

VOL. 12, NO. 1

Catalina Foothills Association

NEWSLETTER
MARCH 1997

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 *Please Get Involved*

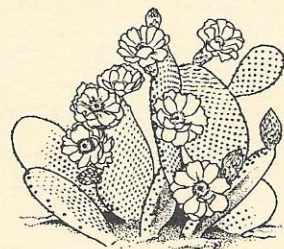
The Catalina Foothills Association is a non-profit organization. Its Board of Directors and membership are comprised of residents of the Catalina Foothills Areas 1-9. The By-laws direct the Board to participate in activities which maintain or enhance the Catalina Foothills and the greater Tucson community. With this purpose in mind, I urge residents to join the Association and seek membership on the Board, join a committee (newsletter, landscaping, etc.), assist in the current effort to get CC&Rs reinstated in Areas 1-4, and be sure to vote in the upcoming bond election.

JOIN THE ASSOCIATION

Membership of the Association itself is dwindling. Because of the many pressures which are coming to bear on the Foothills area, the Association's membership needs to be increased. The Board itself meets once a month except during the summers. Membership on the Board is open to anyone. It is an excellent opportunity to assist in the preservation of our neighborhood. Most recently, the Board members have made a commitment to one another to limit its agenda and put more energy into fewer tasks in hopes of accomplishing more. If you are angered over the lack of improvements on River Road, concerned about the City's annexation of your neighborhood, in-

terested in compelling the Board of Supervisors to impose a higher impact fee on residential development in the northwest, or simply desirous of persuading the County to make some form of improvement in your immediate area which will protect or enhance it, you will find membership in the Association very worthwhile. If you are so inclined, just contact the Secretary of the Board, Jane Hoffmann, at 327-9693, who will forward your name to the Nominating Committee. (You do not have to be a Board member to serve on a committee).

My goal, while serving as president of the organization, is to diversify membership on the Board and make everyone aware that it is an organization that exists for everyone's benefit. At the last annual meeting, certain persons in the audience made comments from the floor which implied the Association or its Board is perceived as ineffective. This is not true. The Board is comprised of persons with only one thing in mind - the preservation of the quality of life we enjoy in the Foothills!



CC&Rs MUST BE REINSTATED IN AREAS 1-4

I have lived in Tucson for a number of years. In my mind's eye, I can still picture River Road as dirt. Sunrise Drive did not exist. The Catalina Foothills was a wonderful place. The natural landscape predominated. The few homes that did exist accentuated it. Homes were built to allow residents to enjoy the peacefulness and beauty of the desert, not destroy it. Things are very different here now. Poor urban planning and special interests have created sprawl. Uncontrolled growth is beginning to take its toll on our immediate surroundings. Areas 5-9 have been able to insulate themselves fairly effectively from the curse of insensitive developers because rules and regulations (CC&Rs) have remained in place and the quality of development therefore has been controlled. Unfortunately, the CC&Rs which were created by John Murphey when he commenced development of Areas 1-4 lapsed in the early 80's. A vigorous effort to have them reinstated failed. When the original CC&Rs in Areas 1-4 first lapsed, the need to have them reinstated was not as great. The area was not a target for developers. There was plenty of other developable land located elsewhere which was much less expensive. The situation has since changed dramatically. Now there is very little undeveloped land left in the Foothills. Areas 1-4 have become a prime target. The lots some existing homes are situated on are very large (6-10 acres). Various developers have already purchased certain of the properties, sub-divided them, sold off the existing homes, and constructed new homes on the newly created lots. These lots, often a commercial acre, need be only 10 ft. from side property boundaries. Most covenants require 30 ft.

The new development which has occurred in Areas 1-4 can be described in various ways. Some have been tasteful, or at least

tolerable; others have been truly outrageous. The projects which have been completed or are now underway may not affect you greatly, but others will start to sprout which may create great anxiety for you. One morning your walk down the driveway to get the paper, a walk along a favorite wash or a jog elsewhere is going to be interrupted by the sight or sound of a backhoe or the like. A new building pad will be taking shape in an unimaginable location -- right next door to you!! The most saddening or frustrating realization will be the fact there is nothing you can do about it at that point. A home will then be erected which may have a very profound and negative impact on your enjoyment or the value of your home.

Development cannot be stopped in Areas 1-4, nor should it be, but certain controls can be implemented which will lessen the impact new development will have on you. A committee comprised of certain residents in Areas 1-4 was created approximately two years ago to secure reinstatement of CC&Rs for use in the area. A draft copy of those CC&Rs is now being circulated. Ideally, a copy will be distributed to everyone in the area. If you do not receive a copy within the next few weeks, please contact me or leave a message at my office (624-6691) and I will see to it that a copy is delivered to you.

The proposed CC&Rs do not preclude development, nor do they include a restriction of some other kind which would affect your ability to maximize the profit on the sale of your property. Rather, they set forth reasonable rules which will simply control the impact of development in the area. The architectural plan of a new house will require approval. Neighborhoods should be comprised of homes which are architecturally compatible. The height of a new residence will be limited so a neighbor's view will not be interfered with. Set-back requirements will be

imposed so that one home cannot be built too closely to another. Preservation of natural vegetation will be required so the character of our area can be maintained. Requirements such as these are not unique. They certainly are not burdensome. Check with any developer who is involved in the construction of an upscale residential community in Tucson. Each will assure you his or her development has CC&Rs in place to protect that particular community's homeowners.

After you have had an opportunity to review the proposed CC&Rs, contact me with any questions or comments you have and attend any subsequent meetings on the issue which are noticed. The Committee's goal is to secure the participation of as many residents in Areas 1-4 as soon as possible. We hope to have CC&Rs back in place in Areas 1-4 by the fall of this year. Our effort will take a lot of hard work, but is doable with your assistance.

MAY BOND ELECTION

In May, Pima County registered voters will be asked to approve the issuance and sale of various bonds. Certain of the bonds will be utilized to purchase threatened natural Sonoran Desert and improve existing parks. Repayment of the bonds issued for this purpose will be covered by existing property tax revenue. The open space in need of protection has already been identified. Under the law, the County is not allowed to pay more than the approximate fair market values as determined by appraisal for a parcel sought. Most importantly, this is the only realistic means of preserving portions of the natural Sonoran Desert which is so important to us all. The Sonoran Desert may not have been what led some of you to move here, but it is the reason most of us have stayed. It is the

desert we yearn for after being away from it for any length of time. Most developers do not appreciate the terrible void left by its destruction. Asphalt, crushed granite, feeble attempts at revegetation are no meaningful substitute.

As you probably are aware, voter turnout at many County elections is very poor. The winning and losing sides of an issue are often separated by only a few hundred votes. Do not underestimate the value of your vote in an election like this. Please take the time to go to the polls in May and vote to approve the issuance of the Sonoran Desert Protection and Parks Bond.

I would also ask that you educate others regarding the importance of this particular election. "Talk it up" with friends, neighbors, or co-workers. Make a financial contribution to the campaign effort if you are so inclined. Invite a member of the Friends of the Sonoran Desert to give a presentation to any other civic groups or organizations you are a member of. (Call Gayle Hartmann 325-6974)

Respectfully submitted,
David Hill

PLEASE HELP US

Update Our Mailing List IF...

this newsletter was addressed incorrectly, or you have moved, or you received more than one newsletter, or you no longer own property in the Catalina Foothills Estates; or there is any other correction to be made.

PLEASE cut out the address label on the newsletter, write in your area, and send it with any corrections to:

Catalina Foothills Association
Post Office Box 64546
Tucson, Arizona 85728-4546

**UPDATE:
ADS ON BUS SHELTERS**

On February 18 the County Board of Supervisors voted to continue this issue for 30 days. Most citizens testifying spoke against advertising on bus shelters. Amongst others, three members of the Catalina Foothills Association (CFA) testified at the hearing.

Barbara Burke, outgoing president, questioned the bus-user safety of Outdoor Systems design of the three-sided four-by-six kiosk in that it blocked visibility.

Howard Conant, a CFA member and emeritus head of the U of A Art Department spoke to the point of visual pollution and selling off our public spaces (i.e. the walls of the Board of Supervisors' Hearing room) for the meager revenues that it would produce.

Ginny Sonett, Board member, argued that to allow advertising on shelters (or benches) in the Public Right-of-Way is a bad public policy and could open up our streetscape to the proliferation of commercial signs. She stressed that the County has a 'window of opportunity' to incorporate art work in some of the shelters. She also reported that the Phoenix transit authority recommends that municipalities build and maintain bus shelters.

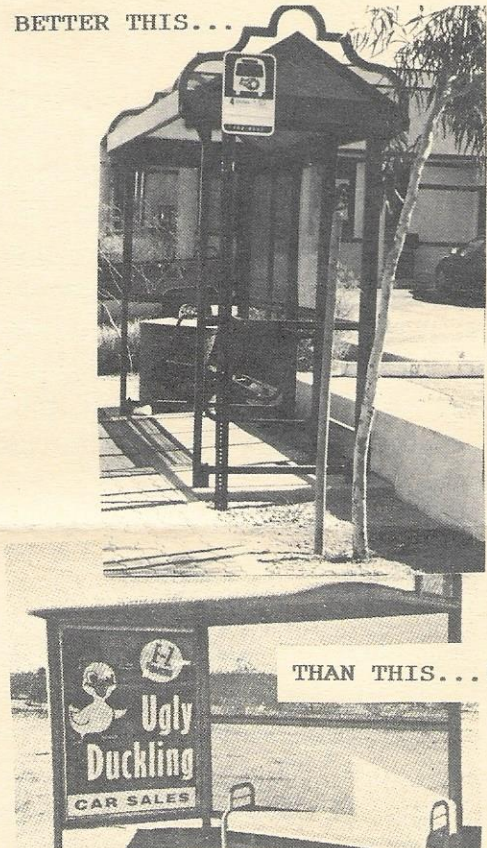
Charles Huckelberry, county manager, reported that there were sufficient Highway User Revenue Funds (HURF) to build and maintain the 20-30 shelters and could be incorporated into the overall road landscape design. He suggested that to help traffic problems, bus bays could also be included. His conclusion was that the ads were hardly worth the trouble as the revenues returned to the county were insignificant.

Remember the old Life magazine photo which designated "Speedway as the Ugliest

Street in the U.S.A." Could this be the destiny of Oracle Road, Sunrise-Ina and other road intersections where the most profit is generated by the highest traffic use?

Please call Mike Boyd - 740-8126 and ask him to reconsider his position on this issue.

Hearing Date: March 18, 9:00 a.m.



**Board of Supervisors
Address and Phone Numbers**

Pima County Board of Supervisor
Attn: Supervisor _____
130 W. Congress, 11th Floor
Tucson, AZ 85701

District 1	Mike Boyd	740-8126
District 2	Dan Eckstrom	740-8126
District 3	Sharon Bronson	740-8126
District 4	John Even	740-8126
District 5	Raul Grijalva	740-8126

(Also send copy to Clerk of the Board)

CATALINA FOOTHILLS HISTORY *(continued)*

*By Jeanne Hull and Molly K. Thompson
CFA Historians*

As development proceeded in the Foothills and people moved into the area, they began to consult with one another about the problems arising from life on the desert, for most of them a lifestyle different from any they previously had experienced. In 1952, they organized as a "community get-acquainted club," meeting at the homes of residents until it was decided to form an association. Accordingly, the Catalina Foothills Association, Inc. (CFA) was incorporated at 4:45 p.m., on February 18, 1959, "A non-profit corporation under the laws of the State of Arizona."

The Association's purposes as stated in the Charter (or Articles of Incorporation) are listed as follows:

- "A. To improve, beautify and maintain the area described in the By-laws to be adopted, or any area to be included at any time hereafter as a desirable subdivision.
- B. To arrange and/or provide for all services necessary to promote and advance the general welfare of the residents.
- C. To develop and beautify for the mutual benefit of all residents and the neighborhood generally all park or other areas dedicated for such purposes.
- D. To establish, maintain and enforce reasonable and equitable rules and regulations concerning the use of any such parks which may be dedicated or any other areas used jointly by the residents of such areas
- E. To act, if deemed necessary, on behalf of all of the residents of said area and particularly on behalf of the members of this corporation in relation to any and all matters which might or may affect the interests of

such residents and/or members.

F. To inculcate civic consciousness by means of active participation in constructive projects which will improve the use and enjoyment of the area described above.

To do any and all things in connection therewith which any person might or could do."

PRESBYTERIANS PURCHASE PERIMETER PROPERTY

By Susan Luebbemann, CFE#8 President

Homeowners in Catalina Foothills Estates #8 learned in September 1996 that land on the northwest perimeter of their subdivision would become the home of a Presbyterian church and school complex. The Murphey Trust sold the property to an anonymous buyer for development by the Catalina Foothills Presbyterian Church. At a meeting called by the pastor of the church, homeowners who live near the church site were told of the long range plans to construct a multi-purpose building, a sanctuary with a 24 ft. tower, a school complex and 400-500 parking spaces.

Most association members were surprised to find that the land in question was not a permanent buffer between the subdivision and the busy roads. Some remembered that the Board of Supervisors had "traded" protection of that land in exchange for denser zoning to the west of Orange Grove on Skyline. The specter of development had returned in a new form.

In 1983 the Pima County Planning and Zoning Commission had recommended that County Board of Supervisors change the zoning at the intersection of Skyline Drive and Orange Grove Roads to allow only one house per acre. The commission acted in response to pressure from neighborhood

groups, including the Santa Catalina Estates and the Catalina Foothills Estates #8 and 9 Associations for this zoning, as well as a 100 ft. setback. These area advocacy groups worked hard to protect their subdivisions from overcrowding, commercial building and traffic. The Board of Supervisors apparently opted to disregard those recommendations.

Now zoned CR-1, the dog-leg shaped property flanks Orange Grove Road on the west and Skyline Drive on the north and includes acreage to the south of Camino La Zorrela and east of Camino Miraval. According to church sources, the county transportation division will not allow egress from the church property onto either Orange Grove or Skyline so all traffic from the church development will be forced onto the already over-crowded streets in CFE#8.

Facing steadily increasing traffic problems, neighbors in CFE#8 Association turned out in force at their annual meeting in November to press for speed humps on Camino Miraval. In an effort to slow down - and perhaps discourage - traffic, the county will install speed humps the length of Miraval within the next few months. But the county has not answered the question of the tremendous burden of dumping cars onto the local streets as the church complex develops.

Traffic is not the only issue brought up by the prospective development. Plans for the church buildings show structures that are radically different from those in the surrounding foothills neighborhoods; the sheet height of the sanctuary threatens to block the mountain views of residents south of the structure; the prospect of bright lights and noise is alarming; and the destruction of the desert for a possible 500 vehicle parking area is daunting.

Catalina Foothills Estates #8 Association has formed an ad hoc committee to work with the Foothills Presbyterian Church to achieve a solution to all of the issues presented by the prospective church development. Mark Roessler, pastor of the

church, said the "church wants to work with the neighbors to address issues of concern."

The committee would like to enlist volunteers from throughout the Catalina Foothills Estates to assist in the ongoing process of protecting our treasured area. If you are interested in helping, please call Susan Emley Luebbemann, current president of Catalina Foothills Estates #8 Association at 299-4953 for information.

HELP STOP ILLEGAL DUMPING

The CFA roadsides and arroyos continue to be a source of litter and wildcat dumping. If you are interested in joining a landscape committee to beautify the roadsides, please call Claire Cocke, 299-8992 or Ginny Sonett, 299-3937.

If you hire someone to clean up your yard or haul your trash ---

- * Hire a reputable contractor or a hauler with a permit;
- * Remind him/her about CFA and county covenants;
- * Know your hauler's name, address and phone number;
- * Pay by check and get a receipt;
- * Ask for a landfill receipt.

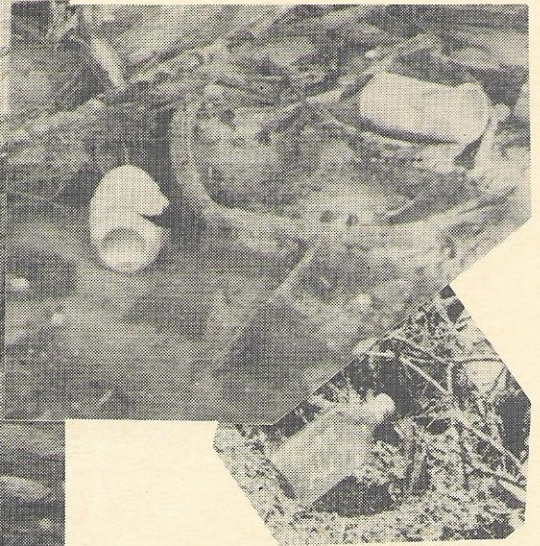
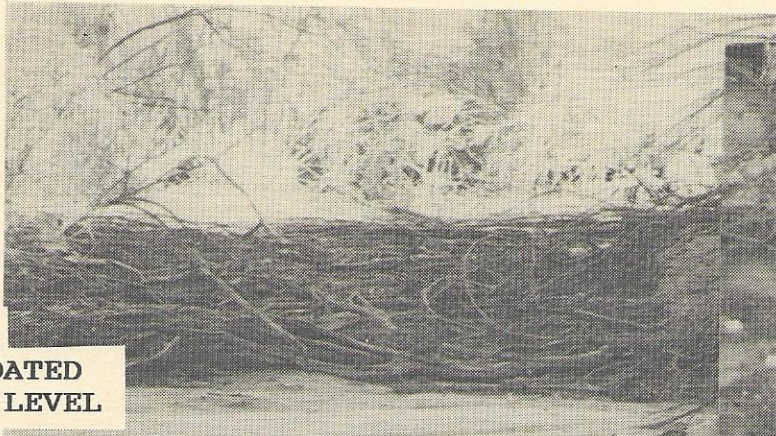
TIPS FOR REPORTING ILLEGAL DUMPING

- * Get a license number, vehicle description, or other identifying information;
- * NEVER approach an illegal dumper;
- * Call Illegal Dumping Hotline 622-5800.

Household Hazardous Waste 888-6947
Clean Air Program..... 740-3118
Landfill Information 744-4014
Recycling 791-5000

SOME TREASURES FOUND IN OUR ARROYOS!

CUTTINGS
WHICH FLOATED
TO FLOOD LEVEL



ASPHALT

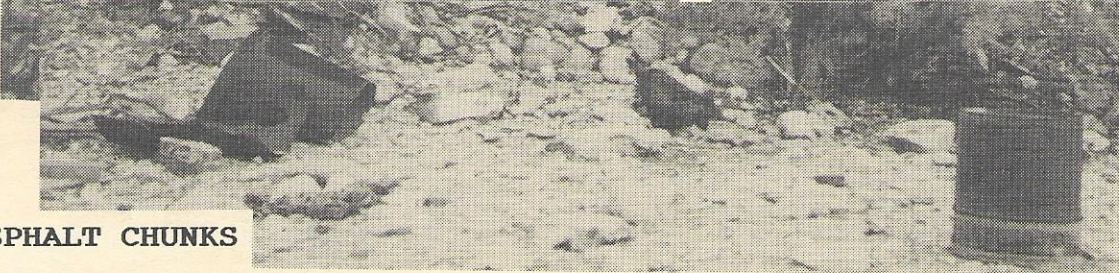


OLD BRICK

PRESENT LEVEL



ASPHALT CHUNKS



WILDCAT DUMPING HOTLINE 622-5800

DUES ASSESSMENTS

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

If you are in doubt as to whether you have paid, call 327-9693

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

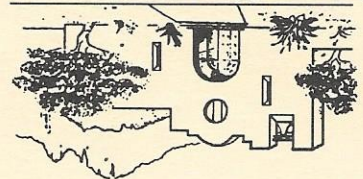
BOARD OF DIRECTORS

David Hill - Area 3 - *President*
624-6691
David Alspach - Area 1 - *Vice-President*
529-2432
T.S. Edison - Area 5 - *Secretary/Treasurer*
299-2712

Barbara Burke - Area 1 - 299-2889
David B. Elwood - Area 7 - 299-4393
Lera Gates - Area 2 - 299-6266
Neel Hall - Area 1 - 299-6512
Maureen Hutter - Area 5 - 529-1961
Kathryn C. Juhan - Area 4 - 299-6110
George Kiersch - Area 4 - 299-3776
Tony Luebbermann - Area 8 - 299-4953
David Ryan - Area 4 - 293-3300
Russell Silberschlag - Area 9 - 299-1418
Dr. David W. Smith - Area 5 - 626-2982
Virginia Sonett - Area 5 - 299-3937
Sterling "Tex" Torrance - Area 7 - 299-9026

P.O. Box 64546 • Tucson, Arizona 85728

Catalina Foothills Association



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