

Catalina Foothills Association

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

VOL. 4, NO. 1

NEWSLETTER

JANUARY 1986

ANNOUNCEMENT OF ANNUAL MEETING

In accordance with the By-Laws of the Catalina Foothills Association, Inc., you are hereby notified by the Secretary of the Association, Charlotte W. Guice, of the Annual Meeting of Members of the Corporation. In addition, all property owners within the Catalina Foothills Estates are invited to attend.

- Date: Wednesday, January 22, 1986
- Place: West Gallery, St. Philips in the Hills Church
Campbell Avenue and River Road
- Time: 7:30 p.m. (Refreshments beginning 7:00 p.m.)
- Agenda: Report of Board of Directors
Election of New Board Members
Program: UPDATE, 1986 —
A TOWN MEETING

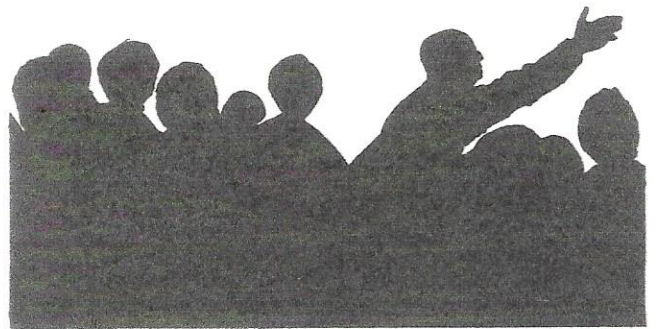
IRIS DEWHIRST, Pima County District 1 Supervisor, CHARLES HUCKELBERRY, Director of the Department of Transportation and Flood Control District, and ROBERT JOHNSON, Director of Planning and Development Services, will bring us up to date on the County's progress over the past year. Written questions from the audience will be submitted to the panel. Here's your chance to ask **that** question!

The program is planned to inform residents about issues that will affect all of us. Please attend, participate, and meet your neighbors.

NORTHWEST CORNER OF CAMPBELL AVENUE AND SKYLINE DRIVE STATUS REPORT

Negotiations pertaining to future development of the northwest corner are continuing. The discussion and planning that have occurred during the month of December involve Pima County and the Murphey Investment Trust.

The Murphey Investment Trust had a meeting with Iris Dewhirst and Chuck Huckelberry. One of the items discussed at the meeting was the natural wash on the west side of the Murphey property, parallel to Avenida de Posada. The County asked that a hydrology study of the wash be provided indicating the 100-year floodplain. Also, certain engineering information was requested involving the drainage culvert at Skyline Drive. These studies have been completed by the Murphey Trust and submitted to the County. After a response from the County, there will be additional discussions involving the County about the natural wash area, as well as other aspects relating to the development of the property. The Murphey Investment Trust will then request a meeting with the committee representing the adjacent neighborhoods.



CATALINA FOOTHILLS ASSOCIATION'S PAST, PRESENT, AND FUTURE

The Catalina Foothills Association was organized in 1954, originally to protect the flora and fauna of that part of the Sonoran Desert known as the Catalina Foothills. Among the organizers were Kitty Hunt, The Rev. Mr. George Ferguson of St. Philips in the Hills Church, and Stewart Udall, one of the country's prominent ecologists.

The section of the foothills involved, Catalina Foothills Estates, was developed by John Murphey, whose subdivision designers were careful to lay out lots which would take greatest advantage of the terrain and fine desert growth. Mr. Murphey then protected the properties with Covenants applicable to all owners and for years personally monitored the enforcement of these Covenants.

The newly formed Catalina Foothills Association chose a Board of Directors whose meetings were held very informally in the homes of the "Directors." Occasionally, they made appearances before the Planning and Zoning Commission or the Pima County Board of Supervisors when a proposal which might be detrimental to the welfare of the foothills environment had come before one of these agencies.

In time, it became apparent that something was needed to provide greater emphasis on the organization's viewpoint in its relationship with governing boards, and it was decided that the Association should be incorporated. Under the guidance of Judge A.E. Butterfield, Articles of Incorporation were prepared and filed, and the State of Arizona Corporation Commission approved the application to extend for a period of twenty-five years, beginning on February 18, 1959. Signing as incorporators were: Mrs. Boyd Hunt, A.E. Butterfield, Walter Fathauer, John H. Haugh, Chester L. Kingsbury, Joseph N. Royal, Douglas J. McFarlane, Robert L. Hale, and Harold O. Reif. These nine incorporators also were the first Board of Directors of the Corporation.

From the beginning, some of the purposes of the corporation were: "To improve, beautify, and maintain the area;" "to act, if deemed necessary, on behalf of all of the residents in relation to matters which might affect the interests of such residents;" "to inculcate civic consciousness by means of active participation in constructive projects which will improve the use and enjoyment of the area."

In 1978, the Charter and By-Laws were revised with approval of the members of the Association at a special meeting. Also in 1978, with the legal assistance of Philip Hawley Smith, then President, the Association was granted the reversionary rights of enforcement of the Covenants in Catalina Foothills Estates one through six. Areas seven, eight, and nine were given their own separate rights of enforcement after their associations were formed. Unfortunately, a series of legal battles, carried to the State Supreme Court, resulted in decisions which terminated the Covenants for Areas one through four, and all attempts by the Association to replace them with new Covenants failed. However, the Covenants for Areas five through nine have been written in such a manner that they are in force on a continuing basis. In 1984, at the expiration of its Charter, the By-Laws were again revised, and the Association was reincorporated permanently by the Arizona Corporation Commission.

All of us are the real stewards and trustees of the Catalina Foothills Community and should take this responsibility seriously. If not, we have no one to blame but ourselves for what happens in the future.

We are indebted to Walter Fathauer, one of the original co-signers of the Charter, for most of the information and writing in this short history of the Association.

YOUR HELP IS NEEDED

**If you are interested in
becoming involved and participating
in Catalina Foothills Association Activities—
Please call Ginny Sonett
299-3937.**

HACIENDA DEL SOL (H.D.S.) — A PROBLEM ROAD

Ever since HDS was extended to Sunrise one year ago, it has been the scene of numerous single car accidents. While it is designated as a "collector road" on the County's major street and route map, HDS has a narrow 20 foot pavement, blind curves and abrupt dips. The posted speed is 35 mph, yet there are caution signs indicating 20 and 25 mph speeds.

Heavy, high speed traffic through this residential neighborhood has had a severe impact. Even worse, the Catalina Foothills School District is routing over 30 buses per day over this limited road. Attempts to resolve this complaint with the school district have been rebuffed. The residents of HDS are circulating a petition to bring the issue before the Board of Supervisors.



ASSOCIATION DUES — IT'S THAT TIME AGAIN

The annual dues for the Catalina Foothills Association for the coming year (1986) have been fixed by your Board of Directors as follows:

Areas 1-6	\$30.00
Areas 7-9	\$10.00
Townhouse complexes	\$10.00

Qualification for membership remains unchanged: ownership of property in one of those areas (one membership per lot).

Dues are payable immediately, and are in arrears after the date of the Annual Meeting of Members. (22 January 1986)

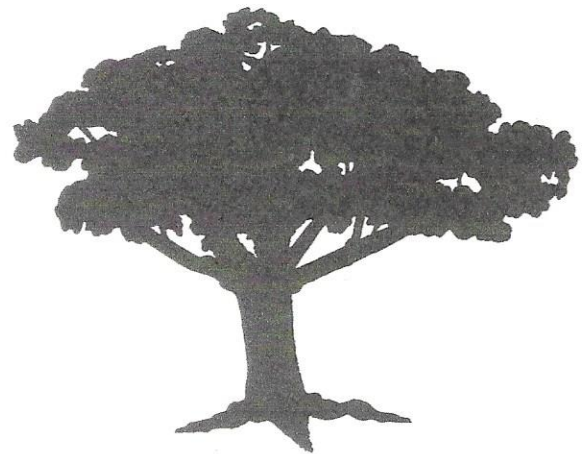
Please complete and return the enclosed card with your check.

NOMINATIONS TO THE BOARD OF DIRECTORS

Area 1	Walter Fathauer 1915 E. Camino Miraval
Area 3	Sharon M. Peterson 5635 N. Espina Road
Area 4	George Kiersch 4750 N. Camino Luz
Area 5	William F. Wilkes 5922 Vista Val Verde Jerry Holder 2640 Camino la Zorrela
Area 6	Robert Cutts 6332 N. Calle de Adelita
Area 9	Jan Robinson

LET'S NIP IT IN THE BUD

There is an unusually heavy infestation of mistletoe on the palo verde, acacia and mesquite trees in the foothills. Whatever the cause, an early pruning of the infested branch can prolong the life of the tree. If we all take a critical look at not only the trees around our homes but on the street as well, we can help preserve the natural "screening" effect, and beauty of our native growth.



WHAT DO PROTECTIVE COVENANTS MEAN TO YOU

Many have asked, "Why do we need protective covenants and what do they do for us?"

The general purpose of covenants is to preserve the character, value and amenities of an established residential area. Covenants with related public controls such as zoning, assure the stability and additional protection against change. When in effect they are a contract between individual property owners and the community homeowners association.

Specifically, protective covenants can benefit individual property owners and community by:

1. Acting as an instrument in retaining and enhancing stability, performance standards and market value.
2. Augmenting public land use controls by applying additional restrictions or modifications on the size and location of structures, setback and yard requirements, architectural design and uses or activities.
3. Providing a workable method for conserving the environmental characteristics and property values over a period of time.
4. Legally establishing a general scheme for the development of an area.

5. Granting enforcement powers to a community association in addition to individual property owners.
6. Assisting in the preservation and maintenance of special characteristics of a developed area.

Protective covenants cover C.F.E. units 5, 6, 7, 8 and 9. C.F.E. units 7, 8 and 9 have their own automatic homeowners associations which administer their individual protective covenants. C.F.E. units 1-4 no longer have covenants.

The Catalina Foothills Association administers the covenants for C.F.E. units 5 and 6. The most common violations of covenants in C.F.E. units 5 and 6 are: garbage and garbage cans left on streets; trailers, commercial and recreation vehicles, motorhomes and boats parked on lots for excessive periods; erection of unauthorized satellite dishes, roof mounted solar panels and swamp coolers.

Yes, protective covenants are effective instruments that benefit individual property owners and the community as a whole. They are an added insurance policy for protecting a community's life style, environments, and value above and beyond changeable and inconsistent governmental regulation.

CATALINA FOOTHILLS ASSOCIATION, INC.

P.O. Box 292 • 2509 N. Campbell Avenue • Tucson, Arizona 85719

BOARD OF DIRECTORS

David B. Elwood, President — Area 7
1630 E. Entrada Septima, 299-4393

Todd Ackerman, Vice-President — Area 1
1901 Miraval Cuarto, 299-1479

Robert O. Burns, Treasurer — Area 8
2019 Miraval Quinto, 299-3841

Charlotte Guice, Secretary — Area 7
4901 N. Calle Louisa, 299-1408

Walter Fathauer — Area 1
1915 E. Camino Miraval, 299-6284

Frederic Frech — Area 6
2625 E. Cerrada Adelita, 299-9365

Jeanne Hull — Area 3
5403 Via Alcalde, 299-6229

Jane Kirsch — Area 4
4750 N. Camino Luz, 299-3776

Helen Mount — Area 6
6215 N. Campbell Avenue, 299-6124

Polly O'Bier — Area 9
6884 N. Solaz Cuarto, 299-2599

Peter Salomon — Area 1
2801 E. Camino Norberto, 299-1953

Virginia Sonett — Area 5
5745 N. Camino Real, 299-3937

Molly Thompson — Area 6
6130 Cerrada El Ocote, 299-6568

William Winemiller — Area 2
4980 N. Camino Antonio, 299-2706

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