

Rancho Primero News

Sandi Bunker, editor

Late fall & winter (2022) & early spring (2023)

Yes, I'm a "little" late with the latest edition! Sorry!

Fall Pool Party

Wonderful party with many gathered, lots of food, beverages, laughs and renewing friendships!

Thanks, Heather and Pilar, and others who pitched in to make it happen.

House Repainting Guidelines

Obtain an ARCHITECTURAL REQUEST FORM and COLOR SWATCHES from a committee board member (below)

Color swatches are from Dunn Edwards, but they may also be used to match a paint at other retailers. The trim remains the same color for all homes (Dunn Edwards "Briar").

The garage door must match the house color. If replacing the garage door, the new door must be of the same design.

Thank you for contributing to the continuity and beauty of Rancho Primero!

Architecture Committee

Janet MacGregor, 520-891-6796

Heather Enos, 520-979-9275

Ann Rogers, 520-308-9841

The **Rancho Primero Homeowners'** "Information, Rules & Regulations" is a 10 page summary of pertinent information, intended as a quick reference of the more detailed CC&R's.

Some of these R&R's are presented here in an effort to remind us how we can help keep Rancho Primero attractive:

Trash and Recycling containers should **only** be curbside on Wednesdays. On other days, please keep the containers out of sight.

Yard cuttings (branches, etc) should NOT be thrown over the wall into the common area. That's the same as throwing your garbage into your neighbor's yard. The common areas are ALL of our yards.

All vehicles should be parked in the driveway or garage.

POOL Splashings

It is great to see folks in the pool again. "Greg Pool Service" keeps the water quality safe; and we have made it a little more pleasant by grinding down the "trip hazard" at the west end of the deck, and have replaced the pool railing covers so you won't burn your hands. However, for everyone's safety, when the pool service man is working, everyone should be **out of the pool and out of his way.**

Water & Sewer Lines by Pamela Harlan

Sewer lines from the house to the street are the homeowner's responsibility (as opposed to Pima County's) and over the last couple years a number of neighbors have had to replace them.

Sometimes people don't think about checking to see if this is something covered by their homeowner's insurance. Many insurers have riders to their policies that do cover sewer line replacement. These riders generally cost somewhere between \$50 and \$70 a year and can be added to an existing insurance policy. So much cheaper than paying for a new sewer line. If you don't know, you might want to call your insurance agent and have **that conversation. A good investment for our 30 yr.old homes!**

HOA Annual Meeting

Things must be going very well; only 4 homeowners attended outside the board and property manager!

The subject of short term rentals was discussed. A survey was mailed to homeowners asking if they are in favor of a CC&R amendment which would prohibit short term rentals less than 30 days. All present owners would be "grandfathered".

The HOA saved over \$4,000 in 2022, by turning over front yard irrigation to homeowners. Rancho Primero streets will be sealed in 2023. This is done every 3 years to maintain the integrity and maximize the life of our streets.

New Board Members are Chris Fleming (522 Squirrel Tail) and Nancee Wood (Burrus) 595 Wine Plum. Thank you!!