

Cimarron Ambiance



Photo Benn Isaacman



Happy Holidays Cimarron

From the President

Sense of community is a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together.

David McMillan

It is that time of year again when we come together with family and friends to celebrate our mutual connections, histories, goals, and all the other bonds that help define us throughout the year. It is also the time of year that our annual newsletter and upcoming annual meeting in January remind us of our place in the Cimarron Foothills community.

What is the Cimarron "Community"?

As with all good communities, Cimarron Foothills has its boundaries (that relate to an old ranch once here in the foothills), provides us with a sense of safety and security (through our mutually funded security guards and County police), and it represents personal investments (in our homes and our efforts to maintain our properties and neighborhood). Also, we hope that our neighbors feel as though we matter to one another and have some influence in the community (especially through our Board, its emails, our contacts with our neighbors, and the like). And our Cimarron community rewards us, by providing a beautiful environment in which to live, access to shops and

schools within minutes, and stability/growth in our financial investments in our individual properties.

Of course, in each of these basic ways in which communities are commonly defined there are likely to be issues: inevitable conflicts, frustrations with the rules, misunderstandings between neighbors, differences of opinion and all the rest. It's not necessarily easy to have a community, but in the end it should be worth our efforts in order to share the advantages of living in Cimarron Foothills.

To prevent or resolve issues, your voluntary Board strives to maintain the CR&R's that we all signed onto to help ensure the attributes of our community; but of course it's everyone's job whether working with the Board, in concert with others, or alone. This is a great time of the year to remind ourselves to be kind to our neighbors, friendly to our guards, involved in helpful ways, and good to our environment. The issues, when they arise, can all be resolved if we will be mindful of the ultimate goal—to maintain the best of our Cimarron community.

Photo Francis Morgan





Community Relations

Roles & Changes in the Board

This year, Board member, Ann Smiley, left the community, and we added three new Board members: Steven Hamblin, Larry Lewis, and Chris Pappas. To help you to contact the right person if you have concerns or ideas on any issue, I will summarize the responsibilities of each Board member below. But don't hesitate to email or phone any of us at the addresses/phone numbers on the Cimarron Foothills HOA [website](#) and we will be sure that the right people get involved.

- **John (Jac) Carlson** is the current President of the Board.
- **Andrew Deeb** serves as Chair for Safety & Security.
- **Steven Hamblin** has the role of Chair for Architectural Review.
- **Larry Lewis** is the Vice President of the Board and also serves as Chair for Community Relations and Environmental Affairs.
- **Karen Lincowski** is Chair for CR&Rs.
- **Francis Morgan** takes care of Communications and the Website.
- **Peter Nestler** serves as Treasurer.
- **Chris Pappas** is in the role of Chair for Roads & Medians.
- The board is supported by Cornelia Nestler as Executive Secretary and ElDonna Eckhart as bookkeeper.

Election to the Board - 2016

Later this month, you will receive the ballots for the election of Board members along with your annual dues invoice.

The results of the election will be announced at the annual HOA meeting which will be held on January 30, 2016 at the Catalina Foothills High School.

Happy holidays! See you at the annual meeting,

John (jac) Carlson, President
jac@cimarronfoothillshoa.org

Candidates for Election to the Board for 2016

Mike Carsten

Mike has lived in Cimarron since 2012. He moved to Tucson 1990, after growing up in Toledo, Ohio. He currently works as a Deputy Chief for the Tucson Fire Department. Mike has been in the Fire Service for 25 years.

Larry Lewis

Larry is currently Vice President of the Board and also serves as Chair for Community Relations and Environmental Affairs. He has lived in Cimarron Foothills since March 2006. He and his wife, Sue, moved to Tucson from Florida. Larry has experience working with community activities including Executive Director of Rio Nuevo and HOA president in Fair Oaks, California.

Karen Egbert-Lincowski

Karen is currently Chair for CR&Rs. she has been serving on the Board since 2005 in the capacities of Financial Chair and CR&R Chair. She would love to continue serving on the Board. Karen moved to Cimarron in 2000. She received her engineering degree from New Jersey Institute of Technology and spent most of her career in process control systems. Karen currently is a Senior Merchant Services Representative for LivingSocial.

Francis Morgan

Francis is the current Chair for communications and webmaster for the Cimarron Foothills HOA. He has been a Cimarron resident since 1989, when he relocated from the San Francisco Bay Area. Francis was born and educated in Great Britain where he received a degree in graphic design. Before relocation to the USA, he worked in London where he managed BBC Educational Publications. Francis is the current President of the Board of Directors of the Environmental Education Exchange.

Bobby Tenery

Bobby is a second generation Native Tucsonan and a graduate of the University of Arizona. Bobby has been in marketing, advertising, and public relations for the past 30 years with 25 years of that time spent with USWest/Qwest/Dex.

Complete bios for each candidate will be included on the ballot which you will receive with your dues invoice at the beginning of January.

Association Budget and Rising Dues

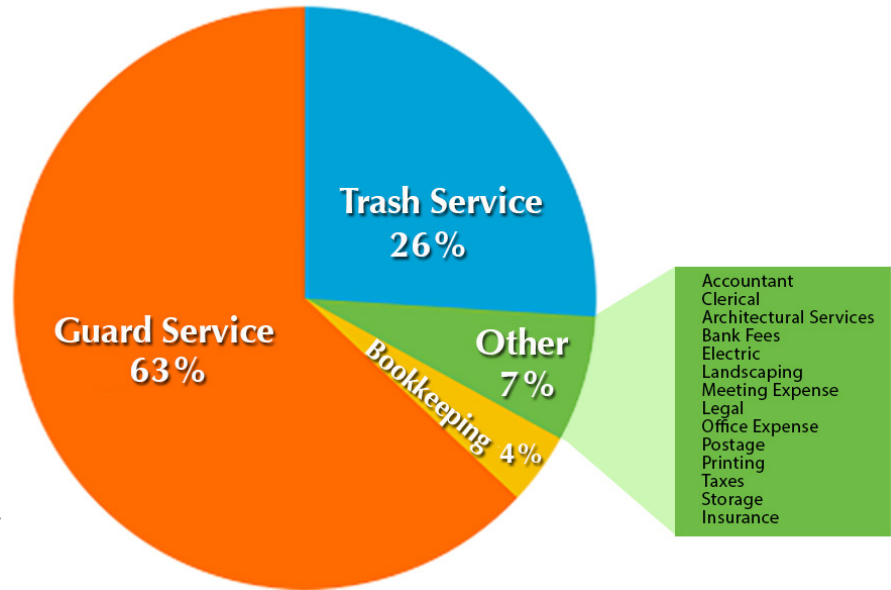
After many years of being able to keep the dues constant, the rising costs for the services provided by the HOA have put us into a situation where we have to adjust the dues to avoid falling too much behind with our expenses.

For 2015, we have budgeted an operating loss of about \$3,000. While the final number will not be known until December 31, 2015 it looks like it might be slightly lower due to the fiscal responsibility of all the board members.

We have been able to buffer the loss as the association holds about nine months of operating expenses in reserves. This may seem a lot, but a few years back, legal procedures put the association in a place where we had to up-front about \$40,000 in legal expenses. As the association prevailed, we were able to recover the money, but it serves as an example how quickly the cash reserves can be depleted.

The rising costs for the guard service, waste collection, and the archival storage lead to a projected loss for 2016 of about \$9,000. Therefore, the board has decided to use the authorization granted by the homeowners which would allow us to raise the dues up to \$550. Based on the projections such a raise will not be necessary and the dues will be raised to \$525 (5%) for homes and to \$160 (3.25%) for empty lots. The increase for lots is lower, as they don't receive waste service. The raise should put us into a situation where we end the year 2016 with a slight surplus and where we should be able to keep the dues stable for some years.

The majority of our expense goes to the guard services and waste collection. As we have been able to negotiate with both service providers the costs to the homeowners are extremely competitive. The monthly cost for the guards is about \$29 and for the waste service about \$12. In the last annual meeting a question was raised about the amount of bookkeeping expenses. In addition to the bookkeeping, EIDonna Eckhart handles all real estate transactions from the HOA side as well as all inquiries by realtors and title agencies. All other expenses are broken up into many categories and cover operational costs of the HOA.



Your annual dues have to be paid by January 31, 2015. After that date, a late charge of \$25 will apply and additional actions are outlined in the schedule which will be attached to your dues invoice. We hope that all you will pay on time to make your board's life in this aspect easy and enjoyable.

Peter Nestler, Treasurer
peter@cimarronfoothillshoa.org

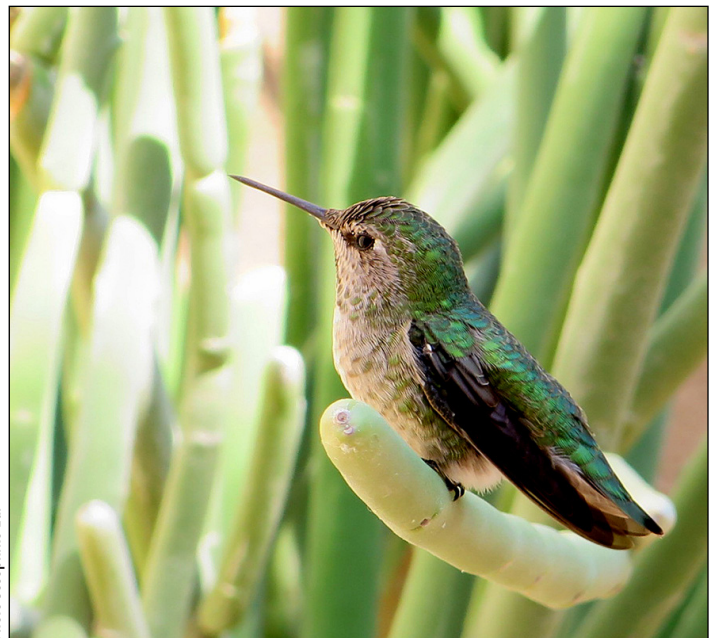


Photo Josephine Lai

Director Reports

Safe Cimarron

This year, there have been very few issues relating to the safety of our neighborhood. I recently read an article in the *AZ Daily Star* that there were several home burglaries in the foothills, north of our neighborhood, but there were none in Cimarron. I want to thank our guards from Central Alarm, and residents for keeping our neighborhood safe.

Two garage thefts were reported in Cimarron this year, and one attempted garage entry was reported. An alert was sent from the HOA by email to encourage homeowners to keep garage doors closed unless you are working in the garage.

If you are on vacation the HOA encourages you to use Central Alarm for vacation checks. This is free of charge, because the vacation checks are covered by your dues.

We hope to have the Pima County Sheriff speak at our annual meeting in January 2016. Cimarron is a safe community to live in, and I believe it will continue to be so in the future.

Andrew Deeb, Security Chairman
andrew@cimarronfoothillshoa.org

Architecture

We all should want to be good and considerate neighbors. So before you start home improvement projects please make sure you are following the guidelines listed on our Cimarron HOA website.

Major outdoor construction on your property usually requires Board approval. These include changing the paint color of your house, driveway upgrades, room additions, as well as new pools and walls. Projects follow an easy process and should be submitted through me for review and compliance.

There are several issues everyone should be aware of this year. White roof coatings are forbidden by the our CR&Rs. We have had to require several homes to repaint their roofs with a desert tan

color. Mail boxes also need to be painted black; their street lights should be lit at night. Driveways with erosion potholes also need to be repaired. Homeowners are required to maintain all of these structures according to our CC&R's.

We live in a wonderful neighborhood. Let's take time this year to make sure our homes reflect the beauty of our desert surroundings.

Steve Hamblin, Architectural Chairman
steve@cimarronfoothillshoa.org

Cimarron Roads

The Roads and medians in Cimarron are owned and "supposed" to be maintained by Pima county. We all drive on our cracked and pot holed roads on a daily basis. Please be aware that if a problem or pothole gets bigger, please feel free to call the county and point out this deficiency as often as you like. Eventually, they will get around to our subdivision and patch the hole or crack, and/or sweep the streets after a monsoon or hard rain.

Patience & diligence here are the key words.

Please email me with any concerns and I too will bug the county representative for action.

Here is the phone number for the DOT – roads:
724-6410

Chris Pappas, Chairman, Roads & Medians
chris@cimarronfoothillshoa.org

Annual Meeting

Cimarron Foothills Homeowners Association
Annual Meeting
Saturday, January 30, 2016
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!

I'm proud to have served for many years with this extraordinary Board and community here in Cimarron Foothills. Those who live here express how overwhelmingly pleased they are with this community. Your Board works hard to protect and enhance the values of properties.

Your CR&Rs, the contract signed between Cimarron Foothills HOA and you, were established not only for improvement and development, but also for the maintenance and serenity of the neighborhood. They can be found online at www.cimarronfoothillshoa.org under 'documents'. We know you cherish your homes and we appreciate you! Even if there are occasional compliance deviations, the majority of homeowners will immediately respond and handle the situation and/or violation. Thank you!

I'd like to remind homeowners of a few things in those documents you signed when you bought your home and that might have been forgotten over time. Any change made to the exterior of your home and land needs to be brought to be reviewed and approved by the Board. We are here to help you in that process not to stand in your way of improving or maintaining your property. With that being said, please make sure that

Cimarron Facts

- Tops of your roofs cannot be white. White coatings causes glare in the sunlight that is painful in your neighbor's eyes. Please contact our Architectural chair with questions.
- Pick up your dog's waste. No one wants to walk near it or in it. If dogs are relieving themselves on your property, try sprinkling some fine ground chili pepper as a deterrent.
- Make sure trash cans are not stored in view of neighbors' property. Trash cans must be put back in storage by Saturday at 12 noon.
- You can leave up to ten items, including your trash cans. Please make sure that they are sturdy and zipped tight. See page 6 for details.
- Solar mailbox lights. **Gama Sonic Baytown II** Outdoor Black Resin Solar Post Light with 10 Warm White LED. Get this bright, efficient solar light from [Home Depot](http://HomeDepot.com), [Sears](http://Sears.com), and [Amazon](http://Amazon.com).



you also contact us when re-coating your roof or repainting your house. We can guide you which roof coating colors are permissible and when choosing a color for your home it will need to be approved by the Board.

As winter approaches, and we get into the long winter nights, please keep in mind that your lamp posts should be lit for safety as there are still many people that walk at night. Your lamp posts should be lit between dusk and dawn with your house number visible. Could you imagine if an emergency happened at your house? Make sure first responders can find your home!

Have you considered solar lamp posts? There are many available online or at home improvement stores. Think of the savings you can recognize.

I'm always available for any questions.

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

- We love walking our neighborhood. Remember to walk towards oncoming traffic for safety. ... and if you are driving look out for walkers and cyclists.
- Do not speed when driving on our roads. The limit is 25 MPH. Do not take short-cuts by driving on the wrong side of the road. Do not drive across the medians.
- Houses cannot be used for short term rentals under a month. If they are rented out, you have to rent out the whole property and cannot also use it as your residence.
- Problems with the road. If it's a safety hazard — call Pima County at **724-6410**.
- If dues are not paid by January 31st, a late fee of \$25 goes into effect, followed by an additional \$5 per month of default.
- If homeowners dues are not paid by February 28th, trash collection will be discontinued until the dues are paid. There will also be a fee to reinstate the trash collection.

Environmental Services

Trash Talk

Upon the retirement of Ann Smiley after many years of service to your community, I was appointed to the board to take over her responsibilities. Foremost is coordination of your community trash pick-up with Republic Services. I have received a number of inquiries regarding what services are included with your annual HOA dues and what other services are available at additional costs. I also want to share with you what the proper protocol is with regard to what is and is not acceptable for recycling. Here are questions and answers regarding these questions:

What trash service is provided as part of my annual HOA dues?

- Entitled to weekly pick-up of one Republic provided Trash and one Recycle Container
- Entitled to an additional ten tied bundles (i.e. cardboard / yard trimmings) or sealed trash bags that can be tossed easily by the operator up into the top of the truck.

Why can't I leave my own trash can out for pick-up?

- Republic's automated container pick-up arm system only works on their containers. They will not attempt to pick-up your trash can for fear of damage or loss.
- They will only pick-up and toss into the truck tied bundles and closed and sealed trash bags. Period.

What if I have a lot of weekly trash and need a second container?

- You can contact Republic at 520-745-8820 and request an additional trash container. You will be billed separately by Republic \$12.00 / quarter for this service. (hint – just put your extra trash in sealed trash bags and save the money)

What if I am incapable of moving my containers to the street?

- You can contact Republic at 520-745-8820 and request "back door service" pick-up of your containers at your house. You will be billed separately by Republic \$43.26 / quarter for this service.

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 return the postcard in the end-of-year packet with your dues check, or email:

webmaster@cimarronfoothillshoa.org.

What happened to the semi-annual dumpster drop off?

- Discontinued. Sadly, this service was abused by some residents and we lost permission from the homeowner for placement of the container on their property.

What if I need a special pick-up of trash, furniture or appliances?

- Republic does not provide special pick-up services. You will have to contact your own third party contractor for this service.

What is Republic's guide for proper single bin recycling ?

- Do recycle all glass bottles and jars; metal and aluminum cans and lids; newspapers, cardboard, phone books and paper boxes; and #1, #2, #4, #5 and #7 plastic food and beverage containers.
- DO NOT: recycle Styrofoam or plastic shopping and newspaper bags.

Why wasn't my trash picked up?

- On certain holiday weeks (printed on the lid of your trash can) trash is picked up on Saturday.
- Did you pay your homeowners dues?

Who do I contact if I have problems or questions about my trash service?

- Republic customer service 520-745-8820
- Larry Lewis 520-225-8827

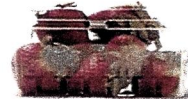
Larry Lewis

Environmental & Community Relations
larry@cimarronfoothillshoa.org

Look What's **New** With Do More **Blue**



No more numbers or guessing. If it's plastic, recycle it.
But please no plastic bags or Styrofoam.



1. PLASTIC (PETE) BOTTLES



2. PLASTIC CONTAINERS



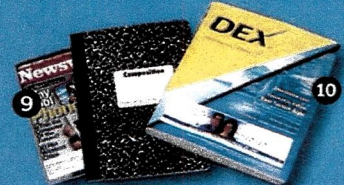
3. PLASTIC (HDPE) BOTTLES AND JUGS



4. CORRUGATED CARDBOARD
5. BROWN PAPER BAGS
6. NEWSPAPERS



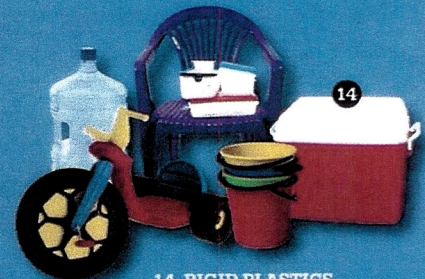
7. PAPERBOARD
8. MOLDED FIBERBOARD



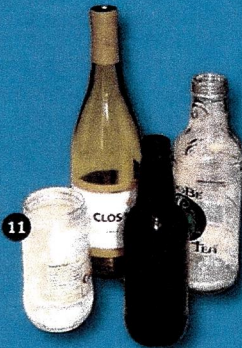
9. MAGAZINES AND CATALOGS
10. NOTEBOOKS AND PHONEBOOKS



12. ALUMINUM CANS
13. STEEL / TIN CANS



14. RIGID PLASTICS

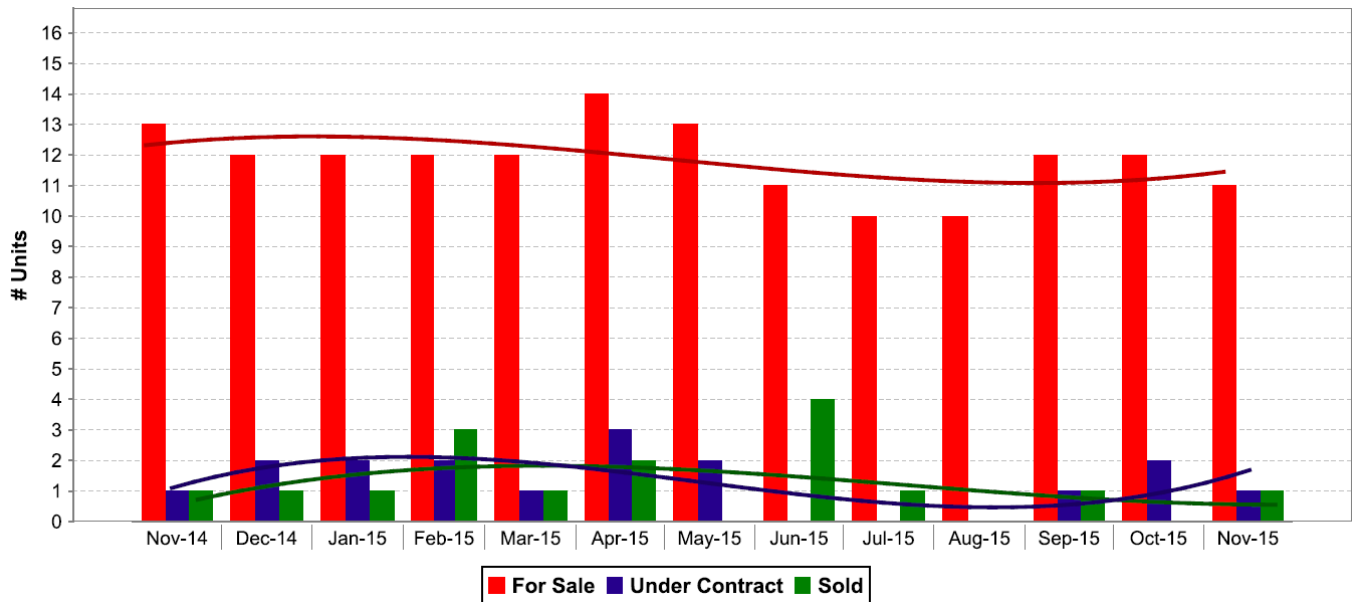


11. GLASS FOOD AND BEVERAGE BOTTLES AND JARS

15. MILK CARTONS AND DRINK BOXES



16. PRINTING AND WRITING PAPER
17. MAIL AND COPY PAPER
18. BROCHURES AND OTHER PAPER



After a very active year 2014, with 21 houses being sold, the activity in 2015 was closer to our turnover average of 15 sales per year.

Up to the end of November 2015, 14 transactions closed, with two more homes being under contract. The average and median sales price dropped from 2014 by about 5% to approximately \$487,500. This was mostly caused by the fact that smaller homes sold. This triggered an increase of the median price/sq ft. by 16% which is a very encouraging number.

Unfortunately, to achieve the better value for their homes, homeowners had to be more patient as it took on average 71 days to get a home sold

compared to the 47 days in the unusually active year 2014.

Considering the price range of the homes in Cimarron, homes sell a little faster than homes for the same price in other areas.

Sales prices in 2015 ranged from \$265,000 (which was a distressed sale) to \$830,000. Currently, 9 properties are listed for sale between \$485,000 and \$1,089,000.

Overall the real estate market in Cimarron shows encouraging trends and is a testament that we live in a very desirable community.

Cornelia Nestler – Long Realty Company,
Relocation Specialist, ALHS, SFR
520-609-3374

All Mailbox lights must be in working order by March 31st 2016



The CR&Rs require that all mail boxes have lamps.

"Each owner of a house shall at his expense install a post light and mail box, with the location, color, size, design, lettering, standards, brackets, name signs as specified by the reversionary owner."

If your light is not working, please replace the bulb, or sensor. An alternative is to replace your lamp with a solar light. We recommend **Gama Sonic Baytown II** Outdoor Black Resin Solar Post Light available from Home Depot, Sears or Amazon.

The Board will consider fining homeowners who do not have their lights in working order by March 31st 2016.