

# Catalina Foothills Association

[www.catalinafoothillsassociation.org](http://www.catalinafoothillsassociation.org)

P.O. Box 64546 • Tucson, Arizona 85728-4546

Fall 2006

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

## ANNEXATION - AGAIN?

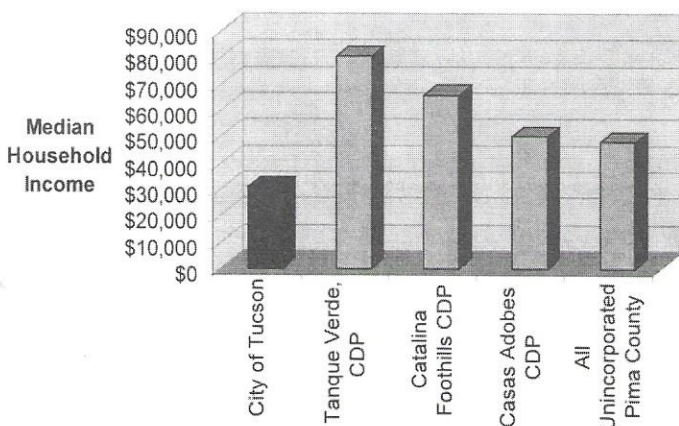
By James Snedden

It's like death. We know its inevitable. It's just the timing we don't know. The same is true about the desire of the City of Tucson to annex our Foothills community. We know the lust is there, but we can't predict when they'll hit on us.

Why is this? What passion drives them? To attempt to answer those questions I accessed Tucson's Department of Urban Planning's web site and downloaded their 2004 "Plan for Annexation." In simple terms, they believe that if they don't pursue an aggressive annexation policy they will experience a continuing deterioration. The report quite candidly points out that they look to reverse socio-economic trends through annexation.

The bottom line: "In 1970 the gap between the number of people living in poverty within the City of Tucson and those living in poverty in the balance of Pima County was 2.5%; the gap widened to 10% in 2000." "The assessed valuation within the City of Tucson grew 4% from 1990 to 2003, while the assessed valuation of the balance of Pima County grew by over 72% during this time." From 1970 to 2000 the unincorporated areas of Pima County grew 278% versus the City of Tucson's 85%. In that same timeframe the city's population as a percent of Pima County population declined from 74.8% to 57.7%.

**Economic Differences, Core City vs. Ring**



Buried in the analysis was the inevitable conclusion. "Without annexation, the central city will continue to become poorer and poorer as the fringe area becomes more affluent." As usual, it's all about money. I quote: "Each year, the region misses out on approximately \$60 million of state-shared revenue. The State of Arizona provides funding to cities and towns based on the number of residences. Because of our large unincorporated population who live within the metro Tucson area, but outside any city or town, our community gives up an estimated \$60 million in state-shared revenue."

### CAT #7 Target - Area

The report specifically states that the City should identify the First Avenue and River Road area as a priority area. They also point out that one of the factors that residents look at favorably when considering annexation is access to fire protection. Coincidentally, the City has built a fire station on the corner of First and River.

The Serenidad, Northridge Town Homes and CAT #7 target area appears to meet all the parameters set forth by State law. The proposed annexation area must touch the existing City border for at least 300 feet. The length of the area cannot be more than twice the width and must be at least 200 feet wide.

### When Will We Know the City is Serious About Annexation?

Under current State annexation law there are certain steps that must be followed. A condensed version of the procedure is:

1. An annexation map is drawn up.
2. The annexation map is filed with the Pima County Recorder and the City holds a public hearing.
3. The City gathers signatures of the property owners

who are in favor of the annexation. There is a one year time limit to gather signatures.

4. The City must obtain signatures from owners that together have 50% or more of the assessed value of the area. The number of property owners signing must represent more than 50% of the total number of property owners (real and personal property owners). Example: An area has 10 property owners and an assessed value of \$1,000,000. The City must get signatures from at least 6 property owners and the value of their property must be at least \$500,000.
5. The City adopts an ordinance officially annexing the area

Although the report recommends the City “pursue” annexation by contacting property owners in priority areas such as CAT #7, they also suggest that they develop a strategy for obtaining legislative changes to annexation laws. Not many people in this area know that in the penultimate legislative session our Representative in Phoenix, Pete Hershberger, sponsored a bill to do just that. Among other changes, his bill would have given cities two years to gather the necessary signatures. The bill eventually was voted down in committee. There is nothing to suggest that Hershberger won’t try again, as his sympathies are obviously pro annexation.

Look for the City to wage a much more vigorous public relations campaign the next time around. The Mayor has already telegraphed their message. Like a true politician, he has zeroed in on lot splits and what he believes are “wedge” issues.

Councilman José Ibarra, however, had a more realistic view than the Mayor when he stated in an interview with the Daily Star that the people in the urban areas don’t trust the City. In the priority area of CAT #7 Ibarra is right on target. The residents of CAT #7 are still smarting over the DR Horton development on that same intersection. The 40 acre tract had been annexed by the City several years ago. It was clearly covered under the Hillside Development Zone, but by the time the City let the developer manipulate the contour lines, in President Jim Riley’s words, “they could have proven that Mt. Lemmon was flat.” The end result was a “blade and grade” desecration of a beautiful area that, had the Hillside Development Zone Ordinance been followed, would have blended into the CAT #7 area instead of looking like a high priced imitation of a Continental Ranch development built on a former cotton field.

CAT #7 residents had no trouble backing up their convictions with a door-to-door voluntary assessment to fight the project. Although they failed to “buck City Hall” the memory of the fight is in remission, not forgotten. Of all the CAT’s, Area #7 residents rate at the top when it comes

to protecting their turf. They have some of the toughest covenants in the CFA and zealously guard them. They also have a history of good relations with their Board.

The City of Tucson will not have chosen wisely if they select CAT #7 to kick off their Foothills Annexation Plan.

That said, those areas that share boundaries with the City had better “get their act together.” Reinstate your covenants and come together like neighborhoods or some morning you might wake up and find yourself in the City of Tucson without even protective covenants to help preserve your way of life.

*From This*



*To This*



## CFA Board of Directors 2006

### President

Jim Riley

### Vice-Pres.

David Hamra

### Secre / Treas.

Joel Berger

### Area 1

Annie Hart  
Chris Mathis

### Area 2

Joy Miller

### Area 3

Nancy Weeks

### Area 4

Susan Petrus

### Area 5

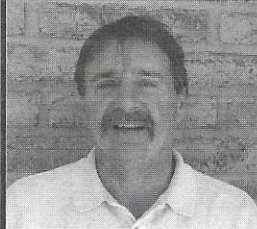
Stephinie Maben  
Allison Megaw  
Will Pew  
John Swain

### Area 7

June LeClair- Bucko  
Ken Scoville  
Jim Snedden

### Secretary to the Board

Jane Hoffman 327-9693



## President's Message

### "Making a Difference"

Do you live in the foothills because you have long-term life style goals? Do you want to maintain our current life style, living in harmony with desert vegetation and desert wildlife? Do you want to leave the foothills as you found it for future generations?

Some of our residents have a short-term interest and are not concerned with how the foothills will look in the future. They may view their stay in the foothills as a stepping stone up the economic ladder to bigger and better things by making a quick dollar and then leaving.

Both of these goals are understandable. However, for our current foothills life style to survive, we need help from the long-term goal people to insure that the short-term interests do not compromise the future of our rural environment.

During the past year, we have added five new board members who espouse long-term views. Will Pew, Stephanie Maben and John Swain from Area #5, Chris Mathis from Area #1, and Nancy Weeks from Area #3. We are very fortunate to have such qualified residents join the Catalina Foothills Association Board. I know there are more of you out there who share the concerns of these five, and hope you too will consider helping us to "make a difference."

Contact Jane Hoffmann, our secretary, at 327-9693. A board member will get back to you and discuss your interests and the association's needs. We look forward to hearing from you.

**Jim Riley**

## Security Alerts

By Jane Hoffmann

This fall we were notified by one of our residents of a break-in through a skylight. Fortunately, the alarm system went off and the burglar(s) left with only a few items.

If you have an alarm system, make sure you set it when you leave. Put some lights on a timer, put a radio on a timer, dowels/locks in windows and sliding glass doors, and install motion detector lights.

Make sure ladders are put away or locked up with a chain to a post. Put a "Beware of Dog" sign on your fence or in a window.

Residents have also reported getting phone calls in the early afternoon. If you answer, the person responds with "Oh, I guess I've gotten the wrong number" and then hangs up.

These phone calls seem to be repeated later in the week. It would appear that they are checking to see if anyone is at home. If you get such a call please hit "Star 69" and see if you can get the phone number of the individual who is calling. It has been reported that these calls are made by a man.

Though these incidents have happened in Area 5 and Area 1; all area residents need to be alert.

We again stress to all our residents, take precautions and be aware of your surroundings. Report any unusual behavior to the police (Call 911). Record license plate number, make and model of the vehicle, and a description of the person(s) you suspect. You should also notify the CFA so we may keep our residents informed.

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## Catalina #8 News

By Raymond Graap, President

Roads have been the big project this year. The repaving of the private roads was completed at the end of September. Speed bumps were installed on the south segment of Zorrela Segundo, a favorite rapid transit corridor, and have been effective in enhancing the safety of that private street. We are likely to choose a local garbage company with lighter trucks to service these roads to delay the wear and tear and preclude increased expenses in the future.

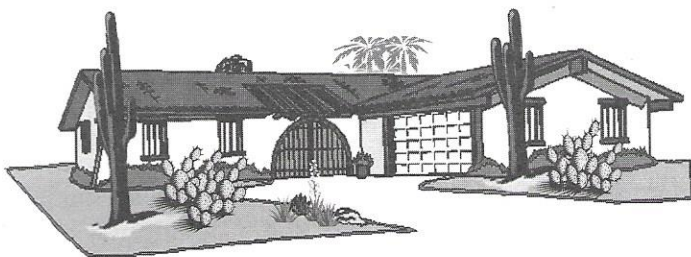
We sent a letter to David Cummings, Pima County Dept. of Transportation, who schedules the road projects for the county. It urged repair of Camino Miraval and Camino La Zorrela and was undersigned by the CFA president and vice-president, the presidents of Catalina Pueblos Townhouses and Catalina HOA #9, and representatives of Cat #5 and #6.

Four additional speed humps are scheduled to be installed on C. Miraval soon. This should improve the safety of that segment and is the result of a two year effort involving all the residents on the street, members of our board, and the county planners.

The plans for six additional speed humps on C. La Zorrela are moving along and hopefully will come to fruition shortly.

Another early item at the beginning stages of evaluation is a "Lend a Hand" program for the area, which could be as inclusive as neighborhoods wish, depending on the need and interest. Several Tucson area neighborhoods have such a service, the main component of which is to help residents with transportation needs. The goal is to allow residents to continue to live in their homes and neighborhood for a longer period of time than they might otherwise be able. If interested in this, contact Jenna Cohen, our secretary.

One change that was implemented this year is the posting on the association website of all board of director meeting agendas, minutes (once approved), and any other items felt to be of interest or importance to the homeowners. C C and Rs, By-Laws, Articles of Incorporation, Lot Improvement Application (revised this year) and background neighborhood information is also available.



## Making Good Things Happen

Good things happen when property owners come to the realization that they coexist in neighborhoods with others. Unfortunately, some people still think we live on the frontier, and that piece of urban acreage outside our front door is Ben Cartwright's Ponderosa, or our spread is a slightly scaled down version of the King Ranch.

But the truth of the matter is, one-, two-, or three acre piece of desert does have a neighbor a tad less than a day's horseback ride away.

Although some of us might have a tendency to look at those people over yonder as being one step removed from squatters, they put up with the rattlesnakes, Gila Monsters, Pack Rats, Scorpions and other assorted desert critters for the same reason you do. They like to take a late night "skinny dip" in the pool, listen to the coyotes during mating season, enjoy watching a herd of javelina come by if they're lucky, but, most of all, they cherish the solitude. After a day among chattering people, standing in lines, smiling when you don't want to, and, worst of all, being forced to listen to details of strangers' love lives, complaints and gossip from those talking on cell phones in public places.

However, that solitude does come at a price, in addition to the one you paid when you purchased your junior King Ranch. The heavy lifting takes place making it a home, protecting our investment and assuring that we maintain the life-style we purchased.

The original King Ranch had to worry about marauding bands of Indians. Our marauding bands aren't as honest as those early Indians. Our marauders are either just plain thieves, a few developers who don't give a "hoot" for what you want as long as they can make a buck, and a few existing homeowners who don't care how they leave the neighborhood when they cash in.

Thankfully, there are some that have maintained the pioneering spirit of our ancestors and are banding together against the modern day marauders. For example, the spirit lives in Area 7, where, for the most part, the residents have a proactive attitude toward their neighborhood. What they are doing could well be a model for other areas. For example:

- The Area 7 board works closely with the Sheriff's Department. Whenever there appears to be a rash of break-ins, the board sends out postcards to all homeowners in the area, alerting them of what occurred, the MO of the home invaders and suggestions to avoid it happening.
- Area 7 is in the process of assessing interest in the formation of a neighborhood watch, similar to that in Area 9.
- Residents of the area are in the early stages of forming an independent fire district. The Area 7 board is in the process of surveying residents' initial interest in the endeavour.
- Residents recently overwhelmingly strengthened the height restriction on dwelling construction.

## News from CAT 9

source: CAT 9 website

Early this past year the CAT 9 Homeowners Association voted in a special \$3990 assessment to repave the roads within their subdivision. According to their newsletter, their CC&R's require 66 positive votes to proceed with a special assessment. The total votes received were 118 of which 67 were in favor, 49 opposed, and 2 were proxies to the Board

Other associations who may have a similar situation would benefit by accessing the CAT 9 website at [www.CAT9.org](http://www.CAT9.org). Follow directions to their Newsletter Section and then access the special roads newsletter.

CAT 9 also has a functioning Neighborhood Watch. For those areas interested in setting up a Neighborhood Watch, the newsletter lists Lisa Warneke as the Area Leader. Her telephone number and e-mail address are listed in their latest Newsletter.

The Western section of CAT 9 has been the victim of mail theft. Mail theft has been on the rise in Tucson. If you are interested, there is a lockable insert available from Medford Mailbox Shop. Check out their web site at [www.MedfordMailboxShop.com](http://www.MedfordMailboxShop.com), or telephone them at 609-654-7885. Also, a few precautions everyone should take are:

- 1) **Don't** leave mail in your mailbox for long periods of time.
- 2) **Don't** use your mailbox to mail anything that contains personal and important information.
- 3) Immediately notify the police and postal service if you feel your mail has been tampered with.

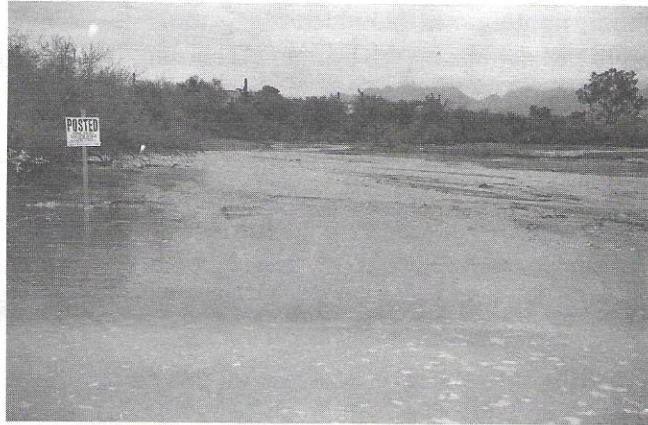


## Open Letter to Ann Day

By Tom Pew

On July 12 the Pima County board of supervisors ruled four to one that the Campbell Wash flood way is not a suitable place to locate new houses. This was done in spite of a tentative recommendation for a building approval on a flood-prone lot by Suzanne Shields, director of the Pima County Regional Flood Control District with the apparent encouragement and backing of County Administrator Chuck Huckelberry.

Soon after that prescient decision by the BOS the Campbell Wash was inundated by three separate floods. These occurred on July 28, July 30 and September 7, 2006. The Campbell Wash ran on these three occasions (not as high as many of us have seen it run in the past) at depths and velocities sufficient to flood through the middle of lot 78 at the intersection of the Campbell Wash and the ford at los Vientos.



The victory in the Campbell Wash this summer proves just how much a determined group of neighbors can accomplish when arrayed against the powers that be in the Pima County bureaucracy.

When faced with indisputable evidence Ann Day and her fellow supervisors (except for one) did the right thing *before* the summer floods arrived. Now Ann Day's current newsletter puts the issue of a "flood control ordinance [that] prohibits building in canyon washes," on page one of her legislative agenda where it belongs.

Congratulations and thank you Ms. Day from the hundreds of people throughout the county who followed this issue this spring and summer and those who collectively opened their check books to field a determined effort to prevent a great wrong. You can count on the support of the Campbell Wash Coalition, and, after this summer's loss of life and property in wash floods throughout the county we expect you and your fellow BOS members can count on the fact that every voter in Pima County from Sabino Canyon to Canada del Oro awaits a new ordinance that can't be subverted by bureaucrats and developers.

# Road Construction Projects

## Dodge Boulevard from FORT LOWELL TO RIVER ROAD

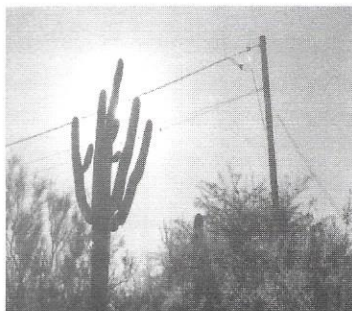
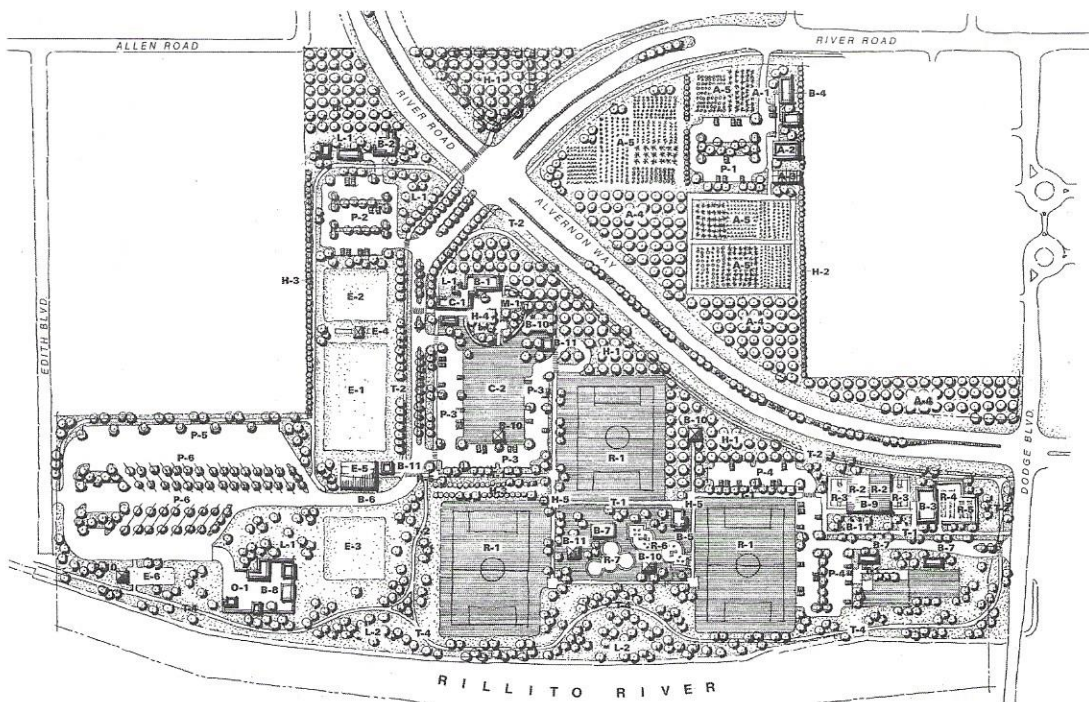
As soon as the new bridge over the Rillito River at Alvernon Way is completed and opened to traffic work will begin on this project. Although the current bridge over Dodge will not be improved except for a new railing to enhance pedestrian safety, and possibly a new rubberized asphalt surface, the roadway will. The existing roadway (Dodge) will be widened to include paved shoulders, vertical curb, and sidewalks, and overlaid with a new asphalt surface. There will be a six-foot paved shoulder (one in each direction), an eleven-foot travel lane (one in each direction), and five-foot sidewalks. In addition, lighting will be added along the sidewalks and added to the railings on the bridge. According to the DOT web site construction will take from 2-3 months.

## Craycroft Road from River Road to Sunrise Drive

The Pima County DOT along with their design team and the Community Advisory Committee are currently working through the preliminary design concepts for this project. Basically, the project calls for widening Craycroft Road from approximately 1100 feet south of River Road to approximately 900 feet north of Sunrise Drive. It will become a four lane divided roadway with a center median, paved shoulders, continuous pathways, and landscaped medians and shoulders.

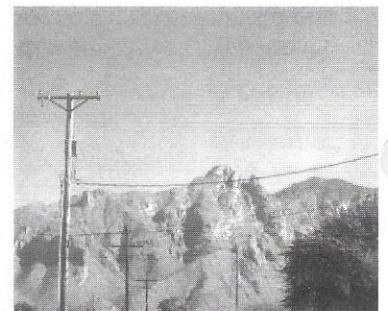
You can view the entire project by going to: [www.roadprojects.pima.gov/craycroft/](http://www.roadprojects.pima.gov/craycroft/). Once on that page click on "view overall Craycroft Project".

**The River Bend project from Campbell to Alvernon Way continues to chug along, as does the Brandi Fenton Park.**



Q: What is *wrong* with these pictures?  
A: The otherwise beautiful scenery is interrupted by poles and wires.

If you are interested in having pole and wires buried on your property or that are in your view, please contact Tim Harris at [tharris@longrealty.com](mailto:tharris@longrealty.com)





## Brief History of the Catalina Foothills Association

In the early 1930's, John Murphey, a young Tucson builder, began purchasing property north of River Road. Slowly accumulating land, Catalina Foothills Estates gradually took shape.

The development was for ten planned subdivisions, with large lots, often three acres or more. All lots were planned for maximum privacy, making utmost use of the existing desert vegetation and natural terrain, and for the preservation of wildlife.

At the same time, Josias Joesler, a young Swiss architect, who had arrived in Tucson in 1928, was retained to implement John Murphey's vision, in which the natural beauty, serenity, and views of the Catalina Mountains were to be preserved for all property owners.

Joesler designed a number of homes in Catalina Foothills Estates. He also designed the buildings occupied by Catalina Foothills Estates near River Road and Campbell Avenue, as well as his own studio, which he built himself. This charming, small adobe brick and tile building has since been restored and is now occupied by the Firestone Art Gallery.

The Catalina Foothills Association, Inc. (CFA) was officially born and was incorporated on February 18, 1959, as a "nonprofit corporation under the laws of the State of Arizona."

The Articles of Incorporation stated that the purpose of the Association was:

A-To improve, beautify and maintain the area described in the By-laws to be adopted, or any area to be included at any time hereafter as a desirable subdivision.

B-To arrange and/or provide for all services necessary to promote and advance the general welfare of the residents.

C-To develop and beautify for the mutual benefit of all residents and the neighborhood generally all park or other areas dedicated for such purposes.

D-To establish, maintain and enforce reasonable and equitable rules and regulations concerning the use of any such parks, which may be dedicated, or any other areas used jointly by the residents of such areas.

E-To act, if deemed necessary, on behalf of all of the residents of said area and particularly on behalf of the members of this corporation in relation to any and all matters which might or may affect the interests of such residents and/or members.

F-To inculcate civic consciousness by means of active participation in constructive projects, which may improve

the use and enjoyment of the area to do any and all things in connection therewith, which any person might or could do.

The Articles of Incorporation were revised in 1979 to conform to new state regulations. The general format for the original by-laws has remained the same. Revisions of content were made in 1964, 1977, 1978, 1984, 1993, 1996 and 2004.

As early as 1963, the Directors dealt with such problems as the widening of Campbell Avenue south of River Road (Campbell was then a narrow, two-lane road with a deep drainage ditch on one side); a bridge over the Rillito River on Campbell; the possible extension of the Covenants or Deed Restrictions after 1980 in areas already developed; rezoning; fire protection.

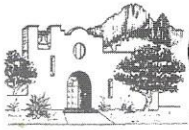
In 1963, President Sarah Hirsch reported a newsletter to residents the lack of fire protection and the possible need for a fire district and foothills fire station. After looking at the problems of establishing such a district from scratch, and since Rural Metro (formerly Rural Fire Protection Company) already had a station on the east side of Tucson, and were interested in establishing a station on the west side, it was decided to let the residents contract directly with them for fire services.

Also in 1963, rezoning was emerging as an issue. Catalina Foothills Estates 1-4 had been developed west of Campbell and it looked like only a matter of time before land adjacent to and North of Campbell would follow.

Attempts to rezone parcels of land to assure greater density resulted in the formation of a zoning committee of the Association Board to monitor that activity. During the Annual Association Meeting in 1963, after a particularly difficult rezoning matter, the Zoning Committee Chairman, Herbert Ullman reported: "Constant vigilance will be necessary from now on."

Also, at that time Catalina Foothills Estates, Inc. owned its own water company and wells. This water company was purchased by Tucson Water in 1972, placing property owners permanently within the city's water district.

By 1965, the membership of the Association was growing rapidly and an active Board of Directors kept the homeowners informed of potential difficulties. The major issue at that time was the proposal of the Pima County Planning and Zoning Commission to rezone the Catalina Foothills to allow "Planned unit Development." Rezoning has always been a serious problem in the area, and continues to this day.



*Catalina Foothills Association*

*P.O. Box 64546*

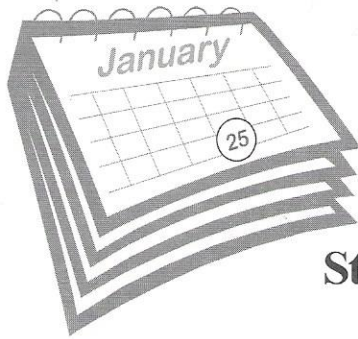
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**Annual Meeting**

**Thursday**

**January 25, 2007**

**6:45 P.M.**

**St Philip's in the Hills Church**

**Murphey Gallery**

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