



Catalina Foothills Association

Post Office Box 64546 Tucson, Arizona 85728-4546

www.catalinafoothillsassociation.org

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

President's Message

Hi, my name is Jim Riley and I will be the CFA President for 2002. I have been a resident of Catalina Foothills Estates No. 7 since 1978. CFE #7 has remained very much the same since we first built our home here. I attribute this to the strength of our covenants along with past and present Board Members. The majority of our residents understand and support the reasons for our restrictive covenants. Occasionally, people move into our area because it is attractive but they apparently have no interest in following the covenants that they signed off on. They are often self-centered people who create covenants issues, contribute nothing to the area and have little regard for their neighbors. Their presence would cause the area to deteriorate and real estate values to fall if it were not for the vast majority of homeowners that support the covenants and Board Members. I value our unique desert lifestyle and look forward to supporting the concerns of the Foothills Associations that are interested in preserving their neighborhoods. I encourage all Foothills homeowners to contact your Associations and volunteer to serve on your Boards. We all need to give something back for the quality of life we have enjoyed here.

Real Estate Development in the Foothills

Skyline-Campbell Intersection

NW corner: WestCor will begin plant salvage and grading in April after fencing the construction site to protect adjacent open space vegetation. The Tucson Cactus and Succulent Society salvaged small cactus the weekend of March 23/24. Preliminary road work should begin in early summer. The planned opening for La Encantada is October 2003.

SE corner: NCSKY, LLC, managed by Peter

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2002 Annual Meeting Summary

About 45 Association members attended the 2001 Annual Meeting at St. Philip's in the Hills Church. The following members of the CFA Board were introduced: Kent Bogott, Barbara Burke, Stephen Carlat, T.S. Edison, Lera Gates, Jerry LeRoy, Tony Luebbemann, Stuart Singer, and Virginia Sonett.

Proposed for re-election were Jerry LeRoy, Polly O'Bier and Virginia Sonett. New Board members proposed for election were: Joe Carmody, Shirley Cooney, Sally Cushman, Betsy Greve, Deborah Pratte, and Jim Riley. The full slate was accepted by the general membership. The members were directed to give other names to Jane Hoffmann for consideration by the membership (nomination) committee.

The program this year addressed the Local Emergency Management and Response Plan: The first speaker was David T. Lenox, Coordinator, Pima County Office of Emergency Management and Homeland Security. This department was originally part of the Civil Defense program, addresses all hazards (natural, technological, and human), and is in charge of the County Disaster Plan. Mr. Lenox discussed the different hazards with which his department deals and their experiences in past flooding years.

Next, Todd Canale, Fire Prevention Inspector for Davis-Monthan Air Force Base (DMAFB) explained that the Wing Commander exercises full authority over emergency action plans. DMAFB will provide equipment and personnel to the city in times of crisis, including bomb-disposal and rescue teams.

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Real Estate Development

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Aronoff, has presented plans for commercial development on 12+ acres to the homeowner associations bordering the property. The plans include small shops, office buildings, three restaurants and a two story hotel terraced down the hillside on the East elevation of the property. The eastern wash will remain as open space. The architecture will be southwestern. Aronoff, President of A.F. Sterling Homes, also owns Block 1 in La Paloma to the east and will build 53 detached, single-story homes, 2100-2700 sf each, on ¼-acre lots, priced from \$300,000 to \$400,000. "Canyon Village at La Paloma" will be accessed from Campo Abierto. Construction will begin in the Fall 2003.

SW corner: NCH Corporation, Mike Hanson, owner/developer, plans a commercial development on about 7.5 acres which will include boutiques, restaurants, office space, perhaps a bank, and coffee shops, with landscaped buffering to the south. The wash will be left natural and integrated into the desert landscaping on the site.

Due to the continuing efforts of the SCCC, both developers have met with adjacent neighbors and have agreed to restrictions similar to Westcor's.

Catalina Foothills Estates

Area # 6: South of Las Cumbres townhomes, east of Posada Real and Catalina Townhomes, Jim Gray will build 7 homes just north of an established home and 1 home south of same. He is the builder of the Adobes del Bosque homes on Craycroft south of River Rd, and has met with the nearby HOA's.

Area #1: Two parcels at Calle Ladero & Calle La Vela (7.4 acres and 10 acres) were recently sold to La Quinta Building Co. The deal is still in escrow as we go to print.

South Campbell: North of St. Philip's in the Hills Church and East of Campbell, St. Phillips Foothills LLC requested that 7.2 acres (which they own) be changed from Low-Intensity-Urban (as on the Comprehensive Plan) to Medium-High Intensity-Urban, allowing 29 to 49 townhomes. The Planning Dept. supports maintaining LIU 1.2, allowing 16 clustered units (the wash area, approx. 3 acres, would remain open). On Feb. 19th, the Board of Supervisors granted a 60-day continuance for the developers to meet with all the neighbors, present new plans, and try to come to an agreement. Two of the St Phillips LLC owners are partners in Hacienda del Sol Ranch Resort.

Annexation

Parcels of land on the north bank of the Rillito River and 1000 ft. SW of the intersection of Hacienda del Sol Road and River Road, have been legally noticed, a public hearing has taken place, and the annexation process is moving forward. Please call Alice Weston of the City Annexation Dept at 791-4675 for more information. ❖

U OF A Poetry Center

<http://www/coh.arizona.edu/poetry/>

After 40 years, one of After Tucson's (and the West's) premier literary sites, the University of Arizona Poetry Center, is poised to establish a new home.

The Poetry Center was established through the vision and generosity of a single donor, Ruth Stephan, and dedicated in 1960. Robert Frost arrived by train to read at the dedication, which was also attended by Congressman Stewart Udall and other Arizona officials. In the years since, the guest house at the Poetry Center has housed several Nobel Laureates and Pulitzer Prize winners (too many to name here). The reading series has featured more than 1,000 famous poets, and is a "who's-who" of international poetry.

The Poetry Center shows the current reading schedule and other activities on its web site (see above). Last November's memorable reading was by Robert Haas, former Poet Laureate of the United States, at St. Philip's in the Hills. Most readings are held on campus at the Modern Languages Auditorium (parking in the Second St. Garage or the lot at Highland and First St). The Center is open to visitors 9-5 Monday through Friday, and Sunday afternoons from 1-4 p.m. The staff will be happy to assist you in your poetry "cravings" and show you the collections, including a truly remarkable collection of non-circulating audio recordings. Would you like to hear T. S. Elliot reading "The Waste Land"?

The University has included a new 19,000-sq.-ft. Poetry Center facility as a high priority in its recently launched capital funding drive, "Campaign Arizona". The building plans include many naming opportunities for donors. If you are interested, please contact Dennis Evans, Associate Dean of the College of Humanities, at 621-3701 or email jdevans@u.arizona.edu, or call CFA's Tony Luebbermann, 299-4953. ❖

Reduce junk mail, phone calls

Tired of receiving telemarketing calls? The CFA would like to pass on the following information, which is reprinted by permission of the Arizona Daily Star.

“If you are annoyed with the volume of calls and mail you get hyping products, the Direct Marketing Association offers “mail and telephone preference services” that allow you to cut the intrusions from many national companies for up to five years. When you register with these services, your name goes onto a ‘delete’ file; two or three months later, you should see a reduction in solicitations (not all organizations are registered with the association).

“Send your request to be removed from marketing lists (include all variations of your name, current address and previous address if you moved recently) to: Direct Marketing Association, Mail Preference Service, PO Box 9008, Farmingdale, NY 11735-9008. For telemarketing service, the address is Direct Marketing Association, Telemarketing Service, PO Box 9014, Farmingdale, NY 11735-9014.”

Also, when placing catalog orders, by phone or mail, be sure to state clearly that you do not want your name ‘leased’ or sold.

And finally, credit bureaus have a toll-free number you can call to stop receiving preapproved credit-card offers for two years. Call 1 (888) 567-8688. This number was made available by the American Institute of Philanthropy, (301) 913-5200, or online at www.charitywatch.org. They publish tri-annual reports on the operations of over 400 charitable organizations. ❖

In Our Next Issue . . .

An update on the project to expand River Road from Campbell to Alvernon, after the March 20th County Transportation Open House. Four lanes, modifying the ‘dog-leg’, a park, and a bridge to Alvernon are proposed. Also, some of our long-time residents provide tips on how they get along with your favorite neighbors, pack-rats and cone-nose bugs. ❖

Annual Meeting

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Finally, Pima County Sheriff Lt. Sandy Rosenthal, a resident of CFE #9, discussed the district division along Campbell Avenue: residents to the west are in the Foothills District; residents to the east are in the Rincon District. In the event of a major emergency, if you are at home, stay there until the Sheriffs evacuate you. They will give you a tag, your house will be tagged, and the sheriff will keep a tag showing where you were sent so that you can be located. Lt. Rosenthal reminded people to keep emergency kits in the house and the car, and reminded members that the Emergency Alert System broadcasts information on radio and TV. He also recommended that you choose a rendezvous outside your area as a contact point for family and friends.

In closing, a motion was made and seconded to accept the minutes from last year’s annual meeting and the 2001 Financial Report. ❖

River View Estates

Jim Riley

The project is destined for 50 acres that D.R. Horton of Dallas is proposing to develop. Their plan is to grade and backfill a deep wash on the property and build 103 predominately two-story pitched-roof houses which are totally out of character with the surrounding area: it is surrounded by the single-story flat-roof neighborhoods of CFE #7, Serenidad and Northridge Villas. The area is bordered by Racetrack Wash and Serenidad to the east, River Rd. to the south, Foothills Drive to the north, and Altamira Apartments and Northridge Villas on the west. The land was annexed by the City of Tucson in 1996 (surrounding area is still county) and is the last piece to be developed in this area.

D.R. Horton submitted a development plan to the City of Tucson in March of 2001. The neighborhoods responded to the City at that time with four reasonable concerns:

1. No storm water to be dumped into CFE #7 Racetrack Wash.
2. No houses in Racetrack Wash (developer proposing 10).
3. No building on slopes greater than 25% (developer proposing 40%).
4. Coordinate architectural styles with the area neighborhood.

On March 27th, 2002, the three homeowner associations completed a negotiated agreement with D.R. Horton. Due to limited space in this newsletter I have bottomlined the following points:

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Request for Comment

Many of you ask "What is the CFA? What do they do?" Our goals are to:

1. Preserve the residential character of the Catalina Foothills.
2. Inform you of issues that affect your area through our newsletters, meetings, and web site.
3. Facilitate negotiations in neighborhood issues.
4. Take care of the neighborhood!

Now we ask - HOW ARE WE DOING? Let us know what issues are most important to you by writing to us or sending us an e-mail through our web-site. We want your feedback! ❖

E-mail survey

We are also surveying e-mail use among residents. If you use e-mail, please notify Jane Hoffman through our web-site. ❖

River View Estates

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1. No houses will be built in Racetrack Wash (ruling by the city).
2. 26 of 103 houses will be single story (around the perimeter of Northridge Villas and Foothills Drive).
3. No additional stormwater into CFE #7 portion of Racetrack Wash from the predeveloped state.
4. The three associations can appoint a liaison to ensure the grading limits are maintained.

The three associations are not happy with this agreement but feel it was the best we could obtain with limited legal funds versus a large corporation and a large tax-based City. We would have preferred a much higher percentage of single-story flat-roof homes (consistent with the area) and not back filling the significant 40 foot deep wash in the center of this property.

I will be presenting full details at the CFE #7 Annual Meeting set for May 7th at 7:00 p.m. in the Murphey Gallery at St. Philips in the Hills. Everything we asked for was well within the City of Tucson's ordinances. The only ordinance the City supported was to prohibit homes in Racetrack Wash, interpreting the rest in favor of the developers. Come and see for yourself what City annexation will do to the Foothills. ❖

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2002 Board of Directors

Name	Area	Phone
Kent Bogott	4	299-1480
Barbara Burke	7	299-2889
Stephen Carlat	3	577-9273
Joe Carmody	4	615-4642
Shirley Cooney	5	577-1499
Sally Cushman	7	577-2775
T.S. Edison	5	299-2712
Lera Gates	2	299-6266
Betsy Greve	6	577-9548
Jerry LeRoy	5	299-2620
Tony Luebbermann	8	299-4953
Polly O'Bier	9	299-2599
Deborah Pratte	5	882-2800
Jim Riley	7	888-1828
Stuart Singer	4	529-6020
Virginia Sonett	5	299-3937
Susan Taylor	6	529-0256
Sterling Torrance	7	299-9026

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