

Catalina Foothills Association

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www.catalinafoothillsassociation.org

Devoted to the preservation of the unique residential character of the Catalina Foothills

PRESIDENT'S MESSAGE



Jim Riley, President

The current character of the Catalina Foothills was well thought out and planned by John Murphey, the initial developer. All of us who love our foothills lifestyle owe him a lot. But what about the future?

Mr. Murphey is gone. Who is now in a position to shape our future? The CFA board believes current residents are the area's best stewards. But, to do so, we need to be active participants in planning the future of the region in which we reside.

There is no better time to get started than to attend the CFA-sponsored symposium on February 19, 2005 about the Future of the Foothills. All residents are welcome to attend and ask questions, to find out what government and leading developers are thinking. If we, as residents, don't take the time to protect our lifestyle and investments, then the government and developers with different agendas certainly won't.

Also, Covenant Protection that exists in areas 3,5,6,7,8 and 9 will help to protect the property values in those areas; however, property owners in areas 1,2 and 4 need to reinstate minimum basic covenants for their own protection. Without basic covenants the residents of those areas may find their properties compromised by aggressive developers and weak government zoning regulations.

Please plan to attend the symposium, and if you live in areas 1,2 or 4 call the CFA board at 327-9693 for basic covenant reinstatement information.

THINKING ABOUT BECOMING A GATED COMMUNITY?

If you are, the folks in Area 9 have three words of advice: plan, plan, plan. Some of the items you need to consider are:

- Maintenance of your own roads. Once you become "gated" the County quite happily turns the roads within the community over to you. They're yours, and so are all the costs associated with their maintenance, and that's just the beginning. The sheriff's department isn't going to patrol your roads either. Holding down speeders is your responsibility. Experience has shown that speeders are almost always people who live in the community.
- What kind of gate will you have? Will it be manned or keyed? If it's manned, you're looking at paying a security firm to supply 24-hour surveillance, or creating your own workforce. That's a four-person rotation, per gated entrance, seven days a week. If it's keyed entry, the cost goes down, but so does the perceived security. To guard against power shortages, etc. and to assure that residents and emergency vehicles can gain access, all keyed gates have some sort of accessible override switch on them.
- Do gates really increase security? That's the biggest myth of all. They don't. Unless you have guard dogs, sentrys, and surveillance cameras covering the development from every angle, don't turn off your own system or stop locking your doors. Gates don't stop the professionals, and, just like speeders, the misdemeanors are usually the result of actions by people living within the community.

If you're still interested in gating your area, good luck!

RURAL METRO TO RAISE RATES

During an interview with Rural Metro, we learned they are planning a rate increase to subscribers in the CFA areas. We were told the increase is necessary to cover the cost of adding two more fire fighters to each crew on the fire trucks.

We are not sure when this increase will take effect; however, their timing totally ignores published statements by the City of Tucson to annex the Foothills areas. One of the few benefits the city points to when wooing voters is increased fire and police protection.

In our survey earlier this year we ascertained that 8% of the residents didn't subscribe to fire protection, with the overwhelming reason for not doing so being cost. Also, in that same survey, quite a few respondents made a point to say that they would consider annexation by Tucson just to get fire protection from the city.

Given that only 2% of the respondents said they called Rural Metro out for an actual fire over the past twelve months, one can only surmise that facing a price increase, the amount of people not renewing their subscriptions will expand. (Note: over 80% of callouts were to remove snakes).

There is an alternative, which is in its infancy at the moment, and that is to form a fire district.

FIRE DISTRICT BEING EVALUATED FOR AREA 7

By Jim Snedden

Although Jim Riley and I are CFA board members we are both residents of Area 7, and in that capacity we have undertaken the project of looking into the formation of a fire district for that region.

According to statements made by the City of Tucson, Area 7 will be the first one targeted for annexation. That, along with the pending rate increase by Rural Metro, is telling us loud and clear that we can't just sit back and hope the problem goes away, because it won't. According to the CFA survey on fire districts, 4% of Area 7 residents don't subscribe to Rural Metro, which is half the average of all residents covered by the Association. This tells us that fire protection is an

issue in Area 7. The question then becomes, not only how to maintain our cost, but how to lower it?

Right off the bat it can be lowered by retaining the monies mandated by the State in Arizona Revised Statute 48-805. I pointed this out in our last newsletter, but to refresh your memory, it is a "fire district assistance" tax. You can see the amount you are assessed just by looking at your property tax statement. Currently you are getting zero benefit from it because the funds are being distributed to other fire districts within the county. If we form a fire district those monies stay in our district.

Some people are under the impression that once we form a fire district we have to hire firefighters, build fire stations and purchase equipment. Wrong. There are other options, three of which are: contract it out to Rural Metro at a negotiated rate; contract to Northwest Fire District, or even be annexed by them; negotiate with the City of Tucson who is building a fire station near the intersection of River Road and First Avenue.

Jim Riley and I are in the process of looking at the options: contacting fire districts that contract out services to Rural Metro to assess costs, talking to Northwest Fire District to find out what they have to offer, and contacting the Association of Fire Districts for information. We will be talking with the current Area 7 Board and if we decide that it "pencils out" we'll be spearheading a drive to collect the necessary signatures. If there are any Area 7 residents who are interested in being part of this exploratory group, please contact me at 615-1652, or Jim Riley at 888-1828.

A fire doubles in intensity every two minutes

The generally accepted standard of the Fire Marshall's office is, "what counts is to always check response time in the context that fire fighting personnel will arrive in numbers and time to be able to intervene in the outcome." This includes arriving in time to evacuate people.

THE FUTURE OF THE FOOTHILLS

What changes will occur over the next 10 to 15 years?

We have assembled a very distinguished panel of experts to address this subject at a symposium February 19, 2005 sponsored by the Catalina Foothills Association.

THE PANEL

(A detailed biography of each of the panelists is on the next page)

**Moderator-Dr. Barbara Becker, Director of UofA Urban Planning Dept.
Chuck Huckelberry, Pima County Administrator
Albert Elias, Director of Planning, City of Tucson
Ken Abrahams, Vice President of Diamond Ventures
Brian D. Johnson, Managing Director, Lowes Ventana Canyon Resort**

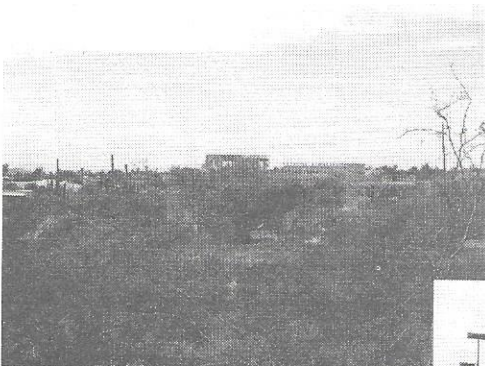
Change is coming. What form will it take? Although we can't ignore recent remarks by some members of the Tucson City Council, this symposium is not a rally for or against annexation. Our goal is to have a thought-provoking discussion of the future of the foothills, touching on annexation as only a part of the overall discourse.

Residents and businesses have a tremendous stake in the future of our region, quality of life and property values being two of the most obvious. This symposium will help us make informed voting decisions.

After opening remarks addressing the question of change, the panelists will hold a discussion before taking questions from the audience.

Symposium Details

- **February 19, 2005 from one to four PM.**
- **Foothills High School Auditorium**
- **Admission is free**



SYMPOSIUM PANEL MEMBERS



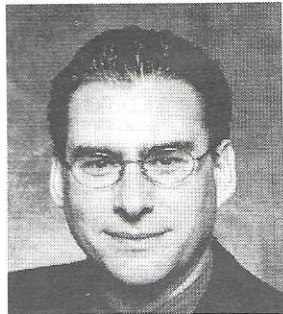
MODERATOR - Dr. Barbara Becker, Director of the University of Arizona School of Planning. Dr. Becker received her Ph.D in Community and Regional Planning and Geography from the University of Texas at Austin. Before joining the UofA faculty in 1995, Dr. Becker was Coordinator of Community and Regional Planning Programs for the Department of Geography, Geology and Planning at Southwest Missouri State University. She holds a Professional Certification from the American Institute of Certified Planners. In addition to being a prolific writer in her field, she has done numerous studies for local municipalities.



Kenneth D. Abrahams, Vice President of Diamond Ventures responsible for all land, commercial and industrial development performed by that company, in addition to overseeing the diverse array of investments held by other Diamond enterprises. A member of the Diamond team since 1991, he has more than 20 years of experience in land development, including five years as founder and leader of his own companies. Mr. Abrahams has a B.A. and M.S. from the University of Arizona, where he specialized in landscape architecture and renewable resources.



Chuck Huckelberry, Pima County Administrator since 1993. A native Tucsonan, Chuck joined Pima County Government in 1974 after receiving a Master's degree in engineering from the University of Arizona. Under his leadership Pima County has been at the forefront in Urban Planning as county government seeks to balance sensible environmental policy with regional growth demands.



Brian Johnson, Managing Director for Loews Ventana Canyon Resort. He received a Bachelor's Degree in Hotel and Restaurant Administration from the University of Nevada in Las Vegas, Nevada and an MBA from National University in San Diego, Calif.

Brian is currently serving as a chairperson for the Pima Community Advisory Council, on the Board of Directors for El Dorado Hospital, on the Board for Southern Arizona Lodging and Resorts and is a member of the Southern Arizona Leadership Council.



Albert Elias, Director, City of Tucson Urban Planning & Design Department. A native of Tucson, Albert is a graduate of the University of Arizona. After extensive experience in Tucson's Transportation Department he now heads the department whose mission is to plan the future of the city.

An Alternative to Incorporation How Green Valley does it

by David Hamra

As the Catalina Foothills and the rest of incorporated Pima County cope with growth and other issues, Green Valley often comes to mind. After all, Green Valley is determined to remain unincorporated, has obviously experienced much growth, and seems to have a coordinated approach. So how do they do it?

Since 1973, the Green Valley Community Coordinating Council (the "Council") has served as local volunteer government in place of local legal jurisdiction. (The Council is distinct from Green Valley Recreation, which provides leisure and social activities.) It has no legal authority, yet it serves as an effective conduit to county and state governmental service. Its membership includes 57 separate Homeowner Associations (HOA) representing over 90% of residents, together with 21 local organizations and businesses as Institutional members.

Each HOA selects one of its members to sit on the Council's Board of Representatives. An Executive Board is elected every two years to provide administrative leadership, and except for a small paid staff, the Council is all volunteer.

The Council serves the community by administering standing committees (Architectural Review, ByLaws, Communications & Town Hall, Deed Restrictions/Membership, Environmental, Government Liaison, Health & Human Services, Planning & Zoning, Public Utilities and Traffic & Arroyos), conducting regular open meetings with media present and time reserved for any citizen to comment, and producing the annual Green Valley Area Community Directory. They also maintain a year-around office to provide assistance to members and the public at large.

While the structure of the Council works well for Green Valley, it doesn't fit our area. As noted, Green Valley is made up of HOA's, which have much more comprehensive rules than our neighborhood associations. As a retirement community, Green Valley also shares with more uniform purpose, rather than the very diverse interests

and demographics of unincorporated Pima County.

Editor's Note:

Building on what David said, although the model itself isn't applicable to our area, there are lessons to be learned from it. When a community comes together with a common agenda, it can achieve amazing results. If, for example, the residents of the Foothills are serious about maintaining their distinctive lifestyle all it takes is coordination and involvement. There is absolutely no reason why the current Homeowners and Neighborhood Associations in our area cannot work closer together on a continuing basis to shape the "Future of the Foothills." It's something to think about.

BOARD MEMBERS

MEMBER	AREA	COMMITTEE
Joel Berger Secre/Treas	1	Covenant Reinstatement Architectural Review
Paul Chandler Vice President	2	Architectural Review Chair
David Hamra	3	Planning, Transportation, Zoning Covenant Reinstatement
Annie Hart	1	Covenant Reinstatement Chair
Jerry LeRoy	5	Deed Restriction Co-chair
Joy Miller	2	Covenant Reinstatement
Tamara Novak	4	Covenant Reinstatement
Susan Petris	4	Covenant Reinstatement
Deborah Pratte	5	Nomination - chair Architectural Review
Jim Riley President	7	Nomination Planning, Trans, Zoning Legislation
Ken Scoville	7	Planning, Trans, Zoning Chair Newsletter
Jim Snedden	7	Newsletter - chair Legislative - chair Nomination
Virginia Sonett	5	Deed Restriction, Co-chair Planning, Trans, Zoning
Charles Strub	9	Deed Restriction Legislation

IN THIS ISSUE

- Read what President Jim Riley has to say about maintaining the character of the foothills. You'll find that on the first page.
- If you're thinking about becoming a gated community you need to read this article, also on page one.
- Rural Metro is ready to raise their subscription rates again. On the second page find out about that, and the move to form a fire district in area 7.
- Read more about the CFA-sponsored symposium, "The Future of the Foothills" on page three. Then turn to page four and peruse the impressive biographies of the symposium panel members.
- On page five, David Hamra explains Green Valley's alternative to incorporation.

Happy Holidays



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