



Catalina Foothills Association

www.catalinafoothillsassociation.org

Post Office Box 64546 • Tucson, Arizona 85728-4546

Devoted to the preservation of the unique residential character of the Catalina Foothills for over 47 years

President's Message

Nearly every "President's Message" in the past few year's CFA newsletters has been a plea to members of the Catalina Foothills Association to "get involved." The CFA has also been trying to get residents of areas in the Catalina Foothills whose CC&Rs have lapsed to have new covenants put in place to protect their properties. Increasingly, these pleas have been falling on deaf ears. Moreover, in response to dues requests (dues to the Catalina Foothills Association remain *voluntary*) and in reaction to our last Annual Meeting, comments have ranged from "you guys don't ever take a stand" to "you are biased in favor of" this or that group to "you don't do anything [about things we're interested in]," to "you are doing a great job!"

We are asking you, our constituency, "What would *you* like the Catalina Foothills Association to devote its efforts to?" If you live in an area of the Catalina Foothills where there are no CC&Rs in place, "What would it take for you to commit to a new set of protective covenants for *your* property?"

The Catalina Foothills Association now has a web site. Please e-mail us at contact@catalinafoothillsassociation.org, or send us a letter, or call one or more of the CFA Board members with your responses to the above queries. We wish to be responsive to the needs and wants of foothills residents; help us to do so by telling us what those needs and wants are.

In an additional attempt to feel the pulse of our constituency, we would like to start printing "letters to the editor" in our newsletter.

We will continue to serve your needs *vis-à-vis* the quality of life we have come to enjoy in the various Catalina Foothills Estates, and we will continue to do our best to keep you informed about upcoming issues.

CC&Rs for Area 1

Work continues toward the reinstatement of the CC&Rs for area 1. This is a large area of homes with more pressures every day to develop parcels of land around older homes. We all acknowledge land will be sold and more homes built; our concerns are for *thoughtful* development that will not adversely affect our neighbors. This is the reason for covenant and restrictions. This is our opportunity to make the beautiful Foothills a place where we all want to live.

The CC&Rs were sent to all area 1 owners in the last newsletter. If you have put your copy of covenants in some stack of paper to be dealt with later, now is the time to give it your attention. Please take some time to look it over and call Sue Brinkmeyer at 577-6208 if there are questions. A notarized signature is necessary to complete your commitment. Mail your signed copy to the Catalina Foothill Association; the address is at the bottom of the CC&Rs recitals. If you do not have a copy contact Jane Hoffmann at 327-9693.

Annual Meeting

Topic: Skyline/Campbell Development

Acting on behalf of the Catalina Foothills Association, President Sterling Torrance called the Annual Meeting to order at 7:30 p.m., January 31, 2001, in the Murphey Gallery of St. Philip's in the Hills Episcopal Church.

Dr. Torrance followed his welcome of the audience of approximately 300 with a few opening remarks concerning the evening's program. Specifically, although this was to be, officially, the annual meeting of the Catalina Foothills Association, most of the evening was going to be spent on matters of interest to members of the CFA, but not directly related to its annual meeting. Like the past few CFA

annual meetings, CFA was providing a forum wherein area residents would be presented timely information about important developments in the Catalina Foothills. This evening's meeting has as its invited speakers representatives from Westcor (which company has plans underway for the commercial development, to be called "La Encantada," at the NW corner of the intersection of Skyline Drive and Campbell Avenue) and the Skyline Campbell Citizens Coalition (SCCC, which organization seeks to minimize the impact of any such development at that intersection to nearby residents). The main thrust of Dr. Torrance's opening remarks was that the issue being argued by Westcor and SCCC has no heroes nor villains; it is about property rights. That is, in light of Westcor's option to buy the property mentioned above, what *sort* of commercial development should they be allowed to build there?

Sterling Torrance made note of a dues increase for Areas 1 - 9, stating that, after 40 years of no change in dues, the increase in CFA's expenses (such as printing, mailing, etc.) has resulted in a negative cash flow and necessitated this increase in dues.

Proposed and accepted by the general membership for election to the Board of Directors of the CFA were: Susan Taylor, Stuart Singer, and Stephen Carlat. Proposed and accepted for re-election were: T.S. Edison and George Kiersch.

The program topic was:

What's Going to Take Place at the Skyline/Campbell Intersection?

We present here only a brief summary of this program. A full transcript may be found on CFA's web site, at www.catalinafoothillsassociation.org.

CFA President Torrance asked the attendees to be respectful and to hold their questions until the end of both presentations. He then introduced Westcor representatives Mitch Stallard, Wally Chester, David Scholl, Mike Treadwell, and Tracy Gotsis.

The various representatives of Westcor proceeded to present their vision for La Encantada, a 320,00-square-foot intimate, open-air village, with many "people places", including patios and plazas, all kept in harmony with the mountain surroundings. It would consist of a book store, tea shops, restaurants, boutiques, a specialty grocery store, and an office component.

Dr. Fred Fiastro, representing the Skyline Campbell Community Coalition, said that

La Encantada was a good development, but that it was not the right development for that location. He said the main concerns are with the size of La Encantada, traffic issues, zoning compromises, and keeping promises that have been made.

The presentations by Westcor and SCCC were followed by a question-and-answer period. As expected, questions from the floor became a major part of the evening's program. Tony Luebbermann roved the audience with a microphone to field the questions. Most of these questions can be reviewed in our transcript of the annual meeting, which is located on CFA's web site.

After all arguments had been made, and the smoke had cleared, one inescapable fact remained: a large commercial development at this intersection will create a significant increase in traffic, for which Pima County's transportation system is unprepared and underfunded.

Sterling Torrance thanked all of the participants, and the meeting was adjourned at 9:50 P.M.

Skyline/Campbell Update

A court-ordered mediation between all four parties in the lawsuit (Pima County, SCCC, CFEP #2 [the owners of the subject property], and Westcor) has been scheduled for May 11, 2001. Negotiations between the county and Westcor will continue on a parallel track with Jim Portner, a county-appointed facilitator. Mr. Portner facilitated the Canoa Ranch settlement.

Help Stop Light Pollution

Tucson is one of the astronomy centers of the world. It is a mecca for both professional and amateur astronomers.

In order to keep this valuable designation, we must all be aware of, and monitor, light pollution.

So, check your outside lights to be sure they are shielded! Better yet, switch to sodium. And, do you really need to keep them on all night? Studies have shown that lights are not much of a deterrent to crime; burglaries most often occur during the daytime when people are not at home.

Speed Hump Project for Juan Paisano

Many of our neighbors have already been approached about signing a petition to allow the County to perform a traffic pattern study of the Juan Paisano / Vista Valverde / Piedra Seca / Camino Real corridor that may eventually lead to the placement of speed humps along Camino Juan Paisano. A small committee of concerned residents was formed this past summer and its members met with the county transportation supervisor, Mike Moore, to initiate and oversee this project (Mr. Moore may be reached at 740-6775).

Here are the answers to some important speed-hump questions:

Q: Why do we need speed humps?

A: There are several important reasons to consider having speed humps placed along this corridor. The first is to deter the ever-increasing amount of cut-through traffic (River to Camino Real to Juan Paisano to Campbell). According to the County, the amount of cut-through traffic is expected to sky-rocket during the up-coming River Road widening project. Furthermore, with the impending development of Skyline and Campbell, we can expect traffic volume along this corridor to explode! We can and must do something NOW to discourage this!

More importantly, speed humps would slow down speeding motorists — particularly around the school bus stops — therefore helping to protect the safety of our children and other pedestrians.

In addition, speed humps would help to discourage joy riders and vandals from roaming the neighborhood (they would not be able to make a very fast get-away!)

Q: What is a speed “hump” (as opposed to speed “bump”)?

A: A speed HUMP is lower and wider than a speed BUMP (which is meant to slow a vehicle down to nearly a stop.) Speed humps are placed strategically, at least two or three in a series, with the intention of slowing a motorist down to a speed just below the speed limit while driving over them. An example of a local neighborhood with speed humps: Dodge Blvd., between Ft. Lowell and Grant.

Q: How much would they cost and who would pay for them?

A: The cost of each hump is approximately \$500.00. It is expected that three to five humps would be necessary to accomplish the desired results along Juan Paisano. This means a total cost of between \$1,500.00 to 2,500.00 — a small price to pay for the safety of our families and the preservation of our neighborhood! The county will pay for all signage (and the preliminary study of traffic patterns). It would be the responsibility of the neighborhood residents to fund the cost of the actual humps (\$500.00 each). If many residents are willing to contribute this should not be too great of a financial hardship.

Q: So how do we get them?

A: The process involved in having these humps installed is as follows: First, a petition is signed by 60% of the home owners in the effected area, which includes residents along Camino Juan Paisano as well as residents that use Juan Paisano as an access route (i.e., Piedra Seca, Camino Real, Vista Valverde). Next, the petition is submitted to and verified by the county board of transportation. Next, the county conducts a study of the local traffic patterns (number and types of vehicles, average speeds, etc.) The results of this study are reported back to the neighborhood committee and then shared with all affected residents. Finally, a second petition is signed by at least 60% of the effected homeowners and submitted to the county allowing the actual placement of the speed humps. At this time collection of funds would also take place.

We may not be successful in controlling other developmental / traffic threats to our neighborhood and environment but this we can do something about!

If you have any questions about this project, or would be willing to donate your time and assistance to this project, please contact one of the following Speed Hump Committee members:

Monica Hultquist, 299-0266

Lisa Waldrup, 529-9124

Sam Williams, 577-0763

Catalina Foothills Association

2001 Board of Directors

Here's who we are:

NAME	AREA	TELEPHONE
Sterling Torrance, President	7	299-9026
Lera Gates, Vice-President	2	299-6266
Dr. Jerry Leroy, Vice-President	5	299-2620
T.S. Edison, Sec./Treasurer	5	299-2712
Sue Brinkmeyer	1	577-6208
Barbara Burke	7	299-2889
Stephen Carlat	3	577-9273
David B. Elwood	7	299-4393
George A. Kiersch	4	299-3776
Tony Luebbermann	8	299-4953
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