will take place on Saturday, January 26, 2013, from 9:00 – 11:00 a.m.

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

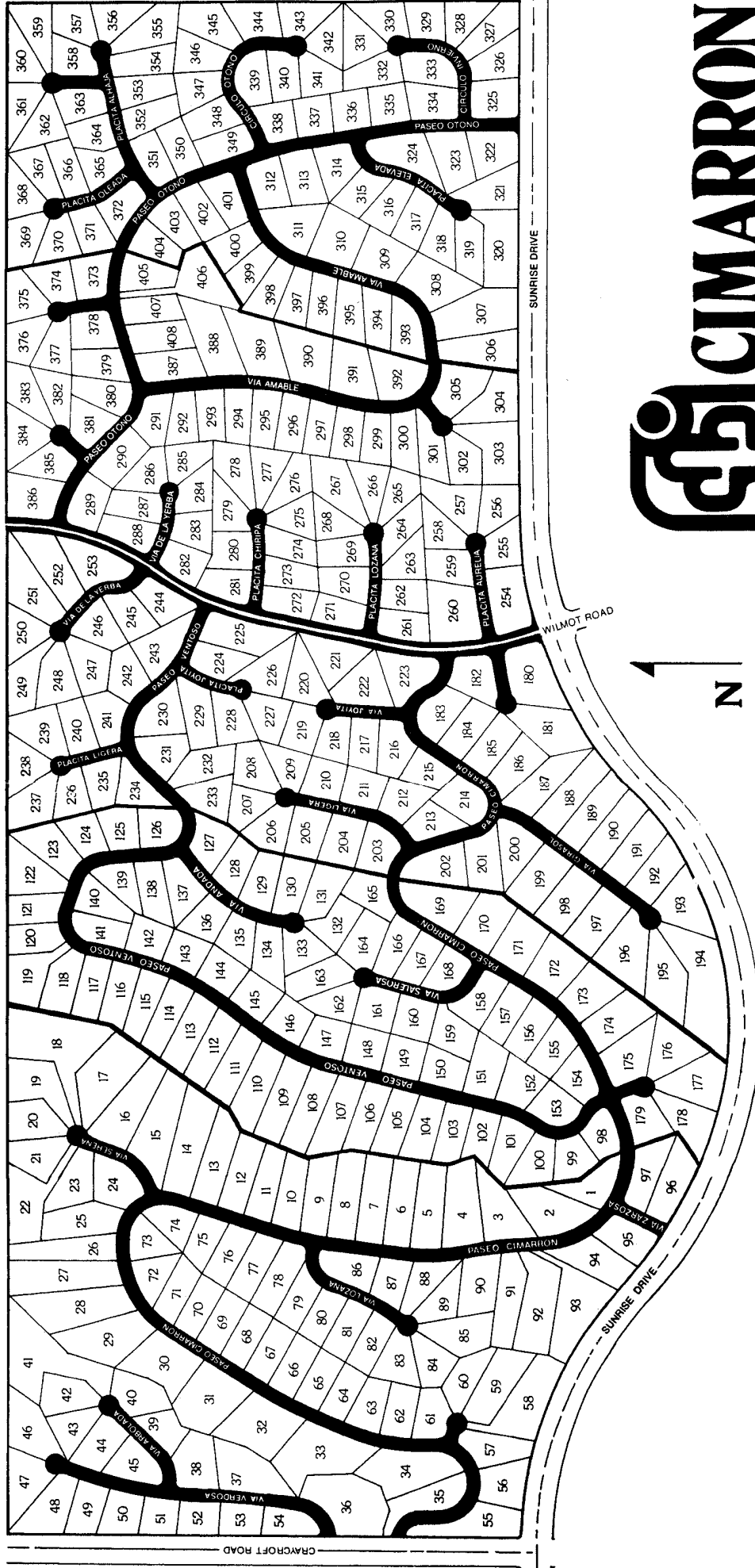
Phase 1

Phase 2

Phase 3

Phase 4

Phase 5



This is my first year serving on the Cimarron HOA board, and I would like to discuss a few things that have come to my attention by residents and board members.

The roads are public/county property, and they are supposed to be maintained by the county. The medians are also public/county property. The county will provide pothole repair, street sweeping and median debris cleanup, but they have to be contacted with specific issues. The number for Pima County Transportation is 740-6410, and for pothole repair the number is 740-2639.

Please keep trees and shrubs that are on your property next to the road trimmed and maintained. It is illegal to remove any cacti (especially saguaros), trees, or shrubs from medians, and local/county codes dictate major landscaping or cacti removal on your property. Major landscaping on your property needs HOA board approval as well.

Please pick up after your pets.

Please repair your mailbox lights, and make sure your street number is correct and visible. Often a light bulb change is all that is needed to fix your lights. Broken glass panels can be replaced with plastic cut at the hardware store. New day/night sensors can be screwed into the light socket instead of replacing the existing day/night sensor. New fixtures that have been pre-approved by the board (see our website) can be installed without HOA paperwork or HOA fees, and solar fixtures are available if your electricity is bad. Street lighting and street numbers are good safety measures, and keep our neighborhood looking great.

Let's all work together to keep our neighborhood safe, clean, and a desirable place to live.

Andrew Deeb, Chairman, Roads & Medians
andrew@cimarronfoothillshoa.org

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 frequent newsletters, we are now providing important information via email. Please go to the website and wait 20 seconds for the sign-up form to appear.

Sign-up here:
www.cimarronfoothillshoa.org

Newsletters Update

Last year, The Board voted to reduce the number of newsletters to one a year. The Newsletter will now be published online only, 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. The online version of the Directory will be available on the website in January 2013, and the link to it will be provided at the annual meeting.

If you have not already done so, please go to the homeowners website to register your email address.

<http://www.cimarronfoothillshoa.org>

Francis Morgan, Webmaster
webmaster@cimarronfoothillshoa.org

Annual Meeting

Cimarron Foothills Homeowners Association
Annual Meeting
Saturday, January 26, 2013
Catalina Foothills High School
House 1 Seminar Room

9:00 – 9:30 am: Continental Breakfast
9:30 – 11:00 am: Program
Board Reports

We Look Forward to Seeing You at the Meeting!