

## *Catalina Foothills Association*

*Devoted to the preservation of the unique residential character of the Catalina Foothills for over 25 years.*

VOL. 3, NO. 3

NEWSLETTER

SEPTEMBER 1985

### **CAMPBELL/SKYLINE BULLSEYE CONTROVERSY COMPROMISE NEARS**

The longstanding controversy caused by the over-allocation of 8.5 acres of commercial (CB-1) zoned land in the northwest quadrant of the Skyline/Campbell intersection finally is boiling down to a possible compromise solution. The over-allocation was caused by lax monitoring by Pima County Officials. The original bullseye allocation specified a total of 60 acres for CB-1 (Commercial), and 60 acres of TR (Transitional) zoned land covering all four quadrants of this intersection.

After many discussions on the problem, affected Homeowners and Homeowners Associations, the Murphey Trust (owners of the land), and members of the Pima County Board of Supervisors and department staffs have agreed upon a set of Protective Covenants, that will run with the land, and be permanently and irrevocably incorporated into the property deeds. These covenants will assure that the property will be sensitively developed in conformance with specific conditions and restrictions.

Iris Dewhirst served as arbitrator during negotiations between the property owners and the committee of affected neighboring homeowners and Homeowners Associations in preparing the set of Protective Covenants which is applicable to the 38 acres of CB-1 zoned land in the northwest quadrant. This set of covenants has been presented formally to the Murphey Trust for review, approval, and translation into legal covenant form for formal approval by the committee of homeowners and the Board of Supervisors.

The Board of Directors of the Catalina Foothills Association wishes to commend all participants in these actions for a job WELL DONE.

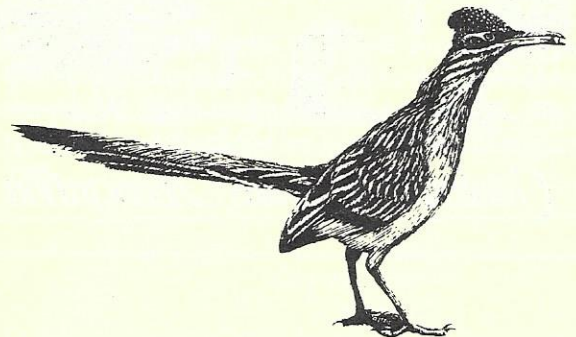
### **THE CAMPBELL/RIVER ROAD HILLSIDE SCAR MAY DISAPPEAR**

The scar left by county improvements northwest of River Road and Campbell Avenue will be removed if an agreement initiated by the Catalina Foothills Association between the Murphey Trust, Harbor Southwest Development, and the county is successful.

The goal of this initiative is to obtain a uniform and consistent landscaped buffer on both sides of Campbell Avenue which should reestablish that intersection as the most dramatic entry into the Catalina Foothills.

The proposal is to remove the existing scar by reshaping the hill and revegetating the remaining slopes in conformance with the newly adopted grading policy and landscape ordinance. Surplus material from the Murphey Trust's land to the west of Campbell Avenue would be transported to Harbor Southwest's Development northeast of the intersection. The proceeds from the sale of this fill material would be applied to the costs of regrading, landscaping, and irrigating the scarred area.

The agreement, in addition, will include assurance of appropriate landscaping by Harbor Southwest on their land east of Campbell Avenue including the new improvements along Campbell Wash.



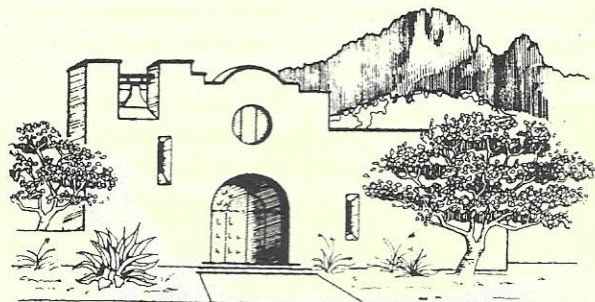
## IT'S TIME FOR STREETSCAPE IMPROVEMENTS

In 1982, a Memorandum of Understanding between the Pima County Dept. of Transportation and the River Road/Campbell Avenue Intersection Review Committee specified county improvements for the new intersection, including re-landscaping the right of way. Also included was encouragement for continuing citizen involvement.

The CFA is now involved in discussions pertinent to the River Road and Campbell Avenue prospective improvements. Discussions involve the initiation of a streetscape/landscape plan for this intersection, as well as possible extensions along both. Iris Dewhirst has indicated possible enthusiastic support by the county. County commitment is essential because the right of way treatment will be a key element in the overall design. The Murphey Trust has agreed to the initiation of such a plan, and has further agreed to organize all owners of adjacent property for their input and participation.

The objective is to involve all parties in an organized design project/process to provide an integrated streetscape/landscape plan that would be consistent and harmonious in all aspects. If successful, this plan could provide a precedent for extension to a much wider area of our community.

Our next newsletter will report on our success with this project.



*Catalina Foothills Association*

## SPECIAL THANKS

As you know, your Board of Directors works diligently on your behalf, but we are particularly grateful to a man who no longer is on the Board: Dr. Roy C. Robison, CFA #2. Roy continues to contribute countless hours of work for the Association. With patience and care he has established and continues to maintain a complete mailing file of our Catalina Estates owners, from which he prepares address labels for this newsletter. In addition, he is always willing to help with our common problems, whether attending planning meetings or working with other volunteer organizations. Regardless of the difficulty of the request, he fulfills it with unfailing good humor. Roy IS appreciated.

During this year, volunteers also have assisted in preparing the printed newsletter for mailing. We thank Dr. John J. Nolan and Jean Nolan, Dr. Roy Robison and Barbara Robison of Area 2; Jeanne Hopkins and Sharon Peterson of Area 3, all of whom have helped materially to make the newsletter possible.



## WASTE MANAGEMENT AGREES TO PULL BACK ON PICK-UP CHARGES IN CFE #5 & 6

Using CFE #7's successful procedure, the President of CFA hand carried to the General Manager of Waste Management a current list of homeowners in CFE #5 & 6 and copies of the protective covenants for those subdivisions. Waste Management agreed to roll back proposed charge increases in these subdivisions, because of applicable provisions in their covenants.

The CFE #8 Association negotiated with alternative trash collection agencies for potential service in that subdivision, and notified its members of these alternatives by letter in July, so that individual homeowners could negotiate personal contracts for services as deemed desirable.

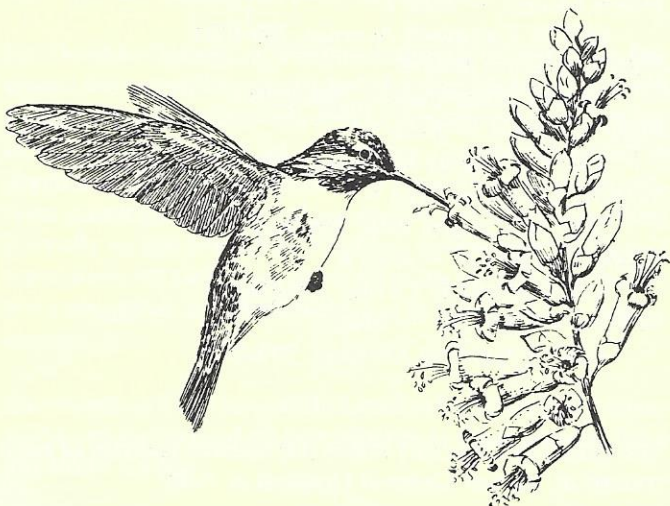
## THE PENDULUM IS SWINGING TOWARD BETTER PLANNING AND DEVELOPMENT

The CFA Board of Directors wish to thank IRIS DEWHIRST for the vital role she has played in reorganizing Pima County's Planning, Zoning, and Development Ordinances and Policies.

Her commitment and leadership demonstrate a real renaissance following many years of benign neglect. Bringing Pima County up to nationally accepted practices for Planning and Development will be an extremely difficult task. The work that has been accomplished since January 1985 by the Planning and Development Services Department demonstrates that this has been one of the most productive periods in Pima County's planning history. Momentum has been established toward better planning, but continued improvement requires solid support and direct involvement by all neighborhoods as well as the Board of Supervisors and county departments.

The Catalina Foothills Association pledges its continued support.

**Attention Homeowners:** Please help us keep our files up-to-date by notifying our secretary if you plan to move. We also will appreciate being informed when new neighbors move into your area.



## GROUND WATER RECHARGE STUDY

The Pima County Flood Control District has contracted with the Water Resources Research Center of the University of Arizona to study the effects of channelization and stabilization of rivers and washes on the infiltration and recharge of ground water. The project will be completed by 30 May 1986 at a cost of \$99,500.

The results from this study will guide future plans for soil cement stabilization activities, and the uses of flood plain lands...More and more it becomes evident that all aspects of environmental impact must be interrelated during the planning and zoning phases of regional growth.

### ASSOCIATION DUES — FISCAL YEAR 1986

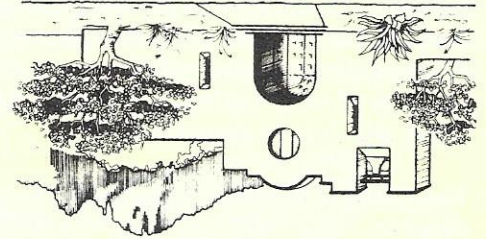
The annual dues for the Catalina Foothills Association for the coming year (1986) have been fixed by your Board of Directors as follows: Areas 1 through 6 — \$30.00; Areas 7 through 9, and the Townhouse Complexes — \$10.00.

Qualification for membership remains the same: i.e., ownership of property in one of those areas (one membership per lot).

This reflects a return to the schedule that pertained prior to 1985, during which the sensitivity of membership to cost was tested. This test was induced by a drop in membership in FY 1984. Because membership remained essentially the same in 1985, a decision to balance operating costs with annual income led to this reversion.

Statements for FY 1986 dues will accompany the December newsletter. Dues will be delinquent after the date of the Annual Meeting of Members, which is tentatively scheduled for Wednesday, 22 January 1986.

*Catalina Foothills Association*



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The Board of Directors meets the second Tuesday of each month at Tucson General Hospital at 7:30.