

## 2019 President Message

The Cimarron Foothills Homeowners Association wants to extend a heartfelt thank you to Larry Lewis for his time and service on the Board. He came in as Vice President and served as our Board President from 2015-2018. Larry has stepped down as Board president. Larry has been a great mentor for me and a wonderful father, grandfather, great-grandfather, and volunteer for the Knights of Columbus. As Vice President I resumed his duties as per our By-Laws.

I also wanted to welcome Omar Candelaria to our Board. Omar filled the empty seat left by Larry and was appointed by a majority vote at our meeting in November 2018. After the January 2019 meeting, we will discuss what positions the Board would like to take.

Please make sure to read all the articles in this newsletter as they have pertinent information for our community.

As we come to a close of the 2018 year, we were tasked with things that we have communicated with our members through email and meetings. In short, we had a few things we responded to as a Board this year.

### **Home Rentals**

We received a complaint about short term rentals including AirBNB™. We met with our HOA attorney to be able to answer any questions the members may have. We were informed per our CR&Rs we, as an association, are unable to dictate home rentals for any length of stay. However, we did learn per the AZ State Statutes all rentals will need to fill out and submit a tenant information form for each tenant. This is a fee of \$25 per tenant and failure to do so will result in a \$35 fine. At a monthly meeting, we listened to both sides of the argument. We also surveyed the members of our association and did not meet the required 75% of votes to update the CR&Rs for any of the five phases to disallow or determine rentals. *(Please see our website to download the rental form.)*

### **Inconsistent Trash Service**

I received numerous complaints regarding the trash pick up service from Republic. This consisted of missed pick ups, drivers discussing their frustrations with members, as well as the customer service line. I have addressed each and every concern from you

personally that I received and went directly to our HOA contact. When I still received complaints (*although, less than before*) I requested a discussion and meeting with management in California. Republic attended a Board meeting to discuss each of your frustrations as well. After they let us know they had changed drivers (*as they didn't know our streets, etc.*) I'm happy to report I haven't received any concerns in the past five months. Please note, since we have a contract with over 385 homes, you DON'T have to wait on line with customer service (*unless you want to*). You can email the Community Service contact (*me*) and we can go directly to our respective contact directly. He responds within that same day by email.

As a whole community, we had very limited complaints. Please make sure you reach out to the appropriate Board member (*or start with anyone and we'll get you to the right place*) if you have any concerns or need any further understanding of what our CR&Rs allow.

### ***I want to make a special thank you and bring attention to:***

**Peter Lincowski:** He came in last year as a new Board member as we lost our current Bookkeeper. He is completing his second year in this position and has been working very closely with Pat Stoll, who he hired in April 2017. They both have a great working relationship and are on top of everything!

**Margaret Weinberg:** Margaret is completing her second year as our Secretary. She has been stellar at making sure the minutes reflect what is discussed and they are approved and stored. She has now taken on the responsibility of nominations letters, as well as the formatting of the newsletter.

**Francis Morgan:** Francis has been on the Board for quite some time and has managed our website and handled our newsletter and mailing lists. He is the main communication between the Board and the members.

**Tom Botchie:** Tom is completing his second year as our Architectural Chair. This is one of the most difficult jobs in keeping up with what is going on in Cimarron, yet he finds the time to meet with members and their neighbors, review drawings, and comes to our meetings prepared with his Excel document to discuss!

# Roles & Changes in the Board

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Winter 2019

**Bob Linsell:** Bob is completing his second year our CR&R chair. This position takes intricate knowledge of our rules and regulations as set forth in our documents. If you have any questions about what is allowed in our association, please reach out to Bob!

**Mike Carston:** Mike is in his third year as our Security Chair. He works directly with Central Alarm and handles any and all concerns. He is currently working on a contract with them to include the increase in minimum wage.

**Chris Pappas:** Chris is completing his second year as Roads and Medians. Chris works directly with Pima County and was intricately involved in the trimmings of our roads and medians.

## Election to the Board — 2019

In January, you should receive the ballots for the election of Board Members along with your annual dues invoice. We have four returning candidates in line for your confirmation vote as members of our Board of Directors for two year terms ending January 2021. The results of the election will be announced at our annual HOA meeting which will be held on January 26th, 2019 at Catalina Foothills High School. Keep track of these assignment changes on our website in February 2019. Assignments, duties and contact information will be included on our website: [cimarronfoothillshoa.org](http://cimarronfoothillshoa.org)

## Candidates for Election

**Tom Botchie** — Tom has been chair for Architecture since February 2017. Tom moved to Cimarron Foothills in 2014 after living in Columbus, Ohio his whole life. He graduated with a BS in Mechanical Engineering, owned an independent pizza business for five years and was general contractor on the last two houses he and his wife built in Ohio. He spent 38 years in the Ohio Air National Guard, a traditional guardsman for six years and a full-time employee for 32 years. He began flying in 1980 and flew KC-135 tankers and A-7 fighters until his retirement in 2010. Tom and his wife, Jane, enjoy gardening, landscaping and camping.

**Peter Lincowski** — Peter, a resident of Cimarron Foothills for over 23 years, has been the Cimarron Foothills HOA Treasurer for the past two years. Most of his career has been in high tech, working for companies including Unisys, Fujitsu and Hewlett Packard in computer hardware, software, consulting, and services. Peter enjoys working with his hands in such endeavors as in furniture building and auto mechanics, as well as new home construction and renovations.

**Bob Linsell** — Bob, current Chair of CR&Rs 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 seven years. Married with two grown children, Bob enjoys woodworking, hiking, and collecting grandchildren.

**Chris Pappas** — Chris moved to Cimarron in Oct 2007. He is 53 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 5 year-old son and a 2 year-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 Arizona since 1993 and a Chair of Roads and Medians of Cimarron Foothills HOA since 2014.

**Margaret Weinberg** — Margaret, the current Secretary of Cimarron Homeowners HOA, has been a resident of Cimarron Foothills for over 5 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 18-year old boys, who attend Catalina Foothills High School.

## Omar Candelaria

A little bit about me. I live with my beautiful wife and two daughters. I have served as both Treasurer and President of a different HOA in the past. I am a career Border Patrol Agent, with more than 19 years on the job and served in the U.S. Army National Guard. I have a Bachelor's Degree in Criminal Justice and Master's Degrees in Business Administration and in International Security Studies.

My family and I love our home, our neighbors, and the area that we live in. We hope to live here for many, many years to come. My goal as a board member is to do my best to ensure that our community remains a safe, tranquil, and friendly place to live. To do so, I will follow the guidelines established in our CR&Rs to ensure that any situations that arise are resolved with the good of the whole in mind. Working together, we can ensure that our community prospers for the foreseeable future.

Thank you for allowing me the opportunity to serve you.

**Omar Candelaria**

## Environmental Services

### Helpful hints concerning Environmental Services

1. Weekly pick up of one trash can and one recycle bin (*you may have been grandfathered in for two containers*)
2. You may have ten extra tied bags picked up, as long as they can be easily tossed in the trash truck. You can not have your own trash container as the trucks are designed for automatic pick up of their containers. Only ten tied bags can be additional.
3. If you need additional containers, you may contact Republic at **520-745-8820** to discuss this with them. There is an additional fee.
4. We've been advised by Republic, they will no longer be taking new requests for back door service.
5. Please 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.
6. Please **do not** recycle Styrofoam or plastic shopping and newspaper bags.
7. Please note on a week with a specific holiday (*printed on the top of your garbage bin*), pick ups will be moved to Saturday.

## Environmental Services



### Living with Coyotes

*Credit: Southwest Wildlife Conservation Center*

#### **There is a coyote in my neighborhood. What do I do?**

You are far more likely to be bitten by a domestic dog than any wild animal. However, if you see a coyote near your home, don't ignore it. This may cause it to lose its natural fear of people. To scare a coyote immediately, make loud noises by shouting, banging pots and pans, or by shaking an empty soda can filled with rocks. Wave your hands or objects like sticks and brooms, or try spraying the coyote with a hose.

**When walking your dog, never use retractable leashes, as they allow your dog to get too far away from you.** If you are walking your dog and you see a coyote, try to keep your distance. Throw small rocks in the general direction of the coyote to try to scare it. If you are walking a small dog, you may want to pick up your dog or change your route to avoid the coyote. If the coyote is bold and approaches you, try a commercial repellent like mace to deter the animal.

**Do not feed coyotes or other predators and make sure your neighbors are not providing food either.** Feeding will only make the coyotes more comfortable around humans, and this can be dangerous for both the humans and the coyotes.

It is also important to educate children about coyotes. Teach them what to do if they ever encounter a coyote and make sure they understand why they should never feed coyotes.

# Director Reports

## Communications

### Keeping Cimarron Safe

This 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 provides 24/7 security to Cimarron and the safety of our neighborhood is due to the visible presence of the guards patrolling on a daily basis. In the event that a guard receives a call from a homeowner, 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 your out of town. Last year we did have a couple vehicles that were broken into. As a reminder please keep your vehicles locked when your home and consider taking your garage door opener with you when you go inside your home. In the event that 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. Pleat take the opportunity to thank the Central Alarm Guards if you see them driving in the neighborhood. A summary of our safety and security operations will be presented at the annual homeowners meeting I January. Please feel free to contact me if you have any concerns regarding security here at Cimarron.

**Mike Carsten**, Security Chairman

The Board now communicates with homeowners by email, other than at the end of the year when the annual dues invoice is sent out through the US Mail.

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](http://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 also post important information, including monthly Board meeting dates, on our website at [www.cimarronfoothillshoa.org](http://www.cimarronfoothillshoa.org). 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.

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.

**Francis Morgan**, [WebmasterCimarron@gmail.com](mailto:WebmasterCimarron@gmail.com)

### **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.

**[WebmasterCimarron@gmail.com](mailto:WebmasterCimarron@gmail.com)**

## Architecture

I am approaching the second 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](http://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 board members, some of whom have held the Architectural Chair position in the past.

One question that comes up a lot is the color for roofs. The CR&Rs in paragraph 5 says; “All roofs shall be finished with mission tile, shake, gravel or other such materials. No white or light colored roofs shall be permitted”. Probably 98% of the roofs in the development are some shade of beige (*light colored?*). Only a very few are white and in most cases the residents inherited that color.

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. I would love to change the CR&R language to spell out the LRV of roof paint but changing it is nearly impossible, requiring a vote of 75% of the residents. So suffice it to say the HOA Board wants 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. Bob Linsell is heading a team that is working on a set of guidelines that will further define the intent of some of the confusing CR&Rs and these guidelines will be discussed at the HOA's annual meeting on 26 Jan.

In recent months, I have reviewed and approved a lot of solar projects, sometimes 3 to 4 per month. I will tell you that if you are considering solar, you should move ahead as soon as you can afford to. The state legislature, with the help of Arizona utility lobbyists, is trying hard to take the financial benefits of a rooftop solar system away from the average homeowner. Just search “Arizona Solar Legislation” and you will quickly be convinced that there is no time like the present to move ahead with your solar project.

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

## Annual Meeting

Cimarron Foothills Homeowners Association Annual Meeting

Saturday, January 26, 2019

Catalina Foothills High School, House 1 Seminar Room

9:00 – 9:30 am: Continental Breakfast in Front of School

9:30 – 11:00 am: Program

Board Reports

*We look forward to seeing you at the meeting!*

## Dues Are Remaining Steady

For 2018 we are tracking very well to a slight operating loss as planned for the year. We continue our efforts looking at our costs in each expense category and are doing well. 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 moving forward to future years. This will result in slight operating losses to reduce reserves to the 6 month reserve point.

We continue to have moderate price increases based on our contracts for guard service and waste collection. Our increases will be higher for these 2 services because of the minimum wage increase. These 2 make up 89% of our annual expenses. The other 11% is comprised of Bookkeeping, Accounting, Taxes, landscaping and other minor items. However, we have no plans for any increase in annual dues and will continue to manage expenses to cover these increases.

Your annual dues have to be paid by January 31, 2017. After that date, a late charge of \$25 will apply. In 2017, we recorded liens on properties to secure our dues. 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 New Year!

**Peter Lincowski**, Treasurer

## Cimarron Roads and Medians

Due to our advocacy, the county did make some minor road repairs. They also did a massive clean-up of our medians, trimming trees and removing dead brush making for a more attractive appearance and safer driving. 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.

As the year has passed, we've seen healthy regrowth of the median trees, brush and cacti.

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

**Chris Pappas**, Roads & Medians Chairman

## CR&Rs

Wow! My second year of serving Cimarron Foothills is just about up and I'm still standing! As a first-time member of the Board, I was given the unenviable task of being the official "Finger Wagger" when various complaints arise regarding compliance with the Covenants, Reservations and Restrictions (CR&R's) of our Home Owner's Association. What has been overwhelmingly clear to me is that we all enjoy a community of neighbors who really care about preserving the beautiful atmosphere in which we live. Situations inevitably arise though when one of our neighbors lodges a complaint against another. We all share the proverbial sandbox, so I have been quite impressed with how grown-up we all can be in finding solutions to these truly "first world" encounters. The common denominator of course is not knowing or understanding our CR&R's. A few of the most common infractions are:

- Parking boats, trailers or recreational vehicles outside of a garage or enclosed structure.
- Painting your flat parapet roof white instead of the proper Desert Tan.
- Not maintaining a "tidy" property that is free from undesirable clutter or debris.
- Barking dogs and/or having more than two adult dogs per household.

If you haven't read the CR&R's in a while (full disclosure: I never fully read them myself until last year), please take 10 minutes and familiarize yourselves with them and contact me if you have any questions or need for clarification:

[http://www.cimarronfoothillshoa.org/\\*new\\_site/documents.html](http://www.cimarronfoothillshoa.org/*new_site/documents.html) With that said, my wish

for the new year is that we all make an effort to reach out more often and say hello to our neighbors. Our lives can be so busy and stressful with seemingly urgent duties before us all the time; so smile and a wave at a neighbor!

In Health and Happiness,

**Bob Linsell**, CR&R's

## Cardinals

One of the most colorful and recognizable birds at Cimarron backyard feeders is the *Northern cardinal*. We are fortunate to have them as year-round residents as cardinals are found only east of New Mexico and north of Texas.

Males are brilliant red, but females are brown and sport a sharp crest and warm red accents. The female cardinal is often confused with its cousin the *Pyrrhuloxia*, which are much rarer in the U.S., just barely ranging into Arizona, New Mexico and Texas. Differentiating between a female *Northern cardinal* and a *Pyrrhuloxia* can be tricky, since both birds have many similarities, and belong to the same genus - *Cardinalidae*. Both have tall crests and red feathers, are the same size, weigh the same and have similar songs.



**Adult Cardinal males** are easy to identify — bright red overall with a black face and a tall red crest



**Female Cardinal** — If the bill is large, thickly pointed and red or red-orange, it's a *Cardinal*. If there is any black on the face, around the bill and into the eye, it's a *Cardinal*. Males and females often travel together, so look for easier to identify males if you're having trouble identifying a female.



**Pyrrhuloxia** — If the bill is small, rounded, parrot-like and yellow, it's a *Pyrrhuloxia*. If the face is red around the bill and into the eye, and if gray is a predominate color, it's likely to be a *Pyrrhuloxia*.



**Female Phainopepla** — This crested songbird, common in Cimarron, is sometimes called a "desert cardinal," although it is not related to the cardinal. *Phainopeplas* lack any redness to their plumage and have more slender bills than female *Cardinals* and *Pyrrhuloxias*. Male *Phainopeplas* are glossy, jet black.