

VOL. 11, NO. 2

Catalina Foothills Association

NEWSLETTER
OCTOBER 1996

Post Office Box 64546 • Tucson, Arizona 85728-4546

Devoted to the preservation of the unique residential character of the Catalina Foothills since 1952.

PRESIDENT'S MESSAGE

"Or, What Have We Done for You Lately"

Your Board of Directors has had a busy year. Fortunately, we have a dedicated group willing to give the many hours necessary to address the various and diverse tasks that come along. But we need your individual help, too.

We are trying to identify those old CFE decorative road signs (in CFE 1-6 only) that need paint and lettering. If the signs on your street or cul-de-sac qualify for a re-do, please call Kay Juhan, 299-6110.

Then there is the continuing proliferation of Real Estate signs in the neighborhood. Real Estate signs (or any other advertising signs) are not allowed so inform your agent when you list your property for sale. Active and hard working agents sell your property, not signs.

As previously reported earlier in the year, considerable effort was made by your Board and many others in the neighborhood to defeat a request by a developer to the Board of Supervisors to reduce the required 80% preservation of saguaros and other native plants at a proposed apartment site at Hacienda del Sol and Sunrise. In the future, we can hope for a more environmentally sensitive redesign.

An ad hoc committee of residents and Board members in CFE 1-4 have been meeting for several years in an effort to reinstate CC&Rs and a Homeowners Association in those areas. A draft copy of those CC&Rs is now ready for distribution and adoption for those property owners who intended to participate. Contact Judy Redekop, 299-2248, if you would like information or would be willing to join this committee to implement this effort.

Another ad hoc committee of residents and Board members have been meeting to address the problems of speeders and traffic on both Campbell Ave. and Camino Miraval. Of particular concern on Miraval is the danger to the children walking to or standing at the school bus stops. The committee has met with County officials several times to discuss possible corrective actions and this remains an ongoing effort at present. (Many thanks to Patti Overall and committee.) What to do, cost and how (who?) to pay are still being discussed by the residents.

On August 27, CFA, the Oro Valley and the River Road Association, sponsored a District 1 Supervisor candidate forum at St. Philip's Church. About 150 people attended to hear the electioneering and to meet the candidates personally. All the

candidates were well informed and seemed to make a good impression. November 5th is an important election. However you vote, PLEASE VOTE.

At the Annual Meeting in January, we had a speaker for the Northwest Fire District address the possibility of forming a Fire District east of First Ave. While many in the audience indicated an interest that evening, our attempt to form an ad hoc committee invoked an underwhelming response. Perhaps we were not persistent enough at the time but the question is not forgotten. More on this at the January 28, 1997 Annual Meeting. If you wish to participate in this ad hoc committee, give me a call, 299-2889.

With the development of the eight acre site north of the Post Office (including a hotel and specialty shops) it is imperative to identify the funds to do the road widening on River Road from First to Campbell. Waiting another five years for improvements that were promised in the 1986 Bond Issue is unacceptable. Some major lobbying is in order.

In the November 1994, CFA newsletter, we published the complete list of 30 excluded properties in Areas 5-6 with the recorded CC&Rs by book and page. We have searched our records and, with the help of Stewart Title and Lawyer's Title, the recorded records of each individual property. We can find no document that indicates the grantor rights for 26 of these properties have been assigned to our Association by Murphey Investment Trust. Therefore, we have no legal standing to enforce restrictions, including architectural approval for these properties. However, beware, those excluded properties have their own CC&Rs which are still in effect. We will continue to refer those grantor duties to Murphey Trust unless (or if) a legal document is approved by both CFA and the Trust sometime in the future.

Please also note the separate article on the ongoing issue concerning advertising on bus shelters and bus benches.

And so the year has progressed. The Board can help facilitate, encourage, provide expense money, but we can't do it all. We need volunteers, sometimes with special knowledge or experience, mostly helping hands. Many hands make things happen.

Respectfully submitted,
Barbara Burke

**THE CFA ASKED
THE SUPERVISORIAL CANDIDATES,
MIKE BOYD AND WAYNE BRYANT,
TO RESPOND TO FOUR QUESTIONS
WHICH CONCERN OUR AREA.**

**DESPITE TWO ATTEMPTS TO SOLICIT ANSWERS
SUPERVISOR BOYD DID NOT RESPOND.**

1. What steps would you be willing to take to make sure that zoning in District 1 would remain the same or even be strengthened when zoning density questions arise.

WAYNE BRYANT: I would require all developers who wish to rezone any parcel of land, to attain 51% of the residents, within 1/4 mile radius, to sign a petition agreeing to the developers' proposal.

2. Would you be willing to encourage legislation concerning the green-belting of certain portions of the Catalina Foothills while still preserving present CC&Rs. If not, please explain.

WAYNE BRYANT: Yes, I would support legislation or ordinances which would create a green-belt in portions of the Catalina Foothills. The destruction of our environment was one of the main reasons I chose to run for the Board of Supervisors.

3. Will you solicit, respect and implement (to the best of your ability) traffic improvement suggestions made by citizen committees within District 1.

WAYNE BRYANT: Yes, working with residents is a top priority of my term. Involvement and constant feedback from residents will allow me to better understand the transportation needs of the people I serve. Opening a branch office within District #1 and creating additional opportunities of involvement via committees, are possible solutions in making our County govt. more user friendly.

4. How will you combat any attempts by outside interests bent on including the Foothills in their annexation plans.

WAYNE BRYANT: I do not support the city's attempt to annex the foothills. I would make every effort that residents in District 1 are informed, involved, and heard by the city's policy makers during the annexation process.

**NEW FEATURE:
CATALINA FOOTHILLS HISTORY**

By Jeanne Hull and Molly K. Thompson
CFA Historians

In the early 1930s, when John Murphey, a young Tucson builder, looked at the Catalina Foothills, apparently he saw more to the north of River Road than the cactus and rattlesnakes about which he was warned. He began to buy property, bit by bit, sometimes homesteading it at nominal cost, until he had enough land to begin the development of Catalina Foothills Estates. Thus, began ten well-planned subdivisions, with large lots, often three acres or more in the first areas of development. All lots were planned for privacy, maximum use of desert vegetation and natural terrain, and for preservation of wildlife.

Josias Joesler, a Swiss architect, who arrived in Tucson in 1928, was retained that year to implement Mr. Murphey's vision, in which the natural beauty, serenity, and views of the Santa Catalina Mountains were to be preserved for all property owners. Joesler designed a number of homes in the initial areas of Catalina Foothills Estates. He also designed the buildings occupied by Catalina Foothills Estates, Inc. near River Road and Campbell Ave., as well as his own studio, which he built himself. (This charming, small adobe brick and tile building is presently deteriorating on the corner at the above two thoroughfares.) St. Philips in the Hills Church was Joesler's last work, in the midst of which his death occurred in 1956. Architect Gordon Luepke completed the project. Later, in the 1950s, J. Thomas Via, Jr., a successful professional regional land planner, continued the excellent designing with his work in Areas 5, 6, and 7. (Excerpts from this series will be continued in the next newsletter)

Editor Note: If you have any information regarding the early development of the Foothills please share it with us.

CFA AREA UPDATES

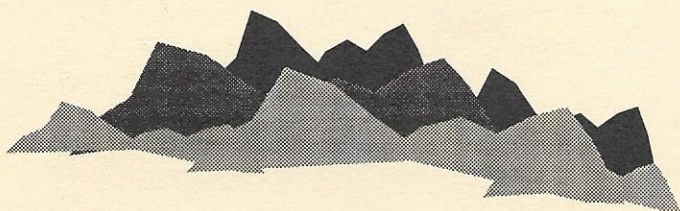
AREA 1: For several months a special committee has been negotiating with Mike Boyd of the Board of Supervisor and the County Department of Transportation to improve traffic conditions on Camino Miraval and north Campbell Ave.

Just this September the Campbell Ave. status has been completed, resulting in a speed reduction to 35 mph, designation of a "scenic road," and a 12,000 lb limit for through traffic trucks has been established between River Rd. and Skyline.

The Camino Miraval problem west of Campbell is still being worked on at this time and is yet to be completely resolved.

AREA 2: Annexation in Area 2 is on hold. The city failed to get the necessary votes for annexation and notified residents that the City of Tucson "has discontinued annexation efforts in the Rillito North Annexation District."

Jerry Anderson, the Project Manager of this annexation effort, wrote in a letter to residents, "should there be an interest



for annexation in the future a new district could be proposed."

The CFA Board will be keeping a careful watch on this situation so all members of the association can be apprised of future developments.

AREA 4: Neighborhood Watch Program #1144 was reorganized under guidance of area leader Kay Juhan to include 32 residences of Area 1 (Calle La Vela and Ladero), Area 4 (Camino Luz), and Area 7 (Calle Luisa).

The deteriorating asphalt paving on Camino Luz, Activo, Disicado, and Calle Luisa was resurfaced during July.

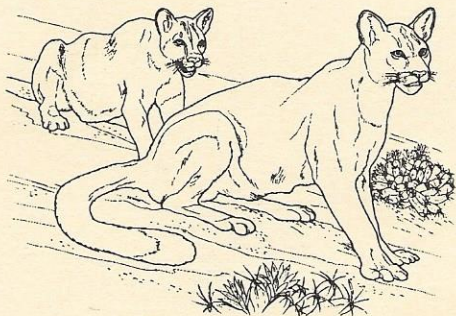
AREA 5: The CFA Board continues to receive calls from residents regarding the overall appearance of our area. As we live in one of the most beautiful areas in Tucson, the following list of problems is a reminder that, with a little effort from all of us, we can stay "beautiful!"

*Trash cans left out overnight after garbage collection, and debris dropped from the collection truck; please bring in barrels as soon as possible and pickup "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 has an ordinance against dumping in the public right-of-way, and 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. Broken asphalt chunks, water heaters, bricks, cement, telephone lines, pipes, styrofoam cups, glass bottles and cans are only a few of the "treasures" one can find!

AREA 6: The severe shortage of rainfall this past year affected our foothills community in the expected manner. Those of us who are regular walkers watched in dismay as cactus shrivelled up, bushes lost their leaves, and the washes became thick with dust. Fortunately, the numerous rains in the past 2 months have relieved those conditions. As the June heat intensified the stress caused by the water shortage and area development, wildlife moved down from the Catalina Mountains into the foothills. The morning walkers on Mina Vista were treated to the startling "once in a life time" experience of watching a female mountain lion move from wash to a yard where water was available. Wildlife management people recommended that we not put water out for wild animals as it tends to attract large predators we might not welcome as permanent residents. But it certainly was a spectacular sight.



AREA 7: At long last all roads in CFE 7 with the exception of Via Entrada have been slurry sealed. This appears to be a vast improvement over chip sealing which has been the County's standard for years. This fall or spring Via Entrada will be a new 2" asphalt base.

Many homes in the area are undergoing extensive remodeling and renovation.

A select group of dedicated neighbors continue to keep our streets free of trash.

AREA 8: The Board is considering traffic control measures on Camino Miraval. Although the speedlimit is 25 mph many motorists exceed this limit endangering pedestrians and children at bus-stops.

The Board initiated a bid process for a single refuse and recycling collector. Prior to this bid 3-4 different vendors collected refuse on different days creating excessive early morning noise throughout the week. Now, with BFI as the sole collector, noise from refuse trucks occurs only on Tuesday morning.

AREA 9: An effort is being made to keep all properties in line with the covenants that guide the stability and continuity of the neighborhood. There seems to be no problems that are of great significance, but a number of things such as wood piles that are visible, trash containers not being stored out of sight, and visible satellite dishes.

A revised system of record keeping will be put into place to assist with complying with a new state law. This requires homeowner associations to inform, upon request, title companies of covenant non-compliance on a property that is to be sold.

A neighborhood watch program has been put into place. It is hoped that this will help keep our crime rate to its lowest level.

There still is a problem with the traffic on Skyline. A sound wall is needed and right-hand turn lanes are needed for west-bound traffic at Avenida de Posada and Calle Los Altos.

BUS SHELTER UPDATE

On May 9, 1996 after the CFA committee met with Supervisor Mike Boyd, he agreed to support no advertising on bus shelters, but only those located on scenic routes. As most of the scenic routes are in foothill areas from the west to the east, this would unfairly put the blight in other districts.

On August 9, 1996 the Board of Supervisors voted to extend Outdoor Systems Inc. demo project for six months (until Dec. 31). Thanks to the intervention of your CFA Board and Supervisor Grijalva's motion, no Request For Proposal (RFP) was allowed.

To date the County has not informed the public of this issue. However a hearing has been set for **December 10, 1996**. Clearly the public who will have to put up with more billboards on their streets, should be involved in any decision.

It has come to our attention that the County could apply for up to \$500,000 from Federal Highway Enhancement Funds which could then be used for shelters and art enhancement.

Please **call/write your supervisor** to let them know how you feel regarding "**ad proliferation**" on the public right-of-ways.

DUES ASSESSMENTS

Areas 1-6	\$30.00
Areas 7-9	\$10.00
All Condominiums & Townhouses	\$10.00
Catalina Townhouses, & Los Cumbres	
(dues paid by their Association)	

MAKE CHECKS PAYABLE TO
CATALINA FOOTHILLS ASSOCIATION
P.O. Box 64546
Tucson, AZ 85728-4546

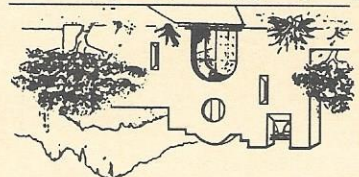
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