

VOL. 12 NO. 2

## Catalina Foothills Association

NEWSLETTER  
SEPTEMBER, 1997

Post Office Box 64546 • Tucson, Arizona 85728-4546

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

### THE CITY OF CATALINA FOOTHILLS! YEA OR NAY? ATTEND CFA PUBLIC FORUM ON OCTOBER 21ST, THEN VOTE NOVEMBER 4TH!!

#### PRESIDENT'S MESSAGE

##### "Or, Loads to Learn Before November 4th"

On October 21, 1997 at 7:00 p.m. at St. Philip's in the Hills Episcopal Church (northeast corner of River and Campbell), the Catalina Foothills Association is presenting a public forum. Presentations will be made by individuals involved in current efforts to persuade voters to vote for or against incorporation. Each side will be allotted approximately 15 minutes to make a presentation. Fact sheets and other visual aides will be utilized. After presentations on both sides of the issue are made, written questions submitted from the floor will be submitted to the panelists for a response.

The committee formed to organize this event may also extend an invitation to the City to have one of its representatives participate. That person will be asked to comment on the City's plans for our area if the Incorporation Proposition fails to pass.

After the actual speakers are named and/or the specifics of the program are developed, we will send you another notice. Included therein will be a form which you can utilize to write down any specific questions you would like answered by a member of the panel. We would ask that you bring your written questions to the event and submit them to the person collecting them. Although questions will be screened, a reasonable effort will be made to pose any appropriate question that is submitted to a panel member for a response. No one will be allowed to pose verbal questions from the floor.

We urge you to attend this event. We believe it will assist you in making your decision as to how to vote on the issue of incorporation which will be on the ballot in November.

I also wanted to take this opportunity to bring up one other matter I believe is important. Recently, I have been advised that real estate developers are still searching for large properties in areas 1 through 4 to develop. A development company or its representative may approach a homeowner in the targeted area under the guise of "(M)y wife and I are looking for an older home on large acreage in this area. Are you interested in selling yours?" If successful, the developer then purchases the property, subdivides it, and builds several more homes on it. There is nothing illegal about such a ma-

neuver, but it certainly can have a dramatic and negative impact on the quality of life of adjacent or nearby homeowners.

Before considering developers' offers, such as those described above, I would urge homeowners to consider other alternatives which would actually maximize the resale value of their properties while preserving the integrity of the neighborhood and the quiet enjoyment of nearby residents. If you would like to discuss such alternatives further, please contact me at home (299-1633) or work (624-6691).

Submitted by David Hill, President CFA Board of Directors

#### THE NEW GAME IN PIMA COUNTY BECOMES A BIG GAME FOR THE CATALINA FOOTHILLS!

In the short space of twenty days enough valid signatures were obtained from qualified residents of the Catalina Foothills to put the incorporation issue on the November 4, 1997 ballot. The petitioning endeavor was successful in spite of 1,200 signatures being declared invalid because of the failure of several of the petitioners to check one of two boxes on the signature page stating whether they were paid or volunteer. This effort was organized by a committee initially formed to explore the possible benefits that could be derived from the incorporation of a part of the Catalina Foothills area. The proponents of this measure have settled on Catalina Foothills as the name of the new, if passed, city. *(This contributor prefers either Finger Rock or Pusch Ridge.)*

#### OUR AIM IS TO EDUCATE!!!

The Catalina Foothills Association Board of Directors has opted not to take a stand on incorporation at the time this article was written. However, as a Board, we feel it is important to supply our Association members with as much information as possible concerning the incorporation.

The following information was taken from the April 1995, publication of the League of Arizona Cities & Towns and is titled "Municipal Incorporation in Arizona".

#### THE PROS OF INCORPORATION

The most common arguments in favor of incorporation are as follows:

Incorporation establishes a city or town government through which a community can express itself, address its problems and supply necessary services to the area. The community can exercise self-determination with regard to the nature and level of local services.



1. Municipal government is more responsive to the people living within the community. The members of the city and town council are closer to the people and, as a result, react more quickly to the community's requests.
2. A city or town government will receive substantial amounts of State revenues which do not flow to an unincorporated community.
3. An incorporated city or town has additional powers not found in an unincorporated community. An unincorporated community is under the jurisdiction of the county and, as a result, does not receive the level of services desired by the residents, because services must be applied on a uniform basis throughout the unincorporated areas of the county. A city or town council, on the other hand, has the authority to intensify services within the community.  
An incorporated city or town is able to plan for the future growth of the community by adopting planning and zoning regulations which will provide for controlled land use. This regulation protects the community against undesirable land use patterns. In addition, incorporated cities and towns may adopt building, plumbing, mechanical and electrical codes in the interest of public health, safety and welfare.
4. A separate city or town preserves the unity and pride of a particular community and maintains local individuality.
5. As a governmental unit, the city or town can better represent its citizens in transactions with the county, the State and Federal governments. In addition, local government may be used as a vehicle for positive growth in the community.
6. Municipalities may be the instrumentality for providing numerous utility services such as water, sewer, garbage and trash collection, gas and electrical service if the council decides to enter into these operations.

#### THE CONS OF INCORPORATION

The following are the most common arguments against incorporation:

1. Incorporation is unnecessary because the particular needs of the community are limited in scope. The residents of the community may prefer to organize a special district to meet these limited needs. For example, the community may create a rural fire district to satisfy the necessity for fire protection, or a special district may be formed to fulfill other particular needs such as sewer service. As a result, the special district approach may be more appropriate, if the residents of an area want to incorporate only to provide one specific service. However, a special district is not a substitute for incorporation, and the residents of a community should be careful in creating more than one in the same area. The creation of a number of special districts for one area leads to unnecessary levels of government if the area is incorporated at some later date.
2. The separate incorporation of an area which is economically and physically part of a larger community will produce what is known as a "rump" incorporation. This situation can produce an incorporated city or town with inadequate resources or physical facilities necessary to meet its needs. This is particularly true if the character of the community is predominantly residential. A "residential community" may discover after incorporation that its tax base can only maintain a minimal level of public service. In this case, it might be to the community's advantage to be annexed into an existing city or town or remain unincorporated.
3. The community is too small in either land area or population to serve as an efficient and effective unit of government. It may be difficult, if not impossible, in extremely

small areas to provide for an adequate level of services. It may be more advantageous for an area of this nature to receive services from the county.

4. The incorporation of a small area which is an integral part of a larger metropolitan area will create a costly duplication of local services. This situation can lead to a lack of coordinated and orderly urban growth as well as a lower level of such vital services as police, fire, water and sanitation.
5. The area possesses certain rural or farm characteristic which it wishes to retain and incorporation is an undesirable step towards urbanization.
6. The most common argument against incorporation is that it will increase taxes.

In summary, the question of incorporation requires a thorough study by the community. It is to the advantage of all involved if pro and con arguments are fully explained and weighed against each other before the final decision is made.

\* \* \* \* \*

The information above only covers the pros and cons of incorporation. The booklet also contains information dealing with finances, the first City Council and commonly asked questions. The Board of Directors of Catalina Foothills Association would strongly recommend that for further information the reader contact:

The League of Arizona Cities and Towns  
1820 West Washington Street  
Phoenix, AZ 85007

Submitted by: David Alspach

#### I HAVE ALREADY SPENT THE SAVINGS!

As a resident of the Catalina Foothills, I am excited that the legislation to enable those areas of Pima County that are not incorporated to form cities has created such a fire storm of activity. The promise that all these new cities will result in a substantial reduction in that portion of Pima County Property Taxes over and above the assessment for school districts is exhilarating.

I have become accustomed to the continuous increase in my taxes each year. To be able to envision a reduction in taxes is beyond my wildest dreams. I am also very excited about the fact that La Paloma will possibly be forced to make a contribution to the Foothills area through a bed and tee tax.

The thought that we will enjoy all the benefits of Catalina Foothills (Finger City?) at no additional cost is really much more than I could ever expect from a simple incorporation.

Only time will expose what actually motivated the legislature to create this two year window of opportunity that allows a temporary suspension of the Arizona State rules that govern incorporation and so written as only to effect Pima County. In the meantime, I am thoroughly enjoying Mayor Miller's reaction and his routine appearances on television. In all of the years I have lived in the Foothills, normally only trapping pack rats for pleasure, I do not believe I have ever had a more enjoyable summer!

Submitted by: Dr. David Wayne Smith

#### CONFESSIONS OF A DESERT FOOTHILLS JUNKIE!

Tuscon drew us to her in 1968 when she was still a sleepy '50's town at heart, unpretentious in her urban offerings. El Con, the sole mall at that time, consisted of two rows of shops which faced each other and were connected by a slatted ramada to keep the sun off of shoppers. We lived in a



neighborhood east of the University planted in grass, trees and shrubs. Many of us lived in Joesler houses, unaware of the intrinsic value of these beautiful and often rundown homes. When the city proposed running the Butterfield Freeway through our Sam Hughes neighborhood, we residents began to awaken. Our house would become a rampway! Lovely Third Street, now a pedestrian and bike route among some spectacular houses, would be no more! We came to value our community and its unique character and The Sam Hughes Neighborhood Association was born.

Over time boundaries were established. The City Council and the University of Arizona were informed of what was and was not permissible in what eventually became a reflection of the quality of life as envisioned and stated by Sam Hughes residents.

After twenty three years, my husband and I wanted quiet desert living, natural desert, lush desert, lots of stars at night - the simple yearnings of an astronomer and his gardener/photographer wife. The desert generously offered itself and a simple house with which we were charmed. To urban living we said good-bye. The desert beckoned. "You'll be back. They're snobbish," we were told. But that's not what we found. We love desert living. Period!

What is confounding are these salient points:

- The sense of place in relation to Tucson as a whole is totally missed even by the Foothills residents. Individual family units talk about guarding their quality of living, resisting changes that might threaten their quality. The focus of guarding against compromising this quality could be with community awareness. There is an intrinsic, inherent beauty seen nowhere else which unfolds on the scenic drive up Campbell Avenue from River Road to Skyline Drive. It is to Tucson what Lombard Street is to San Francisco. It has been said in a newsletter that this stretch of Campbell Avenue will not be widened and STRAIGHTENED until funding can be found. Why have we not risen up as a unit and declared that the Foothills neighborhoods contribute the same uniqueness as do Sam Hughes or West University or Downtown Arts District or Sabino Canyon or Armory Park area or the El Encanto area. These distinctly individual neighborhoods, each with a charm all their own, make Tucson a wonderfully interesting and desirable place in which to live.
- Why is there such a reluctance to pay a modest \$10.00 to \$30.00 per year (depending on where you live) in Catalina Foothills Association dues, a reluctance to become a member of our CFA, a reluctance to speak out clearly to say we as a community truly care about this gorgeous land that connects the city with the mountains? Let's make our dues work for us. Let's plant wildflowers along our roads. Let's make it clear this is a neighborhood we love, one we will enhance and one we will preserve and one worthy of becoming part of Greater Tucson's historic heritage.

Submitted by: Claire Cocke

#### LITTER, TRASH CANS AND SPEED

Areas 1 - 4 of the Catalina Foothills no longer have enforceable covenants. Therefore it is important that residents assume personal responsibility for keeping the foothills area a "special space."

One matter that is a cause for concern is leaving garbage/trash cans by the roadside. These should be returned to the house after trash pick-up. Also be more careful when preparing your trash for pick-up. Styrofoam pellets and plastic bags should be contained as they fly out the back of trash trucks as the trucks speed up when leaving an area.

It would be helpful to remind construction crews, yard services and other regular delivery services of our speed signs and anti-littering concerns. We should not be relying on local hikers/walkers and dog-walkers to continue to police our road sides.

Let's all contribute to keeping the Foothills beautiful.

Submitted by: Lera Gates

#### LANDSCAPE COMMITTEE UPDATE

Last spring the Landscape Committee had a great turnout when we successfully tackled the job of removing mistletoe and desert broom from five islands on Juan Paisano and Piedra Seca. In October we plan to sow wildflower seeds on these islands.

October 4th & 5th there will be a desert plant and wildflower seed sale at Tohono Chul Park located at 7366 N. Paseo Del Norte. At 8:00 am on October 16th, Tohono Chul will present a workshop on methods of seeding desert wild flowers. Please call 742-6455 to sign-up.

On October 19th we will be needing residents of Vista Val Verde and other Foothills neighbors and volunteers that would like to assist us in the clean-up, preservation and beautification of the Foothills area. Plan to help us in this worthwhile project and meet your Foothills neighbors. If you are interested please call either Emily Bradley at 299-9431 or Ginny Sonett at 299-3937.

Submitted by: Ginny Sonett

#### THE TUCSON WATER ZANJERO PROGRAM. FREE FOR THE ASKING!

Tucson Water has developed a new water conservation program to help residential customers manage their water use. Known as the Tucson Water Zanjero Program, the free service offers customers an individualized survey of the water use in their home, and provides them with the tools and information they need to lower their water use and their water bills. The program is open to all Tucson Water residential customers.

In the 1800s, water users in the Old Pueblo met each year to elect a *Zanjero* (*Zahn-HAIR-oh*), or water manager, to make sure water users irrigated their fields according to the community-developed schedule, and to prevent water waste. The *Zanjero* also made sure the water-carrying *acequias* (*ah-seh-kee-ahs*), or canals, were properly constructed and maintained so that life-giving water could flow to people's homes and farms. When water was scarce, the *Zanjero* had the authority to control water use for the benefit of the entire community.

A group of six Tucson Water Zanjeros have been given extensive training in indoor and outdoor water conservation and a wide variety of related water issues. Each team member visits up to three residences a day, checking for leaks, measuring the flow rates of shower heads and faucets, looking for



special water uses such as spas, pools, or misting systems, and analyzing the efficiency of the irrigation system. If appropriate, new low-flow fixtures, faucet aerators, or other water-saving devices are installed. The residents receive the results of the analysis, along with advice or information which will help them decrease their water use, and their water bills. The Tucson Water Zanjero Program, a bit of the Old Pueblo whose time has come, again. For more information on this exciting new program, or to set an appointment for an audit of your home, contact the Zanjero Program at 791-4556.

Submitted by Tony Luebbermann

**CATALINA FoothILLS ASSOCIATION**

**BOARD OF DIRECTORS - 1997**

P. O. Box 64546 Tucson, AZ 85728-4546

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**CFA PUBLIC FORUM - OCTOBER 21st - ST. PHILIPS CHURCH 7:00 pm - EAST GALLERY - COME PREPARED!**

At the present time the following two groups will form the panel :

1. The Committee to Incorporate the City of Catalina Foothills.
2. No Foothills Incorporation.

**Proponents:**

Barbara Hein  
Don Pierce  
Frank Sax

**Opponents:**

Katherine Jacobson  
Jane Doherety  
Ed Westermann

Charles Bachman will speak on the successful incorporation of the Town of Paradise Valley, Arizona.

Please read the Presidents Message for more complete information. A reminder of this important meeting will be mailed on or about October 14th.

**DUES ASSESSMENTS 1997 - 1998**

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:**

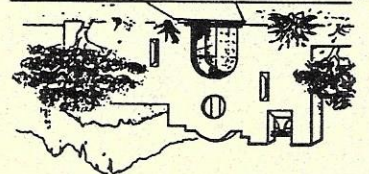
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