

VOL. 4, NO. 5

Catalina Foothills Association

OCTOBER 1987
NEWSLETTER

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

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

CITIZENS ADVISORY COMMITTEE FOR RIVER ROAD FROM CAMPBELL TO FIRST AVENUE

The organization and principal features of the proposed four-lane, limited-access River Road highway are briefly described in the January and May Newsletters. The PHASE I planning report, concerned with the general impact on surrounding business and residential areas has been largely reviewed and accepted by the Committee. However, the County has not provided the current baseline data on the **noise-level, air-pollution, and overall safety aspects** as requested by the Committee in early May. Any meaningful evaluation of the highway's impact on the surroundings must await such environmental data. PHASE I activities are expected to be completed by early November.

A County proposal to construct a left-turn lane for 1200 River Road was dropped in July, after strong resistance by landowners near the Via Entrada sector. The safety of several homes situated at the top of high bluff was endangered by the proposed excavation and cut-back of natural slope to provide added highway footage for a by-pass lane. Controlled access is incorporated in the four-lane highway.

The PHASE II activities of Committee will begin by December and be concerned with a review of such proposed features as: roadway alignment, limited access points, noise and pollution levels, and abatement structures to limit the impact on surrounding environment and inhabitants. CFA-members are encouraged to keep abreast of the planning for River Road. A public hearing will be held for further input, after the Committee completes PHASE II next year.

CITY MAYORAL RACE

The Citizens Alliance for Change will sponsor a Mock City Council Meeting on Monday, October 26, at 7:00 in Foley's El Con Meeting Room, second floor. The candidates for mayor and city council will discuss and debate the six issues of the Alliance: air, water, transportation/land use, natural areas, citizen participation, and taxes. These are issues affecting us all, either directly or indirectly, especially those areas where annexation might occur.

The candidates for mayor are Tom Volgy (D) and William Gilkinson (R). Candidates for City Council are: Bruce Wheeler (D) and John Hudak (R), Ward 1; Rex Waite (R) and Janet Marcus (D), Ward 2; Bill Kemmeries (R) and Roger Sedlmayr (D), Ward 4.

HELICOPTER ORDINANCE UPDATE

A County Ordinance restricting helicopter landings (police and rescue excepted) to Industrial zones IS IN EFFECT.

Special Permits for one time use are granted under certain conditions.

Any landings outside these zones (i.e., in resorts) should be reported to Supervisor Iris Dewhurst's office. Ask for Kathryn Jacobsen, 792-8216.

Please report time of sighting, identification number if possible, color, and direction. The numbers are difficult to see so you might have binoculars or a camera handy.

Overflights are under FAA control; however, FAA recommends a minimum of 500 feet for safety. Please report any low-flying craft to FAA at 629-6254.

Questions? Call 299-3937.



ATTENTION: Areas #5 and #6 Property Owners

The Catalina Foothills Estates Area 5 and 6 **Protective Covenants** will automatically continue, unchanged, for another ten years, commencing January 1, 1989. Unless, according to the Declaration of Covenants, July 14, 1959, the holders of record title of 51% of the front feet of the building sites covered by this Declaration may by execution and acknowledging an appropriate agreement or agreements in writing for such purpose and recording the same at any time at least one year prior to January 1, 1989, release all of the land so restricted from any one or more of said restrictions or may change or modify any one or more of said restrictions or may release any of the property covered by this Declaration from any one or more of said restrictions, said release, change or modification to be effective January 2, 1989.

During each successive ten year period after January 1, 1989, the same percentage of record title holders shall have the same power to release, change, or modify said restrictions as to any property then covered by said restrictions by executing, acknowledging and recording an appropriate agreement or agreements at least one year prior to expiration of said ten year period, said release, change or modification to be effective at expiration of said ten year period.

Although there are some differences in the covenants between Areas #5 and 6, the procedure for continuation is the same.

The Catalina Foothills Association Board strongly recommends the continuance of the protective covenants, and urges the areas without covenants to reinstate their lapsed covenants and protection.

We reprint an article from an earlier newsletter which reviews the advantages of covenants.

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.

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.

THANK YOU, JEANNE

Have you noticed how devoid of trash some of our streets are? Thanks to Jeanne Hopkins, who, with her floppy white hat, clippers, and trash sack, strides our streets, picking up trash and trimming out deadly mistletoe from roadside trees. She is proof that one person can make a **big** difference. Let's all follow in Jeanne's "foot-steps" and help!

THE NEW POST OFFICE

Negotiations are still going on between the County Transportation Department and Federal Post Office authorities, but nothing has been announced as to any progress. Several Board members are keeping as informed as possible on the entire situation and will do all they can for those the Post Office is supposed to serve.

"PRESIDENT'S MESSAGE" WE NEED YOUR HELP NOW!

The Catalina Foothills Association requires your active support and/or participation on the efforts and interests of the Association. New initiatives and current efforts are both being slowed or delayed by the lack of dedicated resources.

The Association Board of Directors has experienced unanticipated losses during the summer and as a result enters the fall of the year missing two key board members. Volunteers as board members are needed now, in particular, one from CFE #2, now void as a result of the regrettable retirement of Bill Winemiller from the board. We will greatly miss Bill's many contributions as President of the Catalina Foothills Association and very active Board member for years. Virginia Cosby, who so ably served as our Secretary, has also retired. Other positions also need filling to address an expansion in the scope and functions of the board through the establishment of Special Working Groups, a concept being actively pursued.

We are looking for people to actively commit their time and effort to the Association and its undertakings. This can be most rewarding, by first-hand participation in shaping and protecting your neighborhood and the growth and development of your foothills.

We also need an increase in our general membership. We need your membership dues, as well as your time. Your membership and active participation will enable the C.F.A. to remain an influential voice for the development of the Catalina Foothills.

There are approximately 1400 families currently living within our association boundaries. If you are not now an association member, please re-consider and join.

Enclosed is a form for your convenience to use either in volunteering or as a membership application. Re-member, we need your **HELP** now.

All persons volunteering for C.F.A. positions will be contacted by the Association nominating committee prior to their recommendations to the Board of Directors and final Board selection.

Respectfully,

John A. Mazzolini, President

(TEAR OFF AND MAIL IN)

CATALINA FOOTHILLS ASSOCIATION, INC.

P.O. BOX 292 • 2509 NORTH CAMPBELL AVE.
TUCSON, AZ. 85718

NAME: _____

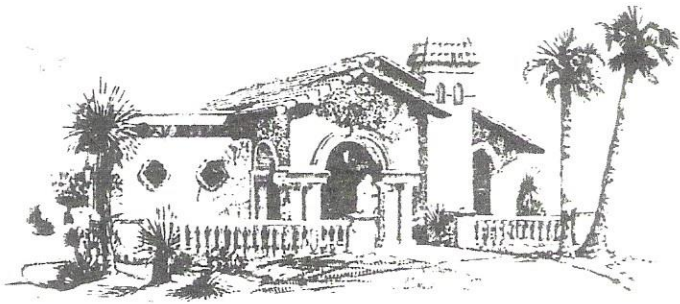
ADDRESS: _____

PHONE No.: _____

CFE No. _____ LOT(S) No. _____

INTEREST AREA/APPLICATION	(YES/NO)
BOARD OF DIRECTORS:	_____
WORKING GROUP (NEW):	_____
SECRETARY:	_____
NEW MEMBERSHIP:	_____

ANNUAL DUES:	
CFE No.s 1-6	\$30.00
CFE No.s 7-9 (Including No. 7 Townhouses)	\$10.00
CATALINA TOWNHOUSES, CATALINA FOOTHILLS CONDOMINIUMS (CFE No. 6)	\$10.00



HACIENDA DEL SOL

The county is presently straightening two curves on Hacienda del Sol from Country Club to just past Camino Antonio; major changes are also taking place in the grade of the road. Camino Antonio is also being worked on for about 200 yards. A sewer line for Eleven Arches is being put in place, starting where the roadwork is being done, and Southwest Gas replaced their lines there.

In addition, the county is putting in a large drainage area. Unfortunately, Genevieve Ginsburg, a resident of Hacienda del Sol, lost considerable property when the county declared the right of eminent domain to accommodate the road work.

CHARLOTTE GUICE

The members of the Catalina Foothills Association Board of Directors wish to express their great appreciation to Charlotte Guice who served as the Board's excellent Secretary from January, 1985 to January, 1987.

CATALINA FOOTHILLS ASSOCIATION

BOARD OF DIRECTORS

- Robert O. Burns, Treasurer — Area 8
2019 Miraval Quinto, 299-3841
- Dr. Marian Cowie — Area 3
3125 E. Via Celeste, 299-6491
- Dr. Robert I. Cutts — Area 6
6332 N. Calle de Adelita, 299-1613
- Threde S. Edison — Area 5
5845 N. Piedra Seca
- David B. Elwood — Area 7
1630 E. Entrada Septima, 299-4393
- Walter Fathauer — Area 1
1915 E. Camino Miraval, 299-6284
- Jerry Holder — Area 5
2640 E. Camino La Zorrela, 299-6366
- George A. Kiersch — Area 4
4750 N. Camino Luz, 299-3776
- John A. Mazzolini, President — Area 7
5112 N. Soledad Primera, 299-8450
- Helen Mount — Area 6
6215 N. Campbell Ave., 299-6124
- Sharon Peterson - Area 3
5635 N. Espina Road, 299-2893
- Janet Robinson — Area 9
6861 N. Solaz Segundo, 299-4247
- Dr. Peter F. Salomon — Area 1
2801 E. Camino Norberto, 299-1953
- Virginia Sonett — Area 5
5745 N. Camino Real, 299-3937

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