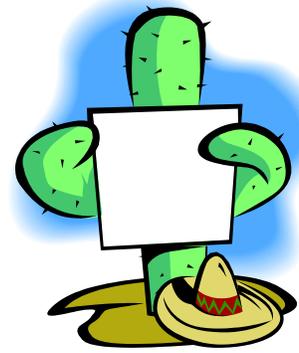


Rancho Primero

News



Rancho Primero HOA

New Year Edition: 2015



Newsletter

Brent Martin: Editor

brrrr... brrrr... Decembrrr really lived up to its name, huh gang? – at least the last 2 weeks of it or so; I was up in that big F-word city (um, well, uh: PH-oenix) New Year's Eve (and you don't even wanna know why) where it was cold and damp enough; but a few friends phoned and texted me that it was SNOWING all about our fair city; and sure enough there was a dusting of it STILL in places in my very shaded-in-winter backyard when I returned late afternoon New Year's day!

Hoping all of you had a Merry-Happy holiday season!

YOUR ANNUAL MEETING...



By now you know all about it, folks; so I won't redundantly delve into it here. Just DON'T FORGET its convenient **new location** (*Hampton Inn and Suites*, 5950 N. Oracle Rd.) at **6 pm** on **Thurs, Feb 12th** when you (yes, ALL OF YOU, right?) are driving over to attend it; why, the new spot is

so close that *your editor* plans on WALKING the approximately 20 minutes over to it! Dropping into Geronimo Wash (the BIG arroyo on the N. side of our community) via the easement the Randall's graciously permit us to pass through on their



property, I'll follow it SW as it angles towards and merges with Pima Wash and crosses Rudasill Rd. From there it's only about a 3 minute more walk on that road to reach the Hampton! ...Oh? did I just hear you say you want to walk there with me? Great: let's burn off a few calories together; call or email me, and I'll put your name on the sign-up sheet! Whether you attend or NOT (.that won't be YOU, will it?) and unlike our last national elections where two thirds of us didn't, please **vote!** Yours Truly and 2 of my equal gluttons for punishment fellow Board members Jim Bunker and Bill Burrus are up for being re-institutionalized ... I mean: re-elected.

As you know *your* elected **BOARD** meets most months, usually on the second Thursday; meetings are (of course) open to all residents, and for the past several years have been in our very own community. As usual, watch for meeting notices by the mailboxes.

A New Year's snooze for youz; your Board's newz !! (...wake up!)



Sing along with Britney Spears, folks: "Oops! (we) did it again..." - um ..well, uh, like yeah: as you know, your Board raised HOA dues; and I might add: for the second year in a row.

Why? afterall, it's only 3 more bucks/mo, but among other entrenched expenses, like it or not folks: we'll have to come to terms in maintaining our roads (i.e., last spring's defeat of the Special Assessment)

So where does *your Board* currently spend your \$\$? - hmmm... let me think; - - oh yeah! For starters, Trees Of Tucson has recently trimmed the trees, and our landscaper Wild West will be replacing those always mystifying “evaporating” ground cover stones from those yards where it’s vaporized the most.

As we end the year and start a new one, our community can boast a cozy \$84,892.44 in Total Assets.



THE NEIGHBORS

2014 Outstanding Neighbor Award

I am pleased to announce the winners

Sara Harper – for her continuing thankless job in going beyond the call of duty in cleaning up, um, the doody (excuse pun) ...left along our sidewalks, front yards and common areas by the pets of those 2-3 still-on-the-loose offensive, indignant households. They curse Sara, folks, for these neighborhood Bad Apples would just love to see our community so buried in their pet’s poop that only the tops of our AC units would be showing.

Alice Gordon and **Loretta Weber** - for going the extra mile on their walks, picking up and carting home for disposal trash that manages to “escape” from drivers and their vehicles onto the sides of First Ave.

Thanks ladies! ..um, just give me some time to figure out just what this “award” will be and how it’s to be paid for....

Sorry folks: I repeat this EVERY Newsletter: PLEASE report any irrigation or pool-area leaks to your Board or HOA Manager. Wanna keep our dues down, neighbors? Water has been one of our most increasing yet controllable expenses!



Also friends: think about those half dozen or so of your neighbors PARASITIZING the street lighting YOU maintain, callously dismissing how pitch black dark our community would be at night if we were all so negligent as they are in repairing our broken outdoor lights.

Rancho Primero Neighborhood Watch



Once again a couple of cars in our community have been broken into for their contents. I’d like to offer my compassion for those who were victimized; but gang: perhaps tragically, we aren’t living in one of those fantasyland little backwater towns where: “we don’t even have to lock our doors”; if your leaving visible valuables overnight in your un-garaged vehicles, then you might as well place them curbside for the taking. It’s a sobering reality that late on some nights the rotted crust at the bottom of society is walking through our community and peering into our vehicles for goodies. So rather than have your vehicles damaged and contents burglarized: 1. Garage them; 2. Take valuables inside; or 3. Leave them hidden in the trunk.

Let’s hold our breath, folks: fortunately Rancho Primero still remains free of most criminal activities that plague other communities; let’s all continue to be vigilant and watch over our neighbor’s premises as much as our own.

- **See ya’ at the Annual Meeting!**

HOA Board 2015(?)

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