



Photo: Josephine Lai

## Roles & Changes in the Board

At the end of January, Board members Jac Carlson, Steve Hamblin and Peter Nestler are retiring from the Board. We shall be adding three new members to the Board. Roles and responsibilities will be announced at the January Annual Meeting.

- **John (Jac) Carlson** — retiring.
- **Andrew Deeb** serves as Chair for Safety & Security.
- **Steven Hamblin** — retiring.
- **Larry Lewis** President of the Board.
- **Karen Lincowski** is Board Secretary.
- **Francis Morgan** takes care of Communications and the Website.
- **Peter Nestler** — retiring.
- **Chris Pappas** is in the role of Chair for Roads & Medians.
- **Mike Carsten** makes sure that the CR&Rs are adhered to.
- **EIDonna Eckhart** is bookkeeper.

## Election to the Board - 2017

At the beginning of January, you will receive the ballots for the election of Board Members along with your annual dues invoice. We have two returning and three new candidates in line for your confirmation vote as members of our Board of Directors for two year terms ending January 2019. The results of the election will be announced at our annual HOA meeting which will be held on January 28th, 2017 at Catalina Foothills HS. Keep track of these assignment changes on our website in February 2017. Assignments, duties and contact information will be included on our website: [cimarronfoothillshoa.org](http://cimarronfoothillshoa.org)

## Happy Holidays Cimarron

### From the New President: Larry Lewis

On behalf of your nine Cimarron Foothills volunteer Board of Directors, we wish you all Happy Holidays. It is the time of year when we all come together to share with family, friends and neighbors our blessings throughout the year. For those traveling for the holidays, enjoy and God speed.

I want to thank **John (Jac) Carlson** for the great job he has done these past two years as our HOA president. He will be retiring from the Board in January 2017 and is not running for re-election. In order to provide a smooth transition, I took over as the new President in September, with Board approval, so Jac could “coach” me for a few months before we vote for new and returning members to the Board of Directors in January 2017. I will be in my second year of a two year term in 2017.

Our thanks and appreciation also goes out to several of our Board members who are retiring and not returning next year. **Steve Hamblin** has done a superior job as Chair for Architectural Review. We have had many new remodels and painting projects that have kept Steve very busy. **Peter Nestler** has most recently acted as our Treasurer and served in the past as our President and Architectural Review Chair over the last ten years. We wish Jac, Steve and Peter the very best in the New Year.

*Larry Lewis, President*  
larryklewis@gmail.com  
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# Candidates for Election

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Winter 2016

**Andrew Deeb \*** — is running for his third term on the Cimarron Board. Currently he is the security chair, and has been working with the guards and residents to help keep our neighborhood safe. He has lived in Cimarron Foothills since 2002. Andrew has a private practice in Periodontics (gum surgery and dental implants). "If re-elected I will continue my duties serving the board."

**Peter Lincowski \*\*** — Peter has been a resident of Cimarron Foothills for over 21 years. Most of his career has been in high-tech working for companies including Unisys and Hewlett Packard in computer hardware, software, consulting, and services. Peter enjoys working with his hands such as in furniture building and auto mechanics, as well as new home construction and renovations. "I can bring to the CFHOA Board a broad range of experiences and perspectives."

\*\* Peter's wife, Karen Egbert-Lincowski, is a current member of the Board. In view of the fact that Peter and Karen would exercise 2 votes on the Board, they have agreed to recuse themselves from Board votes on issues that would exclusively affect their property or give the impression of unfairly representing a single property with more than a single vote.

**Bob Linsell** — Bob was born and raised in northeast Ohio (Go Tribe!). He studied exploration geology and received his

BSc from the University of Colorado. Bob moved to Tucson in 1984 and has lived in Cimarron Foothills for 5 years. Married with two grown children, Bob enjoys woodworking, hiking, and collecting grandchildren.

**Chris Pappas \*** — moved to Cimarron in Oct 2007. He is 51 years old and head of a mid-size landscape company for over 24 years. His expertise has been doing business with HOA's and board members over the years, rules and protocol issues, HOA management companies, and community residents. Chris is married and has a 3 year-old son and a 4 month-old daughter. He has an undergraduate degree from U of A and a Masters in management. Originally from the Chicago/NW Indiana area, Chris has been a full time resident of AZ since 1993 and a member of the Board since 2014.

**Margaret Weinberg** — Margaret has been a resident of Cimarron Foothills for over 3 years. She has worked as a professional graphic designer/art director for the past 20 years, and currently works as a freelance designer specializing in print media. Before moving to Tucson, she and her family lived in Southlake, Texas where she was actively involved with her neighborhood association, co-chairing the social committee and responsible for designing the neighborhood newsletter. Margaret and her husband, Mark are proud parents of twin 16-year old boys, who attend Catalina Foothills High School.

\* **Incumbent**

## Community Relations

With the recent changing of the guard and Larry Lewis taking over the Presidency of the Board, I assumed for a few months the job of chair with the fancy title, *Environmental and Community Relations*.

The "community relations" aspect of the job is a little ill-defined but essentially picks up whatever pieces are not handled after our various chairs—CR&R's, Roads, Architecture, Security, Communications, etc.—have done their thing and assists when community problems get bigger than any one person can handle. Mostly, this position focuses on "Environmental" issues, including recycling/trash services, making sure that everyone in the community knows they have a person to serve as intermediary with Republic (our current provider) and answering questions.

Larry did a great job with his "trash talk" summary of things we all need to know, reprinted elsewhere in this newsletter. Mostly, it is just important to place your blue (recycle) and/or black (trash) cans by the road for very early Friday morning pickup (except after holidays when the pickup is Saturday—see the list of observed holidays on the top of the cans).

Residents who do not pay their annual HOA dues have their service discontinued and it is my job to be sure that we coordinate restarting service when the problem is resolved. If you are new to the neighborhood, just put the cans at the street end of your driveway and the contents will be emptied.

If you are missing a can or have a broken one, I will handle the problem until the end of January when

I leave the Board (phone: 529-0336). After that, we will let you know who is taking on the job. At any time, you can phone Republic directly (745-8820).

The Cimarron Foothills community is as good as we all make it. Please remember to wave to a neighbor, offer help when needed, keep an eye on a neighbor's house when they are out of town, attend the Annual Meeting in January, and whatever other caring thing you think of to help bind our beautiful community.

Hope everyone's holidays are good as they get,

**John (Jac) Carlson**

Chair, Environmental and Community Relations

## Trash Talk

We 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.

### **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



# Director Reports

## Safe Cimarron

This year, there have been very few issues relating to the safety of our neighborhood. I want to thank our guards from *Central Alarm*, and residents for keeping our neighborhood safe. Earlier this year there were some complaints about possible underage teenagers attending parties being hosted by a house in Cimarron.

Please call **911** to report potential illegal activity happening in the neighborhood. The guards will respond if called, but the guards do not fill out police reports, so if there is a recurring problem in the neighborhood a police report should be filed.

If you are on vacation the HOA encourages you to use *Central Alarm* for vacation checks — 882-8142. This is free of charge, because the vacation checks are covered by your dues. I am pleased to be a resident in a safe and friendly neighborhood.

**Andrew Deeb**, Security Chairman



Photo Josephine Lai

## Architecture

Thanks to our homeowners, Cimarron Foothills Estates continues to be one of the nicest places to live in Tucson. Thanks to everyone for getting their mailbox post lights all working this past year. They should be left on from dusk to dawn. They are our neighborhood streetlights

One area I would like everyone to think about this coming year is improving our driveways and

## 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.

cimarronwebmaster@gmail.com

common parking areas in front of our homes. Take the initiative to fill in areas along your property that have, or are becoming, eroded from rain runoff, with rock, gravel and other appropriate materials. Maintain and make proper repairs to these surfaces. In areas where people can park near the main road, remove vegetation such as cactus and branches so visitors can exit their cars safely and road traffic is not inhibited. Asphalt driveways should have potholes filled and the surface coated for preservation and appearance.

How we maintain and take care of our homes reflects on all of us. Make sure when improving your home you follow the Association CR&R rules on our web site. **You need approval when painting your home, making an addition, and/or making permanent changes to your structures or property.**

**Steve Hamblin**, Architectural Chairman

## Cimarron Roads

This year we managed to remove, in two phases, the mistletoe from all the medians within our community at Cimarron.

We have also managed to call the county to get the roads swept when needed after monsoons and fluke rainstorms. We've also been on the county's back to patch potholes at both the homeowners requests as well as my phone ins. Diligence and persistence is the key to staying on their radar screen to be proactive in attempting to maintain our roads within Cimarron Foothills.

Thanks for everyone's comments and suggestions over the past year.

**Chris Pappas**, Chairman, Roads & Medians

CR&Rs

I am just about to finish up my first year on the board with Cimarron Foothills and it has been a great honor to be a part of a great group of people who truly care about our community. This is a tremendous community that we live in and all of us that serve on the board are pleased to work hard to keep our community a safe and prosperous place to live.

Your CR&Rs, the contract you signed between Cimarron Foothills HOA and you, were established not only for improvements and development, but also for the maintenance and serenity of the neighborhood. They can be found online at [cimarronfoothillshoa.org](http://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. We thank you!

One area that we focused on early in 2016 was the lighting of the lamp posts throughout the neighborhood. It was recognized that there were several homes that did not have a working light on their lamp post. This created some safety issues for

folks walking on the streets in the evening and potentially could have caused a delay in emergency responders finding your address on your mailbox in the event of an emergency. The board would like to thank all of you for your quick response in addressing this issue. If anyone needs any assistance or suggestions regarding their lamp post please feel free to contact me anytime.

I would like to offer a quick reminder on any construction projects or exterior remodeling. **As defined in the CR&Rs, all exterior remodeling and construction projects require review and approval by the board.** Homeowners are encouraged to contact the board early to get approval in time before the start of construction. The board will try to make the approval process as smooth and fast as possible, while keeping the interest of all the homeowners in the Cimarron Foothills Estates in mind. No construction may begin without the approval of the board.

I hope you all have a happy holidays and a happy new year. Please do not hesitate to contact me if I can be of any assistance to you.

*Mike Carsten, CR&R's*



Photo Francis Morgan

Annual Meeting

Cimarron Foothills Homeowners Association  
Annual Meeting  
Saturday, January 28, 2017  
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!

## Costs are Increasing

After many years of being able to keep the dues constant, the rising costs for the services provided by the HOA put us into a situation where we had to adjust the dues to \$525 in 2016 to avoid falling too much behind with our expenses.

For 2016 we had predicted an operating loss of about \$9,000, which we compensated through the raise of the dues. We are still in a fiscally responsible position where the association holds about 9 months of operating expenses in reserves. This may seem a lot for many of you, but a few years back, legal procedures put the association in a place where we had to upfront 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 put constant strain on the budget. Through strong negotiation by the board members and our bookkeeper we are able to contain the increases in the 2-3% range giving use financial flexibility. This year we decided to use the flexibility for a clean-up of the vegetation in the medians. While this will lead to a deficit for the year, the board felt that clean-up was long overdue and would increase the appeal of Cimarron. Therefore it approved the one-time expense. The distribution of expenses has been constant over the years. The majority of our expense goes to the guard services and waste collection. The monthly cost for the guards is about \$29 and for the waste service about \$12.

**Your annual dues have to be paid by January 31, 2017. After that date, a late charge of \$25 will apply.** In 2016, we recorded three liens on properties to secure our dues, one of these has already been paid off. We hope that you all will pay on time to make your board's life in this aspect easy and enjoyable.

On a personal note: I decided not to run for re-election to the board. Over the last few years, my professional workload as well as other community engagements increased to the point that I had to make a decision. I will have fond memories of my time in the board and enjoyed getting to know many of you much better than just being a resident. After a decade of service on the board, I leave with the confidence in the future board members, new and experienced, and trust them to ensure that Cimarron stays the enjoyable and desirable neighborhood that it is today.

**Peter Nestler**, Treasurer

