

VOL. 10, NO. 2

Catalina Foothills Association

NEWSLETTER
NOVEMBER, 1995

Post Office Box 64546 • Tucson, Arizona 85728-4546

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

MESSAGE FROM THE PRESIDENT

The Catalina Foothills Board has been discussing traffic concerns in the area, especially problems along River Road. As you know from previous articles in the newsletter, the area of River Road from Campbell Avenue to First Avenue had been scheduled for widening, but has been dropped from the County's road improvement schedule. Funds are not available, possibly because of the cost of widening the 1st Avenue to Oracle Road section of River Road, and the decision to extend River Road west from La Cholla Boulevard to I-10.

Those of you who must enter and travel along River Road during the rush hours know that both east and west of Campbell Avenue gridlock regularly occurs. Drivers use the center turning lane as a third lane. This creates a hazard for those using the center lane properly for merging and turning. This is especially dangerous at the busy offset corner of Camino Real and the Rio Cancion Apartments, where there is a blind approach from both directions because of a curve to the east and a hill to the west.

A very serious accident is waiting to happen, as it almost did to the writer of this article recently. The problem will only escalate with the building of 270 apartments at River Road and Hacienda del Sol, recently approved by the Board of Supervisors and scheduled for construction in 1996.

The Board's transportation committee is presently preparing a letter addressing these problems to our Supervisor and to the County Transportation Department. **WE WELCOME YOUR INPUT AND SUGGESTIONS AS TO HOW THIS AND OTHER TRAFFIC PROBLEMS MIGHT BE REMEDIED.**

Residents living in Catalina Foothills Areas 1 - 4 have brought another concern to the Board. A large number and variety of signs are appearing on street corners, telephone poles, and along the roadside. Although these areas currently are without deed restrictions, the county does limit signs. Signs of any kind are not allowed off site (other than on private property). Real estate "For Sale" signs are allowed only on the seller's property. The only other signs allowed are those advertising a subdivision under construction. These are also to be on site only. **Should you observe signs that do not conform to these rules, call the Pima County Field Enforcement, 740-6740.**

Sincerely yours,
Judy Redekop
President

PROTECT YOUR MAIL!

Mail theft is one of the fastest growing crimes in America today. People steal mail looking for cash, checks, credit cards or other negotiable instruments. Personal information about you and the members of your family, such dates of birth and social security information, is also valuable and should be protected. Mail thieves can even alter the personal checks that you have made payable to someone else (to pay bills, for example) and can negotiate them practically anywhere!

Take the following steps to help protect your mail:

1. Always take your outgoing mail directly to the Post Office, or place it into a USPS Collection Box. Never put outgoing mail in your privately owned mailbox with the flag raised - this is just an invitation for thieves to steal your mail. Apartment complex units and neighborhood box units are also favorite targets of mail thieves.
2. If you have a privately owned rural type mailbox, cut a slot in the front door that will allow the letter carrier to deposit mail into it, and **LOCK YOUR MAILBOX!** The letter carrier cannot keep a key to your box, and you will have to pick up any large pieces at the Post Office, but you will be giving your mail a higher degree of security.
3. Consider renting a Post Office box for your mail delivery. Rate information is available from your Post Office.
4. Pick up your mail as quickly as possible. Mail that is left sitting in your mailbox is more likely to be stolen. If you are going to be away for a few days, arrange to have your mail held at the post Office, or have a trusted friend pick up your mail for you.
5. Report suspicious activity! Try to get detailed information about any suspicious people or vehicles, and report it to your local police or to the U.S. Postal Inspection Service (in Tucson, 620-5165).

EDITOR'S NOTE: Check with your post office to find out the dollar limit of your loss before they will prosecute.

SOLUTIONS TO OUR WATER PROBLEM

THE POLITICIANS' PLAN

The **Central Arizona Project** (commonly referred to as **CAP**) is an emotionally charged, politically driven scheme that has been around for more than 70 years. During this period, interestingly, priorities for water usage have changed drastically, with the consumer, not agricultural interests, being the loser.

A politically charged decision by the Tucson City Council, late in October, 1993, did return ground water to some parts of the County, including residents of the Catalina Foothills.

It would be well for everyone to read the fine summary of the CAP troubles in Vol. 6, No. 3, Fall-Winter 1993 Arroyo, by Dr. Joe Gelt. Gelt addresses, among other critical issues, the fact that initially agriculture was to be the prime CAP beneficiary. The Central Arizona Project Association was founded in 1946 to promote Congressional approval of CAP. This Association defined itself as an "Association of agricultural, business, professional, and industrial people whose purpose was to obtain supplemental water for Arizona's agricultural economy." Farmers were to utilize up to 80% of CAP water for agriculture, with Indian agriculture taking another large portion, all during the initial 10 - 30 years of full usage.

William E. Martin and Robert A. Young, former University of Arizona agricultural economists, found early cause to question perceived benefits of CAP. Their economic analysis of the project led to conclusions that operations would be far too costly, largely due to construction costs and a decline in agricultural usage in the state. Their 1970's predictions have proven to be correct.

These two researchers projected that CAP water would be more expensive than groundwater. As a result, only about 50% of the eligible farmers signed on to receive CAP water, with others realizing that those who accept such water would suffer economic losses. Wilson and Martin perceived CAP as a false messiah.

A much fuller explanation of the CAP economic assessment can be found in An Economic Assessment of Central Arizona Project Agriculture, a report to the Governor of Arizona, written by Paul N. Wilson, and dated November, 1992.

The literature is quite clear that CAP has been politically driven, and that little or no attention was paid to the recommendations of Martin and Young.

Another interesting finding is the fact that the Federal Bureau of Reclamation (BOR) conducted studies in the 1970's that proved to be far too optimistic. Wilson also found the studies to be unduly optimistic. More to the point, he found them seriously flawed in several areas. This may be an example of federal intervention that proved to be inaccurate and costly. Finally, one must ask why CAP water, which from the beginning was for agricultural usage, suddenly becomes a source of water for Tucson area residents. Read the publications, including those of Martin and Young, and certainly Gelt and Wilson, and draw your own conclusions.

--- Or, you could consider ---

THE MINNESOTA SENSIBLE PLAN

Famed author and essayist Garrison Keillor has discussed the largest water-diversion project in the history of mankind, and largest transfer of wealth since Cortes acquired the Aztec empire. Writing in the September 11, 1995 edition of TIME, Keillor describes a \$17.5 trillion plan to convert Lake Superior as a source of water to the upper Midwest and later discusses how this idea could be expanded and, named the Superior Canyon Project, bring upper Midwest water to the parched consumers of Tucson and the West.

Its code name is Excelsior, and the preliminary plan alone fills a portfolio the size of a breadbox. If all goes according to plan, on November 4, 1999, the Governor of Minnesota will stand on a platform in Duluth and pull a golden lanyard, opening the gates of the Superior Diversion Canal, a concrete waterway the size of the Suez. Water from Lake Superior will flood into the canal at a rate of 50 billion gallons per hour and go south.

It will flow into the St. Croix River, to the Mississippi, south to an aqueduct at Keokuk, Iowa, and from there west to the Colorado River and into the Grand Canyon and many other southwestern canyons, filling them up to the rims--enough water to supply the parched Southwest from Los Angeles to Santa Fe for more than 50 years.

In the past, Lake Superior, which represents one-tenth of the World's supply of freshwater, was considered "inviolable," but with environmental groups in retreat and a Republican Congress favoring "wise use" of natural resources, the Excelsior project is moving full tilt toward opening day.

* * *

EDITOR'S NOTE: Certainly, with the power of the money-press in the hands of our politicians, Keillor's plan may be a more sensible way to deliver drinkable water to Tucson than is the CAP project.

WHO SHOULD PAY FOR THE IMPACTS OF NEW DEVELOPMENT?

There are currently 127 new housing tracts and many large apartment complexes currently under construction in the Greater Tucson area (85 in the Northwest & Northeast alone). This recent growth and development, after build out, will create a tremendous increase in traffic congestion, putting additional demands on existing roads and other public infrastructure, i.e. sewage treatment plants, flood control facilities, etc.. Many studies have shown that the property taxes and sales taxes collected from new development fall short of paying the public cost of supporting the infrastructure necessary to service new development. If these issues are not addressed at this time, every resident in Pima County can look forward to a significant increase in property tax, gas tax, and/or sales tax.

One way of addressing the cost and demands of new development in a fair and equitable manner is for the County and Cities to charge new development for the "IMPACTS" to the public infrastructure that it creates. This is called a Development Impact Fee (DIFO). This method has been used in Phoenix and many cities and counties nation wide. The Arizona State legislature has already adopted enabling legislation allowing counties in Arizona to assess impact fees on new development for public

infrastructure such as roadways, wastewater collection systems & treatment facilities, flood control, potable water distribution systems, and neighborhood parks. If impact fees are not assessed, the current residents and future residents will be forced to live with the overcrowded roads (e.g. River Road) and other deficient infrastructure, or be forced to support emergency tax measures to relieve the deficiencies. This could mean many hundreds of dollars of additional taxation per year to existing residents to expand the infrastructure needed for this new development.

We can look to other areas inundated by growth to see the tax consequences. The California Property Tax Revolt (Proposition 13 Initiative), was a result of the failure of new development as of the 1970's to adequately support the costs of new infrastructure. The taxpayers were forced to put a cap on escalating property taxes and to demand that impact fees be paid by new development. Unfortunately this property tax cap created a tax shift which resulted in a raft of new "designer" taxes and fees, all contributing toward the economic decline in California. Now out of state developers have moved to Arizona and want to start the same cycle all over again. If they follow the pattern as in California, they will leave town with their pockets full and leave us holding the bag.

We must learn a history lesson from the mistakes of other states such as California and demand that new development pay its own way before it is too late. The Pima County Supervisors are now considering establishing development impact fees. They must however accurately reflect the true cost impact and just react with tokenism. Please let your Supervisor know how you feel on this issue. For additional information, please contact:

Lan Lester, President
Northwest Coalition for Responsible Development
10450 N. La Canada Dr.
Oro Valley, Arizona 85737
520-544-4057 Fax: 520-544-2395

THE CATALINA FOOTHILLS ASSOCIATION (CFA) ARCHITECTURAL APPROVAL PROCEDURE

Property owners in Catalina Foothills Estates # 5 and # 6 are bound by certain rules, covenants, and restrictions (CCR's). **All owners should have a copy of these covenants in their possession.** These covenants specify that all architectural work must meet the applicable provisions of the covenants before the work commences. This includes all building projects, such as patio walls and roofs, additions, satellite dishes, swimming pools, etc., as well as basic house construction. This includes any exterior painting where the color may be changed.

To assure compliance with the intent of the CCR's, plans and specifications must be approved by the CFA Board of Directors via the following procedure.

1. To avoid obvious problems, compare the proposed project with the words and meaning of the covenants.
2. Prepare plans, including a scaled plot plan of the lot, showing: Property line location and dimensions; a 30 foot setback from all property lines; location of all existing and proposed improvements; side elevation drawings of proposed structures, including

color identification; and height of all structures above existing grade elevation. For smaller jobs, these need not be elaborate, but they must be complete and clear, without doubt as to what is to be done, and how it is to be done.

3. Submit two (2) sets of preliminary plans to the CFA Architectural Review Committee for preliminary approval. See below for name and phone number.

a. If the plans are rejected, they can be changed and resubmitted. This may be done right at the time of rejection if the changes are minor, or later if the changes will take some time to prepare.

b. If the plans have preliminary approval, they will be submitted by the CFA Architectural Review Committee to the Association Board for final approval. If there is any noncompliance with the covenants, the applicant is required to meet with any affected neighbors before final approval.

c. After Board approval of preliminary plans, two (2) final sets of complete architectural plans shall be submitted. One set will be returned as approved, and one set retained for CFA.

4. The CFA charges no fees for this service.

5. Any approvals or fees required by County, State, or other agencies are separate from the Association's responsibilities and must be handled by the owner or the owner's agent.

6. After CFA approval, work may commence.

7. If the work is not done according to the approved plans, it is a violation of the covenants, and may result in Association Board action.

The Catalina Foothills Association
Architectural Committee
David Elwood, Chairman
1630 E. Entrada Septima
Tucson, AZ 85718
Phone 299-4393

KEEPING THE FOOTHILLS GREEN, GROOMED, AND BEAUTIFUL

The Catalina Foothills Association Board has had a number of calls from residents regarding the overall appearance of our area. As we live in one of the most beautiful areas in Tucson, the following list of problems is a reminder that, with a little effort from all of us, we can stay "beautiful!"

* Trash cans left out overnight after garbage collection, and debris dropped from the collection truck; please bring in barrels as soon as possible and pick up "leftovers." The wind has scattered newspapers great distances. Please place a rock on top of papers.

* Dog droppings near mailboxes and along the side of the road; scoops or "baggies" are easy for dog walkers to carry. A County ordinance **does** require pet owners to scoop their pet's waste during a walk! Please send your pets "off" the road.

* Yard trimmings and construction materials dumped in arroyos; Pima County **also** has an ordinance against dumping in arroyos, even though you may own to the center line of your arroyo. Please remind your gardener or contractor to remind subcontractors that the CFA covenants **also** restrict dumping waste in arroyos.

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Broken asphalt chunks, water heaters, bricks, cement, telephone lines, pipes, styrofoam cups, glass bottle, and cans, are only a few of the "treasures" one can find!

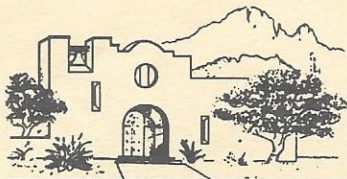
* Mistletoe invading trees; remember, once mistletoe is established, it is the "kiss of death," and you have lost a tree which may have screened an unsightly view, or provided privacy. (It is true that by trimming mistletoe one is only prolonging the life of the tree, yet, why lose a tree prematurely?)

HELICOPTER ACTIVITY UPDATE

The Catalina Foothills Association has received numerous inquiries regarding the recent helicopter landings and departures from the Muscular Dystrophy Association (MDA) parking lot on Sunrise near Campbell.

Upon checking with the MDA Special Assistant to the Director and with Pima County authorities, it was learned that the activity was in conjunction with the Kevin Costner movie being filmed at La Paloma and the Tubac Country Club. The film company had obtained a use permit and was in compliance with the ordinance.

The helicopter ordinance restricts landing in or near residential zones including resorts, except on a one time yearly basis. Please remember that only by your vigilance in reporting such helicopter activity to the Pima County Permitting Office can we be informed as to the legality of helicopter activity.



Catalina Foothills Association

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ANNEXATION UPDATE

Mr. John Jones, Director of Project Foresight, the City of Tucson's Annexation Department, reports that the collection of signatures in the Rillito North and Riverside Rillito areas has been very slow due, in part, to the absence of owners over the summer, as well as to active resistance in the area.

The City has sent a second letter to homeowners asking to hold meetings in small groups in their homes to explain the advantages of annexation.

Currently, Project Foresight is conducting a telephone survey to determine the reason there is opposition to annexation.

The City is also interested in annexing the areas around La Paloma north of Sunrise, as Oro Valley has plans to annex to Sunrise and Swan.

A new group, "County Wide Alliance," has formed to investigate the feasibility of legislation which would allow the incorporation of an area to the zero boundary line of any incorporated area. The present law requires a six-mile buffer.

(Contact Pat Celentano, 299-3547.)

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*** CAR-RTE SORT *** CR-31

RESIDENT AREA 3

5403 N. Via Alcalde

Tucson, AZ 85718