

VOL. 14 No. 3

Catalina Foothills Association

NEWSLETTER
OCTOBER, 1999

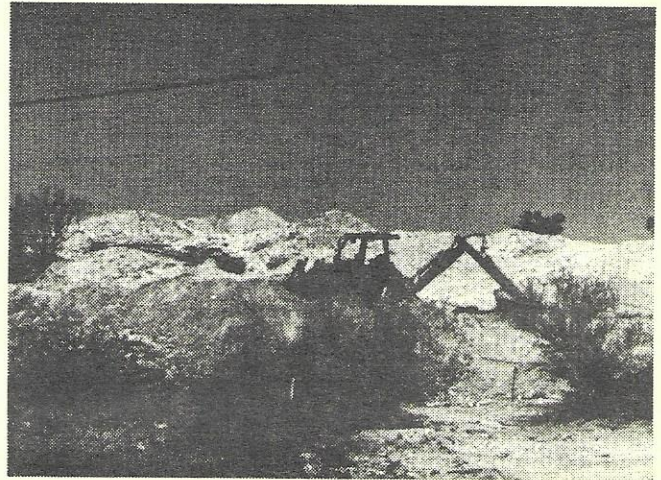
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Devoted to the preservation of the unique character of the Catalina Foothills since 1952

PRESIDENT'S MESSAGE

I'm sure many of you are concerned about the construction project underway on La Lomita Drive, east of its intersection with Camino Real. With that in mind, I thought I would share with you the problems which have arisen there. David Tyson, one of our neighbors and a developer, purchased the 6.3-acre parcel there and divided it into four lots (4711, 4723, 4735 and 4747 La Lomita). Each lot exceeds an acre in area, but is approximately five times longer than it is wide. To make matters worse, the four homes Mr. Tyson is constructing are to be clustered within a common 1.15-acre area at the north ends of the lots, since the vast majority of the land comprising the individual lots is in the flood plain.

To create the pads for the homes to be built, Mr. Tyson had to do a significant amount of grading. In doing so, he graded more area than his permit for 4711 La Lomita allowed and also destroyed saguaros and other significant desert vegetation which was to be preserved. Several neighbors to the project were devastated by the grading undertaken, and filed complaints with the Pima County Development Services Department. I filed one on behalf of the Catalina Foothills Association, too.

A hearing was held on the matter before Jim Portner, Pima County Hearing Officer, on June 24, 1999. Several of the neighbors who had filed complaints and I appeared at the hearing. Mr. Tyson did not; instead, he sent a young employee as his representative. At the hearing, the zoning inspector in attendance who had issued a citation to Mr. Tyson, testified that the grading was in clear violation of the Hillside Development Zone Ordinance, that the activity had resulted in the destruc-



tion or removal of several tree and saguaro specimens, and that a fine of \$10,000 and revegetation should be required.

A few days later, on June 28, 1999, Mr. Portner issued a ruling on the violation. He concluded the Hillside Development Zone Ordinance had been violated, that a fine of \$2,000 was due and payable immediately, that a revegetation and irrigation plan was required to be submitted for the County's approval on or before July 12, 1999, and that revegetation must be completed within 45 days of the approval of the plan. The order also stated that additional fines totaling \$8,000 would be levied if the latter-mentioned timetable was not complied with.

As I'm sure you have noticed, the site looks worse now than it did earlier this summer. On October 8, 1999, I called the zoning inspector who is handling the matter and asked whether any revegetation has been performed. I was advised the original deadline to revegetate and irrigate 4711 La Lomita has come and gone, that Mr. Tyson has



not been required to pay any additional files, and that he has been given an extension to October 11, 1999, to complete the revegetation and irrigation originally required. Moreover, I learned that since the original grading has been done, Mr. Tyson has done more and has now been cited for another violation at 4747 La Lomita. Presumably another hearing will be held, another fine will be imposed, but who knows where things will go from there?

Mr. Tyson violated the law. It is my understanding that he has offered multiple excuses for his inability to comply with Mr. Portner's original order. In my opinion, the difficulties Mr. Tyson has alluded to were foreseeable, being related to his decision to cram four large homes into such a small area. The neighbors adjacent to the project are disheartened. They must live with this blight on the landscape on a daily basis. They awaken to it, they drive by it as they go to and from work, and have now lost faith in the effectiveness of

County government.

I also want to comment regarding the proposed development at the northwest corner of Campbell and Skyline, which is highlighted in this issue of our newsletter. It would appear that some of our residents are giddy about the possibility of having a new shopping center/mall at this corner, having been advised that it will be very upscale, "something that will put the foothills on the map", and make the area more like Scottsdale! Others are not necessarily pleased with the proposition of a shopping center/mall there, but are so fatigued by prior zoning battles that they have resigned themselves to the notion they must bend over and enjoy it. Others, perhaps more cognizant of the serious impact a shopping center at this corner would have on the integrity of our neighborhood and our quality of life, are ready to take action and do whatever is possible to preclude or ameliorate the impact of the development described.

A shopping center of the size proposed at the corner of Campbell and Skyline should be of great concern to everyone. A development like this will:

- (1) Increase traffic and congestion on Skyline and Campbell significantly. Does each of us want Campbell and Skyline to become like the intersection of Auto Mall Drive and Oracle?
- (2) Make the widening of Campbell and Skyline necessary and likely.
- (3) Create an enormous amount of additional road traffic which will obviously increase noise and air pollution in the area.
- (4) Create an environment which statistically yields an increase in crime. Do you want your children attending school next door to it? Manzanita Elementary would end up being just a few hundred feet away.

Some feel that the efforts undertaken by certain residents in the El Encanto neighborhood to maintain some control over the redevelopment project at El Con was elitist and selfish. I don't. More importantly, the success achieved by the El Encanto neighborhood group makes clear that neighborhoods, if organized, can protect themselves.

I urge everyone who desires to preserve the integrity of our neighborhood to familiarize himself/herself with the issues surrounding the proposed development. Westcor's project is not inevitable. It is not too late to take a stand. Our area as we now enjoy it may forever be changed unless we act. Given the manner in which the County has handled the grading problem on the Tyson property described above, I certainly cannot assume it will be sensitive to our needs when it reviews Westcor's proposal.

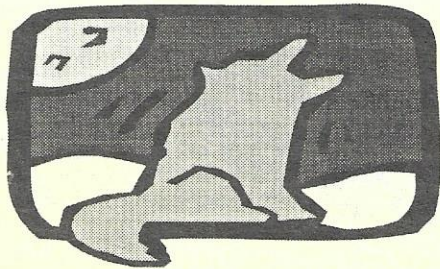
WOLFSONG RANCH FOUNDATION

Imagine being in a place where you can hear a super chorus of 170-plus wolves and wolf-dogs howling simultaneously! This experience is possible when you visit the Wolfsong Ranch Foundation, which is 100 miles from Tucson in the Dos Cabezas Mountains. The tragedy is that all of these

animals were rescued, by Art and Mary Bellis, from abusive or neglectful situations, and are destined to be at Wolfsong Ranch for the remainder of their lives.

People believe that wolves or wolf-dogs will be easy to train and care for; when the novelty

of owning them wears off, and the fact that these animals are difficult to train sinks in, the result is often possible killing, abuse, abandonment or placement in an animal shelter. Animal shelters with wolves or wolf-dogs have two basic choices: euthanize the animals, or send them to the only available rescue group in Arizona, which is the Wolfsong Ranch Foundation.



In 1996, Art and Mary Bellis, in an effort to raise money for the rescue of these forsaken animals, formed Wolfsong Ranch Foundation. All proceeds for this nonprofit organization are used to offset the costs of food, enclosures and medical supplies. This organization is supported entirely through membership fees, a "adoption/sponsorship" program, and donations.

Dave Elwood and his wife Mary Ann have been to Wolfsong three times and were so impressed with how well the animals were cared for that they "adopted" a tundra wolf named "Thunder". He, of course, is a handsome and wonderful wolf!

For more information, call (520) 824-3689, or e-mail at Wolfsong@vtc.net.

RAIN FOREST — IN TUCSON?!

WHAT does the Sonoran Desert have in common with the Brazilian rain forest?

The next time you are walking or relaxing in the desert, take a look at exactly what goes on under that Palo Verde tree. A careful observation will show that this "tree canopy" harbors and nurtures young saguaros, mammilarias (pincushion cacti), barrel cacti, wildflowers, as well as wild life of all kinds. It is truly a unique ecosystem!

However, newcomers, because of naïveté, often clear their building sites in order to acquire that "manicured" look, and pave over not only driveways but also walkways and patios, thus creating "heat islands." More serious are larger developments with multiple dwellings which promise to mitigate any damage with new plantings. Unfortunately, though, once destroyed, the desert is very slow to recover.

So, what effect in the short and long term does this have on the health and beauty of the desert? Please read the following article and draw your own conclusion (reprinted from the *Arizona Daily Star*: Wednesday, December 9, 1998):

San Francisco (AP) — Landscape changes have caused significant weather shifts and may be a major contributor to global climate changes, scientists reported yesterday.

Researchers using computer model simulations and field observations across the globe found that intensive farming, forest clearing and other wholesale changes coincide with rising temperatures and rainfall shifts.

The scientists say this role is equal to that of the usual suspect of global warming — industrial pollution from factories, power plants and traffic.

"Land use is a significant contributor to climate change," said climatologist Jonathan Foley of the University of Wisconsin-Madison. "It's as important as what you do to the climate when you double carbon dioxide in the atmosphere."

The landscape issue is being debated at the meeting of the American Geophysical Union, which runs through tomorrow.

In a separate study, researchers at the National Oceanographic and Atmospheric Administration report the 20th century is the warmest century in the past 1,200 years. They based their conclusion on ancient climate information

trapped in cores from glaciers and ocean sediment samples and farming expanded.

The warming trend they spotted coincides with land use changes on several continents as human populations grew.

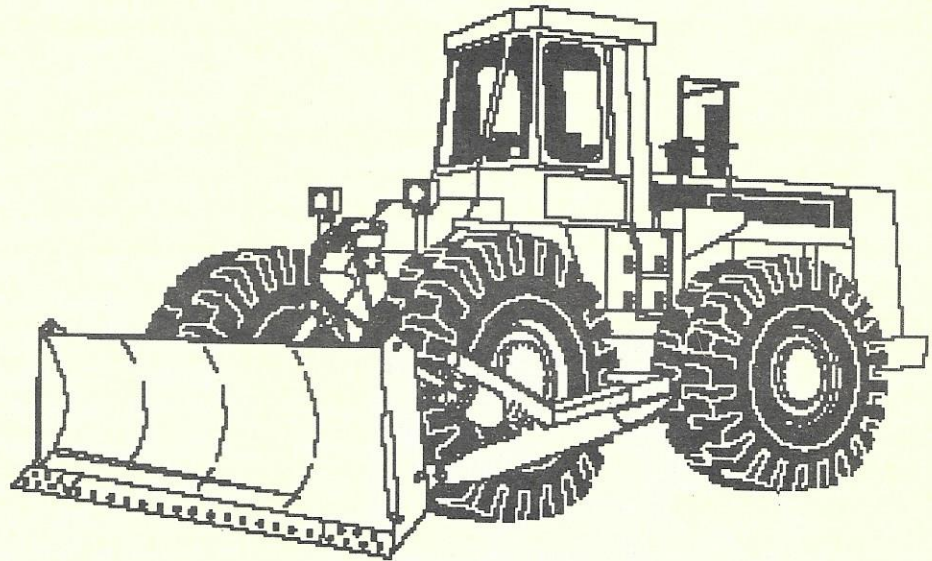
Foley's examination of the Amazon River basin in Brazil found that cutting down the rain forest not only reduces its ability to store carbon dioxide, but the bare land left after deforestation cannot return as much water to the atmosphere.

Annual rainfall is reduced by as much as 20 percent in some places, according to a computer simulation by Foley and scientists in Brazil.

"The ability of the land to cool itself is diminished," he said.

In south Florida, swamp draining for home building and sugar cane farming this century raised temperatures by an average of at least a half-degree. That's sufficient to be considered more than the climate's natural variability, said atmospheric scientist Roger Pielke of Colorado State University, who co-authored the study.

Summer precipitation is reduced by 10 percent after the landscape changes, he said.



NEW PIMA COUNTY NOISE ORDINANCE

On August 16, 1999, the Pima County Board of Supervisors enacted an ordinance to limit offensive noises in Pima County. This ordinance went into full force and effectiveness on September 15. On the surface this seems like a fine idea; Pima County won't allow excessive noise (like that from overly loud radios or phonographs) during times when most folks like to relax or sleep in peace and quiet.

There is a problem with this ordinance, however: it appears to be uncommonly lenient with *noises generated by construction activities*. The following tables summarize limitations to noise generated by construction activities. You may notice that construction-generated noises are allowed to continue even on Sundays and holidays (albeit the crews must begin their din a little later in the morning on these days)!

Mondays through Fridays (federal holidays excepted):

activity	inclusive dates		start time	stop time
	from	to		
concrete pouring	April 15	October 15	5:00 A.M.	7:00 P.M.
concrete pouring	October 16	April 14	6:00 A.M.	7:00 P.M.
other construction†: residential area*	April 15	October 15	6:00 A.M.	7:00 P.M.
other construction†: residential area*	October 16	April 14	7:00 A.M.	7:00 P.M.
other construction†: commercial zone	April 15	October 15	5:00 A.M.	7:00 P.M.
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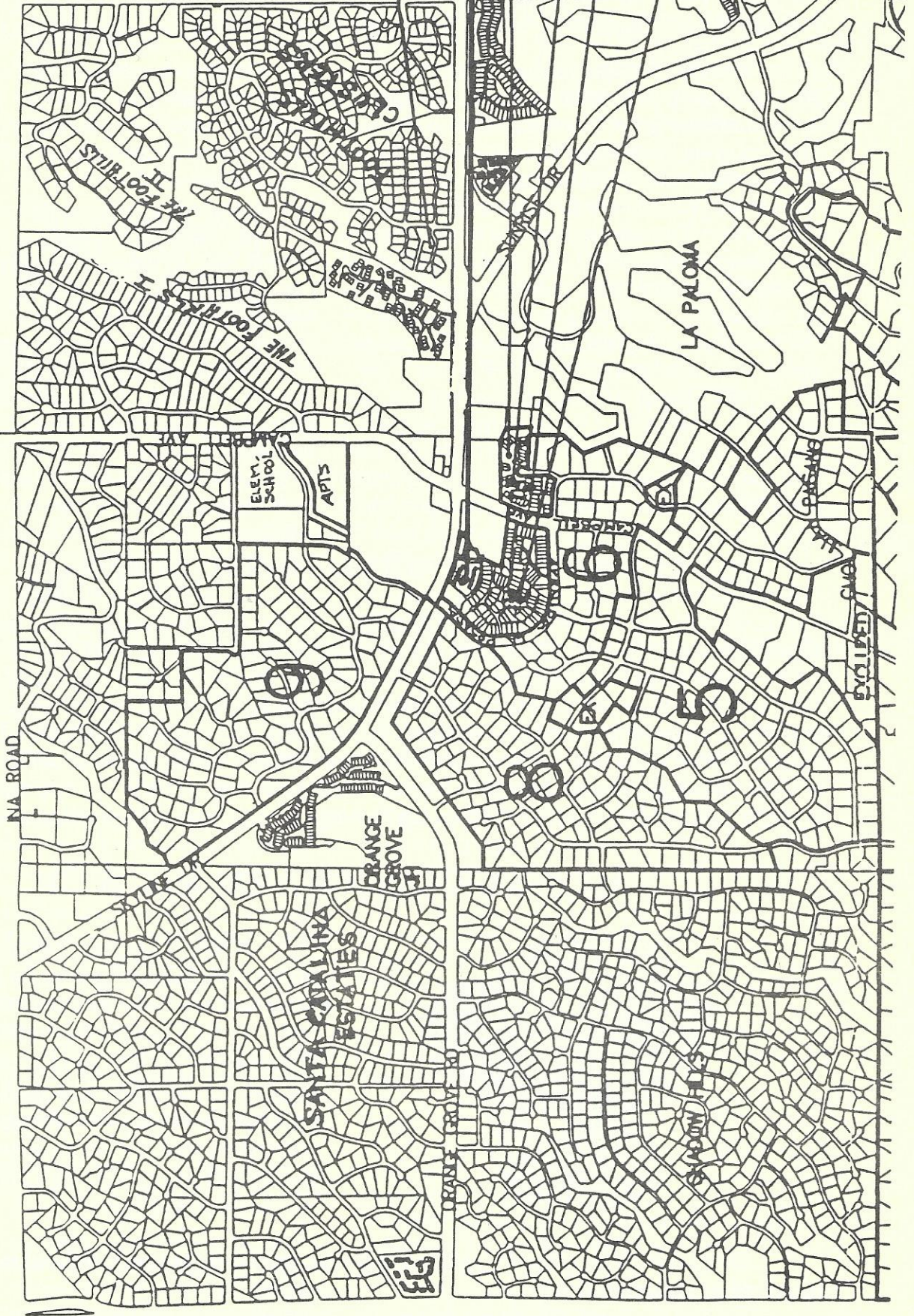
† other construction and repair activities mean: "to operate equipment or perform any outside construction or repair work on buildings, structures or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction-type device"

* in a residential area, or within 500 feet of a residential area.

CATALINA FOOTHILLS ASSOCIATION

AREAS 1 thru 9

↑ COBBLESTONE



SUBSTITUTE TEACHERS MAKE A DIFFERENCE

The following article was received from Emy Serazio, Human Resources office coordinator, Catalina Foothills School District #16, who is responsible for any editorial comments (about C.F.S.D.) therein:

Catalina Foothills School District is simply outstanding. We pride ourselves on employing and retaining the best educators in Tucson. Families often move to the Catalina Foothills area because they value education and our district provides students with only the finest educational opportunities. Community members consistently demonstrate their values by approving school bonds, budget overrides, and by volunteering in the classroom. Retaining exceptional substitute teachers is an important component of creating a quality education environment.

Our district's substitute teachers are university-educated and have earned at least a bachelor's degree. We are entrusted to employ only well qualified, Arizona certified substitute teachers. The process of obtaining an Arizona substi

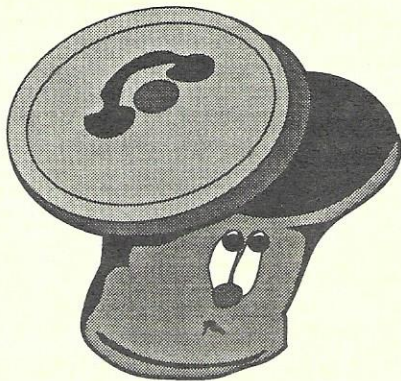
tute certificate is not difficult, but may take up to ten weeks before the certificate is issued. If you have a bachelor's degree, and would like to make a positive contribution to public education, Catalina Foothills School District is ready to assist you with this process.

Substitute teaching can be a very rewarding experience, and many substitute teachers are considered to be valuable staff members. Substitutes not only become familiar with the administration and staff, but develop a productive rapport with students. Students are known to exclaim, "Oh, boy, our substitute is Ms. Jones today!" As a substitute teacher you will be appreciated by the school staff and the community. It can be a fun and challenging job, with the added benefit of helping the students in our community.

If you would like to know more about how to obtain your Arizona Substitute Teaching Certificate, please [sic] the District Human Resources Department, in Catalina Foothills School District at 577-5082. Or drop by the offices at 2101 E. River Road. We are located on the north side of River Road, just east of Campbell. Office hours are Monday through Friday, 8:00 A.M. to 4:00 P.M.

Some residents of the Catalina Foothills do not live in the Catalina Foothills School District #16; we also have people who send their children to Amphitheater and Tucson Unified School District schools. These districts also have some excellent schools, also in need of qualified substitute teachers. In fact, some of the T.U.S.D. schools (and Sunnyside District schools) on the south and southwest sides of town cannot get enough substitute teachers to fill their daily needs! The opportunity is out there; working with children in a public school can be one of the most rewarding experiences you'll ever find.

UPDATE ON TRASH PICKUP



Catalina Foothills Estates #7 (hereafter referred to as "CFE #7") is by far the largest of the various areas of houses and townhomes which make up the Catalina Foothills Association. Its "Declarations of Protective Covenants" place binding and enforceable conditions and restrictions upon the use of each lot in this subdivision. These restrictions were and are designed to preserve the unique nature of our foothills lifestyle; this is why we choose to live here!

Covenant #15 states that **"Garbage/trash cans must remain concealed and may not be placed along street rights-of-way."**

Currently, the extra charge to keep cans concealed away from the street ("carry-out" or "back-door" service) can be substantial. However, there is new competition in the trash-hauling business in Tucson. At least three (relatively) new companies are offering extremely attractive rates for trash removal, including carry-out, which would seem to obviate objections based upon the excessive cost of this necessary added service. Waste Management, in response to the new competition, will probably be forced to lower its rates, too. The following table summarizes services and associated costs of available trash-removal companies. The information in this table was acquired

by telephone from various representatives of these companies, and may not reflect the current or best rate available to you. Discounts (including senior-citizen discounts) are available from at least some of these companies. To get the latest rate information for your particular residential needs, please contact these companies yourself.

Here follows some information on the companies which provide trash-removal services in our neighborhoods (not including roll-offs). The rates for residential customers for these four companies are summarized in the following table. Please be sure to read the footnotes below the table.

company	pickups / week		monthly cost		# Foothills Customers
	trash	recyclables	curb-side	carry-out	
T.N.T.	1	1	\$14.95 [¥]	\$29.95	> 300
T.N.T.	2	0	\$14.95	\$29.95	> 300
Waste Management	1	1	\$16.45*	\$37.50 to \$80.45**	> 1000
Saguaro	2	0	\$16.75	\$20.75 [†]	> 50 ^{††}
Saguaro	2	1	\$19.00	\$23.00 [†]	> 50 ^{††}
Reliable	2	1	\$10.00	\$15.00 ^{†††}	2000

¥ T.N.T offers lower rates (\$12.95) for curb-side pickup if *all* residents in a neighborhood area subscribe to its services; this is for 2 trash and 1 recycling pickups per week!

* This is WM's special homeowners'-association("HOA")-members' rate; at least some CFE #7 residents receive this rate.

**\$80.45 is the older, regular carry-out rate if not a member of a HOA.

***\$37.50 is the current HOA rate; WM plans to determine back-door (carry-out) rates for each customer on a case-by-case basis. WM provides one of the industry-standard 95-gallon containers for each customer. However, two containers per customer are at least sometimes available on request, and will be picked up for the same rate (this means that if you have too much trash for the single trash pickup [single container] each week, you may be able to use *two* containers to get the job done for the same price!)

† \$20.75/\$23.00 is the approximate current rate; Saguaro plans to determine back-door (carry-out) rates for each customer on a case-by-case basis. One additional (up to a total of two) industry-standard 95-gallon containers of trash costs \$3 to \$4 more per month.

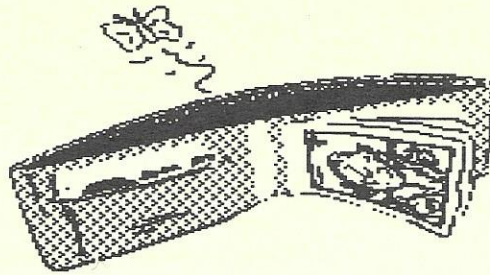
†† >50 people have signed up in just the last week for service scheduled to begin May 1, 1999.

††† if Reliable is made a "preferred provider," the curb-side rate drops to \$7.50. Reliable does *not* provide trash containers, but will pick up as many of the homeowner's own containers as he/she puts out for the price quoted above.

Reliable's new telephone number is 861-6940.

Unfortunately, we omitted one trash-removal operation from our last newsletter. This outfit is T.N.T. Sanitation, which is locally owned and operated, according to owner and president Kevin Smith. In fact, Mr. Smith tells us that T.N.T. is the largest residential trash-removal company in Tucson which is locally owned (T.N.T. has more than 11,000 customers; Mr. Smith adds that this is all the more significant now that J.D. Services has been purchased by Republic Services.) T.N.T. has several exclusive contracts with neighborhoods in the Catalina Foothills area, including Via Serenidad

(in Catalina Foothills Estates #7) and (further east) Sabino Creek and Casa de Ventana. Thus, T.N.T.'s service area runs through Catalina Foothills postal ZIP codes 85704, 85718 and 85750. The residential rates charged by T.N.T. Sanitation are now in the above table. The rates compared in the above table are not *exactly* comparable because Reliable does not provide containers, Saguaro's rates rise if you put out more than one 95-gallon container, and T.N.T. has one more pickup per week than the others; see the footnotes to the table.



SPECIAL TAX FORUM — sponsored by the Catalina Foothills Association

Theme: "The Tax Bite! How Big Will Yours Be?"

- Date:** • Tuesday, November 16, 1999 @ 7:00 P.M.
Location: • Murphey Gallery, St. Philip's in the Hills Episcopal Church
4440 N. Campbell Avenue
Moderator: • David Hill, President, Catalina Foothills Association.

Topics discussed will be:

- How Pima County Taxes are Spent.
- How State Tax Revenues are Shared.
- How Much School Districts Take from County and State Tax Revenues.
(especially the Catalina Foothills School District #16)

Speakers:

- Rick Lyons, **Pima County Assessor**
- George Cunningham, **Arizona State Senator**, district #13
- Clifford Altfeld, **Board Member, Catalina Foothills School District #16**

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