

Catalina Foothills Association

www.catalinafoothillsassociation.org

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

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

Published Bi-Annually

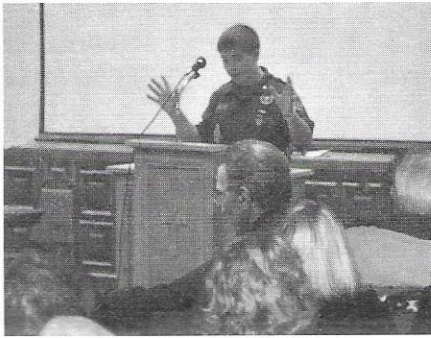
Spring 2010

327-9693

Annual Meeting Summary

On January 28, 2010 the Annual Meeting for the CFA was held. At the meeting President David Hamra was honored and thanked for his six years on the CFA Board.

Guest - Scout Eric Huelsman gave a presentation on buffelgrass and fountain grass, a non-native invasive species, which spreads aggressively. Huelsman, a local boy scout, was instrumental in organizing the 3rd Annual "Beat Back Buffelgrass Day" which was held on 6 February 2010. Eric reported that La Encantada has been actively removing the fountain and buffelgrass and its development and replanting areas with native vegetation. He asked that volunteers join him to remove the grasses at the target area which was at Campbell Ave from Skyline Dr. north to old Ina Rd. Eric also arranged for scouts to go to individual properties by request of the property owners to do more removal. The membership was encouraged to join Eric and his group in their efforts to remove these invasive species. These plants crowd out native plants and they can fuel hot fires that kill saguaros and other signature plants of the Sonoran Desert.



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Guest Speakers-

Barbara LaWall & Brad Holland from the Pima County Attorney office spoke about crimes that face neighborhoods and ways to fight back. Ms. LaWall reviewed the reports and cases her office handles. Mr. Holland, a Deputy County

Attorney for Neighborhood Protection, works as a liaison between neighborhoods and the county attorney's office in a proactive fashion to resolve issues in the community. Some of the issues include zoning violations, helping evict renters who are involved in criminal activity, animal issues, drug trafficking, land use, environmental quality, etc.

Holland related some important factors that can help contribute to a safe community. Here is a list of things people can do to keep safe that are worth repeating in this summary:



1. Listen to your "Creep Meter" – does someone look as though they don't belong in the neighborhood?

Act the role of a dumm and happy neighbor and wave and greet everyone you see – meth addicts in particular can be terribly paranoid and will often move on as they don't want to be recognized.

2. Talking loudly on a cell phone when walking alone at night can deter assaults; prospective assaulters realize that in such cases, the person on the other end of the line is a potential witness.
3. Remember all stores will escort you to your car at night if you ask.
4. Learn how to use your phone/video camera in situations that look suspicious. You can be taking pictures as you pretend to bring the phone up to dial someone – practice different techniques – a picture is worth far more than just verbally reporting an incident to the police.
5. Remain alert to the activity in your neighborhood.
 - a. Cars coming and going at all hours and not staying long.
 - b. Three to four satellite dishes suddenly appearing on a house roof can be a tip off to police that the house may be a drug/drop house as the additional dishes may be used for communication.
 - c. 88-crime has proven to be a very successful way for the police to get information/ tips. *You don't have to give your name or anything.*
6. Description of the average burglar: between 16-32 years; sleeps until 10:00 in the morning, is unemployed. They often times will return a second time to steal things. You need to be alert as some businesses hire temporary help for certain events/jobs (i.e. caterers, housecleaning business, landscapers).
7. When you go to the car wash remove all papers with your address from the glove compartment because sometimes employees will call friends to let them know your house is vacant because you are having your car washed.
8. Get to know your neighbors and check with them when something strange occurs as they may also be having similar issues and then you know something if going on and you need to alert the police.
9. Alert residents are the best defense for any neighborhood as is the Neighborhood Watch Program.

Mr Holland can be contacted at bradholland@pcao.pima.gov for further information.

**CFA Board of Directors
2010-2011**

President - Will Pew Area 5
Vice-president - Stephanie Maben Area 5
Treasurer - Katherine Jacobson Area CFC
Secretary to the Board
Jane Hoffmann 327-9693

Area 1- Gary Bartick
Chris Reynolds
Chris Mathis

Area 2- Paul Steffen
Area 3- Troy Hollar
Area 4- Rebecca Baltos

Area 5- Bob Klug
Jim Kranis
Matt Meister
Stephanie Maben
Will Pew
John Swain

Area 6- VACANT
Area 7- June LeClair-Bucko

Area 8- VACANT
Area 9- Fred Fiastro

Area CFC - Katherine Jacobson

**CFA Committees
Deed Restrictions**

Stephanie Maben
Matt Meister
Gary Bartick
Paul Steffen

Architectual Review Committee

Jim Kranis
Gary Bartick
Bob Klug
Troy Hollar

Historical

Chris Mathis

Legislation

Gary Bartick

Nominating

Will Pew
Stephanie Maben
Rebecca Baltos

Planning, Transportation & Zoning

Bob Klug

Media Committee

June LeClair-Bucko
Troy Hollar

The Board and its committee representatives change
January of each year.

Catalina Foothills Association

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

**Estates 1-9, Serenidad, Via Entrada Townhomes, Calle Lampara Townhomes,
Catalina Foothills Townhomes, Posada Real, Las Cumbres Townhomes,
Catalina Foothills Condominiums, Catalina Pueblo**

Deed Restrictions

Areas 5-6; Areas 1, 2, 3 and 4 with reinstated deed restrictions

Architectural Review

Areas 5-6, Areas 1, 2, 3 and 4

Building Height CFA - 18 feet vs County 34 feet

Lot Set Backs CFA - 30 Feet vs County 10 feet

Legislation Committee

County Planning, Transportation, Zoning

Annual Meeting and Forums

Newsletter - Website

Historical Areas - Joesler Homes

Monitoring Skyline-Campbell Business District Agreements

Annual Dues

We respectfully request your support of the Catalina Foothills Association (CFA) by remitting your annual dues. Although the CFA does not mandate dues or membership, we bear the responsibility of acting on your behalf in preserving the quality of life in the Foothills that most of you expect, even if you do not elect to belong to the Association. Among other things, this involves the enforcement of covenants and restrictions where they remain in force, publishing newsletters to keep residents informed, and assuming responsibility for monitoring and enforcement of the development agreements for three of the business corners at Skyline and Campbell.

We understand that you have other important financial obligations to consider. However, please keep in mind that The Board represents your interests without benefit of compensation, and takes great care to ensure that the Association's assets and expenses are prudently managed.

We are blessed with a very scenic area with space between homes, outstanding schools, quiet streets, and native vegetation, all of which we hope to preserve and pass on to future home owners.

The CFA welcomes your input and participation, as well as your annual dues. Thank you for your consideration and continued support they are greatly appreciated.

Catalina Foothill HOA Presidents

Area 1- 6- contact CFA Secretary- Jane Hoffmann
Area 7 - Mike Simons
Area 8 - John Gray
Area 9 - Joyce Leissring
Serenidad - Mary Cherba
Calle Lampara - Rudy Ayala
Via Entrada Townhomes - Melanie Clark
Catalina Town Homes - Connie Graham
Las Cumres Town Homes - Robert Sorock
Posada Real - Robert Herandez
Catalina Pueblo Association - Joe Thompson
Catalina Foothills Condominiums - Susie Hayes



Open Board Meetings

The Board generally meets at 7 pm on the second Tuesday of each month (dates for 2010 are: Jan. 12th, Feb. 9th, Mar. 9th, Apr. 13th, May 11th, June 8th, July/Aug. *no meetings*, Sept. 14th, Oct 12th, Nov.9th, Dec.14th)

Holidays and vacation schedules sometimes result in the rescheduling or cancellation of a particular meeting, so please check with the secretary, 327-9693, to confirm a meeting time.

At the beginning of our meetings, we allow a ten minute period for "*Resident Related Issues*" – these must be scheduled with the secretary two weeks before the meeting.

Articles for the newsletter are welcomed and should be mailed to Catalina Foothills Association, P.O. Box 64546, Tucson, AZ, 85728-4173 or e-mail to CFANews@msn.com Deadline for May publication is April 17th and October's is Sept. 17th.

Visit our website for past publications and other information on the Catalina Foothills

www.catalinafoothillsassociation.org

All comments or questions please call 327-9693 or e-mail us at CFANews@msn.com

New Board Members



Rebecca Baltos – Area 4

Occupation: Exceptional Education Teacher, Pueblo Magnet High School

I have called Tucson home for more than 24 years. I am a graduate of both, University of Arizona and Northern Arizona University. I have lived in the Catalina Foothills for nearly 10 years. I love the open spaces, wildlife, natural vegetation, and proximity to town that the Foothills provides. I chose to serve on the board as way to better understand, support, and preserve the vision of maintaining the beauty of the Catalina Foothills and the needs of its residents.



Paul Steffen - Area 2

Occupation:

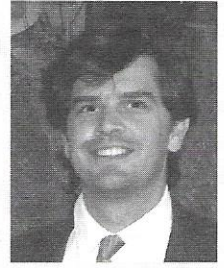
Information Designer and Artist

Issues facing Foothills: Key issue is how to combine the natural progression of development with the preservation what makes the Foothills as beautiful and unique as a community.

Unique character of area 2: Every street in the Foothills has its unique features but I'd have to say that the blend of modern and incredibly historic is what stands out for me in Area 2.

Favorite outdoor activity: Photographing the desert while on hikes and riding my bike along the Rillito.

President's Message



Having grown up in the Catalina Foothills, and considering this neighborhood home since the early 1970s I am honored to serve as the President of the Catalina Foothills Association. As a boy exploring the desert in our neighborhood, I always felt this was a really amazing place to live, I still feel so today. Our neighborhood is unique, certainly compared to most communities in the United States, but even within the greater Tucson region. Where else in town do you find a combination of such wild desert, beautiful mountain views and expansive city vistas with proximity to life's necessities? Our neighborhood invites one to take long walks through natural arroyos or down quiet neighborhood streets. The Sonoran Desert is, in my opinion, nowhere more beautiful than in our own backyard. Things may have changed a lot since I was a boy, but the fundamental character of the neighborhood has remained much the same. I believe that one of the main reasons the Catalina Foothills still feels the way it does is because of the diligent work of the Catalina Foothills Association.

Although Catalina Foothills Estates seven, eight and nine have their own boards which enforce CCRs in those subdivisions and do an excellent job of maintaining the quality of life in those areas, the CFA has a broader role in representing the interests of areas one through nine, as well as enforcing the CCRs for areas five and six and those properties in areas one through four that have them. The CFA has dedicated board members (volunteers) who take time to keep tabs on legislation at state and local levels which may impact us as homeowners, folks who monitor planning, transportation and zoning issues at both county and state levels. Members organize annual meetings and newsletters (such as this) to help keep us all informed of key issues. When the county holds hearings which may have some bearing on us, you can bet there will be CFA board members there, representing the interests of the neighborhood. I encourage you to take the time to check out the new CFA website <http://www.catalinafoothillsassociation.org/> where you will find maps that show just where area boundaries are (never knew just which area you lived in?), where you can review covenants, read a bit on our history or contact the board if you have questions or concerns.

I expect you enjoy and appreciate our neighborhood as much as I do, and I hope that the CFA will continue to help preserve the way of life we all love so much for generations to come. We rely on every concerned resident (we are you) to help us in our mission to preserve the unique lifestyle we all cherish. I am grateful to be a part of this community and for the opportunity to lead the CFA for a short while. I hope if you have any questions, thoughts or concerns for the board you will share them with your area representative or the board at large!

Will Pew



Plan on Building or Remodeling?

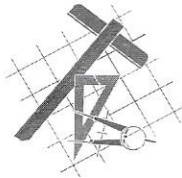
**Please contact your
Area Representative or
Architectural Committee**

**If you make changes in your initial plans,
you must notify your Architectural
Representative or Architectural Committee.**

**Architectural Review Fall 2009 to Spring 2010
for Areas 1 thru 6**

| | Violation | Approved | Pending | Comp. | Withdrn |
|------------------|-----------|----------|---------|-------|---------|
| AC | 1 | | 1 | | |
| Driveway | | 1 | 1 | 1 | |
| Garage | | 2 | 2 | 1 | |
| New Construction | | 2 | 1 | | |
| Patio | | 1 | 1 | 1 | |
| Remodel | | 1 | 1 | | |
| Roof | | 2 | 1 | 1 | |
| Setbacks | 2 | 1 | 3 | | |
| Solar Panels | | 2 | 2 | 1 | |
| Pool | | 2 | 1 | | 1 |
| Wall | | 1 | 1 | | |

| Covenants | Reviewed | Pending | Comp. |
|------------------|----------|---------|-------|
| Animals | 1 | 1 | |
| Debris | 1 | 1 | 1 |
| Equip. Screening | 1 | 1 | |
| Lights | 1 | 1 | |
| Unapprov constr. | 2 | 1 | 1 |
| Vegatation | 1 | 1 | |
| Misc | 2 | 2 | 2 |



Various Area Reports:

Area 3- Troy Hollar

Area 3's Neighborhood Watch has been actively monitoring the area and communicating crime prevention information. For information or to get involved, contact Claudia Capurro at cfnw@earthlink.net.

Area 4-Rebecca Baltos

It is great to see some of the rental properties clean up their yards. Recently a dead tree was removed that loomed over the neighborhood as an eyesore and a potential fire hazard for many years. This attention to aesthetics and safety is an example more of us should follow.

We also, unfortunately have experienced a number of burglaries. We need to be vigilant and proactive in preventing further crimes in our area, it is important to report suspicious activity to police (call 911).

Neighborhood watch programs can be effective in monitoring neighborhood activity. Communicating amongst neighborhoods is an obtainable goal, and a step towards crime prevention. Anyone interested in organizing or participating in a neighborhood watch program can contact me, Rebecca Baltos for Area 4 at rbaltos@gmail.com. If there is a neighborhood watch program already active in area 4, come join our Catalina Foothills Area Leaders network to help fight crime in the foothills.

Area 5-6 -Stephanie Maben

Whenever I hear concerns about living in an area with CCR's, I think about my friends who live in another part of the Foothills. They do not have CCR's protecting their area and recently lost their sunset view to a neighbor's second

story addition which is painted in a very bright color and is of a very specific and limited architectural taste. The CCR's for Areas 5 & 6 are powerful because they are so basic. Everyone should review the entire CCR's periodically, but here are the rules for the most common issues the Board encounters:

Any change to the exterior of the home, garage, wall, fence or driveway must be submitted to the Architectural Committee for approval. This also includes solar and water harvesting installations.

No structure, fence, wall or outbuilding can be built in the 30' setback. This includes air conditioning and pool equipment. The County only requires a 10' setback, which creates some confusion. *The CCR's take precedence.*

Native vegetation, including bursage, is *not to be removed*. Non-native landscaping is to be reserved for enclosed courtyards, pots and fenced backyards.

A maximum height of 18' will be allowed so as to protect views for neighbors.

A/C and pool equipment must be walled or screened for noise mitigation.

Our CCR's are not trying to make us all look alike, but enforce basic protections *from* noise, and *for* views and privacy. This helps protect the property values for all of us.

Area- CFC- Katherine Jacobson

The Catalina Foothills Condominium owners are enjoying the lovely spring weather and the annual return of wildlife. Twice each year, we are visited by a migratory great blue heron which stays for a few weeks, resting and enjoying treats from our community koi pond. We watched the bobcat family grow up this past summer and note that the yearlings have wintered over in the neighborhood. Our resident Cooper's hawk has been seen bathing in puddles that the spring rains left in the driveway. And the first of the summer snakes has been sighted, which promises a natural way to control rabbit and squirrel populations.

Area 7- June LeClair- Bucko

With spring upon us and the weather warming, many of our native animals become more active. Recently I have received many calls and e-mails about Mountain Lion sightings. These sightings were not just in Cat 7 but to the west and east of the community. I'm a big advocate on living as harmoniously with our wildlife as possible. Animals will frequently visit you if you are furnishing their basic needs- *food and shelter*. A big mistake made by many people is to feed one species only to attract many they don't want. The best solution is; **do not to feed any wild life**. As for Mountain Lions, they are a big cat, covering large territories. To deter visits, don't feed pets outdoors, protect small animals and children by not leaving them alone outside. Noise is always a good deterrent, and by no means **do not ru**. Keep your eye on the animal and get yourself indoors. Visit Arizona's Dept. of Game & Fish website for living in harmony with many of our wildlife friends.

<http://www.azgfd.gov/wc/urbanlionshtml>

Recognizing Suspicious Activity

The biggest problem that confronts most residents and neighborhood watches is getting residents to make reports on suspicious activity to police. Many times, when following up on a burglary or larceny it is found that a resident did see the person or situation which caused them to question it but didn't report it. That call could have foiled a potential crime. Below are some tips on recognizing suspicious activity from the national crime site. I hope this will make it more clear and encourage residents to call 911 when they suspect something isn't quite right.

- BE ALERT- Anything that seems slightly "out of place" or is occurring at an unusual time of day could be criminal activity.

- DO NOT ATTEMPT TO APPREHEND A PERSON COMMITTING A CRIME OR TO INVESTIGATE A SUSPICIOUS ACTIVITY.

Call the police or sheriff's department immediately, and do not worry about being embarrassed if your suspicions prove to be unfounded. Law enforcement officers would rather investigate than be called when it is too late.

The following incidents MAY indicate possible criminal activity and should be reported:

- Continuous repair operations at a non-business location (stolen property being altered);
- Open or broken doors and windows at a closed business or unoccupied residence (burglary or vandalism);
- Unusual noises, such as gunshots, screaming, or dogs barking continuously (burglary, assault, or rape);
- Sound of breaking glass (burglary or vandalism);
- A person exhibiting unusual mental or physical symptoms (person may be injured, under the influence of drugs, or otherwise needing medical attention).

Time and accuracy are critical in reporting crime or suspicious events. Use your law enforcement agency's emergency number to report life-threatening incidents or a crime in progress, and use the non-emergency number for crimes that have already occurred. Your call could save a life, prevent an injury, or stop a crime. The information you provide will be kept confidential. You do not need to give your name, although this is often helpful.

Suspicious Persons

Obviously, not every stranger who comes into a neighborhood is a criminal. Legitimate door-to-door sales and repair people appear in residential areas frequently. Occasionally, however, criminals disguise themselves as these workers; therefore, it is important to be alert to the activities of all nonresidents. Law enforcement officials should be called to investigate persons in the following circumstances, who may be suspects in the crimes indicated:

- Going door-to-door in a residential area, especially if one or more goes to rear of residence or loiters in front of an unoccupied house or closed business (burglary);
- Forcing entrance or entering an unoccupied house (burglary, theft, or trespassing);
- Running, especially if carrying something of value or carrying unwrapped property at an unusual hour (fleeing the scene of a crime);
- Heavy traffic to and from a residence, particularly if it occurs on a daily basis (drug dealing, vice or fence operation);
- Review facts in your mind, so your descriptions to law enforcement officials will be as accurate as possible.

Describing Events- When describing events, write down:

- What happened;
- When it happened;
- Where it occurred (note the nearest cross street, home address, or landmark in relationship to the event);
- Whether injuries are involved (Be prepared to report visible or suspected personal injury.
Be as specific as possible—this could save a life!);
- Whether weapons are involved (this information, whether observed or suspected, is vital to responding officers).

Describing Vehicles- When describing vehicles, write down:

- Vehicle license number and state, make and type of vehicle, color, and approximate age;
- Special designs or unusual features, such as vinyl top, mag wheels, body damage, pinstripes, etc.
- Direction of travel.

Describing Persons- In preparing descriptions of persons, it is important to write down the following: (and do it as soon as possible while it is still fresh in your mind)

- Sex;
- Race;
- Age;
- Weight;
- Hair (color and length);
- Hat;
- Facial Hair (beard/mustache);
- Shirt/tie;
- Coat/jacket;
- Trousers;
- Shoes;
- Height (estimated from eye contact level measured against your height);
- Any peculiar or distinguishable mannerisms, physical disabilities, disfigurements, scars or tattoos;
- Voice characteristics;
- Direction of movement.
- Loitering around or peering into cars, especially in parking lots or on streets (car theft);
- Loitering around schools, parks or secluded areas (sex offender);
- Offering items for sale at a very low price (trying to sell stolen property);
- Loitering or driving through a neighborhood several times or appearing as delivery person with a wrong address (burglary).

Suspicious Vehicles- Vehicles in the following situations MAY be involved in crimes and should be reported to authorities:

- Slow moving, without lights, following aimless course in any location, including residential streets, schools, and playgrounds (burglar, drug pusher, or sex offender);
- Parked or occupied, containing one or more persons, especially at an unusual hour (lookouts for a burglary or robbery);
- Parked by a business or unoccupied residence, being loaded with valuables (burglary or theft);
- Abandoned in your neighborhood (stolen car);
- Containing weapons (criminal activity).

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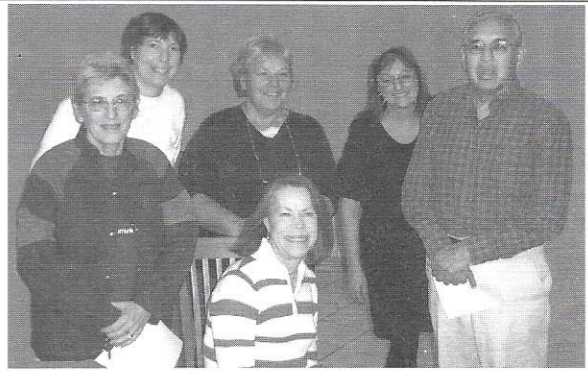
- Someone, especially a female or juvenile, being forced into a vehicle (kidnapping, assault, or attempted rape);
- Business transactions taking place in it, especially around schools or parks (sale of stolen items or drugs);
- Someone attempting to forcibly enter it, especially in a parking lot (theft of car or its contents);
- Persons detaching mechanical parts or accessories from it (theft or vandalism);
- Objects being thrown from it (disposing of contraband).

An Apology:

What's in a name???

I had written an article about the curve that was being re-aligned and a turn lane installed at Campbell Avenue & Camino Luz last issue. I referred to the curve as the "dead mans curve" in which a resident took great offense. I apologize to the resident and those who live around the area who took offense, even though I did not label the curve as such, but given the name when asking about the road. I was told its referred name was due to a poor design which gave the road a very tight curve which led to a large number of accidents.

I have to think that just maybe its referred name *was a good thing*, it got the curve re-engineered! We have a smoother curve and a turn lane, and no recorded accidents since! It seems that not only will I no longer refer to it as such, but the correction has also eliminated its offensive reference altogether.



NW Area Leader Meeting

This past fall of 2009 the Foothills Neighborhood Watch Area Leaders met for the first time. It gave a great opportunity to share information, problems, and a collective way to share experiences we all confront in our Neighborhood Watch Areas in the Foothills community. The group decided to meet annually to collectively voice concerns and grow a proactive environment for preventing crime. If you are a NW Area Leader in your community and would like to attend our next annual meeting this fall, e-mail us at CFANEWS@msn.com.

NW Area Leaders in and not in photo:

- Area 3 - Claudia Capurro
- Area 7- June LeClair-Bucko
- Shadow Hills - Diane Goodyear
- Via Entrada TH - Frank DeLeon
- Part of Area 5 - Louise Duncan
- Serenidad TH - Sharon Cardella
- Catalina Pueblo - Joe Thompson
- Area 8 - Roy Frieden
- Area 9 - Lisa Warneke

Keep your Neighborhood Watch active, or start one. Knowing your neighbors and community is the first step in fighting crime.

Do you know about 88-crime?

88-crime is an invaluable program to Law Enforcement by allowing the average citizen to become part of the crime fighting team. Citizens are the eyes and ears of police; this program allows citizens to anonymously call in crime information.

ANONYMOUS TIPS can be made by-
Calling 882-7463 (collect calls accepted)

Online: www.88crime.org

Text message: 274637, then enter, "tip259" plus your message

Graffiti

Living in unincorporated Pima County you can report occurrences of graffiti on-line at: <http://dot.pima.gov/communityrelations/taag/reportform.cfm>

Annexation Update

A recently published article in the *Desert Leaf* (authored by CFA Board Treasurer Katherine Jacobson), reported that there are "no active annexation efforts in the Catalina Foothills," according to the Tucson mayor's and city manager's offices. The article, which provides both a detailed description of the annexation process and a comprehensive update on the issue, can be found online at <http://npaper-wehaa.com/desert-leaf#2010/03/17/?article=798905>.

The CFA board will continue to monitor developments related to annexation and will keep the membership informed in this newsletter and at: catalinafoothillsassociation.com.

Sponsor A Street Name



Repaint Project

We're half way there! Thanks to your sponsorship in CAT 1 through 6 we have completed half of the sign painting project. So if you haven't yet, or wanted to and didn't, there is still time to sponsor that sign. We will continue the project till the end of the year.

If you wish to sponsor a street name, send in the form below with payment to: CFA Sign Repainting Project
P.O. Box 64546,
Tucson, AZ 85728.

For more information, contact CFA at 327-9693
or jhoffmannj@hotmail.com.

Each street name will be at a cost of Forty Dollars.

Remaining number of signs to be done in each area

- Cat 1 - 16 post 28 street names
- Cat 2 - 3 post 6 street names
- Cat 3 - 2 post 4 street names
- Cat 4 - 3 post 5 street names
- Cat 5 - 8 post 21 street names
- Cat 6 - 13 post 27 street names

Contact Person

Contact Number

Area: _____

Location of sign post: _____

\$40. per Street Name: _____

Short Sales and Foreclosures in the Catalina Foothills

By John Schneider, Long Realty, Tucson Foothills Homes

We've all heard the stories of short sales and foreclosures, let's call them distress sales, and how they have accounted for 40 - 50% or more of home sales in places like Phoenix, Vegas and elsewhere. And how, with such a high percentage of distress sales, the values of neighboring homes and even entire neighborhoods are dragged way down. Fortunately for us, we've had many fewer distress sales in the Catalina Foothills than in those places that are making all the headlines. To help paint the picture, here are some facts, figures and a comment or two regarding distress sales in the Foothills. (for single family homes only, these figures are based on sales reported through the Tucson Multiple Listing Service)

From July 1 - Dec 31 2008 distress sales accounted for **5.8%** of home sales in the Foothills. (13 distress sales/223 total home sales) In the following six months, Jan 1 - June 30, 2009, they'd risen to **12.8%** of sales. (29 distress sales/226 total sales) From July 1 to December 31, 2009, they rose again, this time to **18.9%** of sales. That was 56 distress sales out of 296 total sales. So not only were they growing, but at almost 19% distress sales were about to become a real issue in Foothills home sales. But thankfully, for the first quarter of 2010 they dropped to **13%** of sales. (18 distress sales/136 total sales). Let's hope that continues.

Closer to home, in Catalina Foothills Estates 1-9, during that same 21 month period, we had a grand total of 14 distress sales. On the other hand, short sales and foreclosures are very popular with home buyers. And if they had their way, there would more, not less, distress properties for sale. While short sale & foreclosure homes accounted for just 6.7% of all the homes listed for sale, they accounted for 13% of the homes sold in the last quarter.

One reason we've gotten off relatively lightly, is that during the boom years there was very little new home construction in the Foothills. That's because there was, and is, very little buildable land available. As you've probably heard, new construction was rampant in Phoenix and Vegas and the other formerly HOT boom cities. And when the boom went bust they were left with large tracts of unsold homes, many of which ended up in foreclosure. But there was some new construction in the Foothills, and most of it was at the high-end, at \$1,000,000 and up. Driving around I'm sure you've

seen it. At the north end of Campbell Ave on the west side, and along the west side of Hacienda del Sol Rd just south of the resort, on what was formerly a Joesler estate. Squeezed in here and there throughout the Foothills, new high-priced spec homes, many of them built on, what I call, scrap lots. Or, in the Catalina Foothills Estates, on lots split off from old multi-acre estate properties. Spec homes have contributed way more than their fair share to the short sale/foreclosure market. Of the 14 distress sales that I mentioned in Cats 1-9, six of them were spec homes.

Now, the latest crop to enter the short sale/foreclosure mill are homes in some of our most esteemed gated communities. It seems that wealthier home owners were able to hold out longer than others, but even they can't hold out forever. Oddly enough, even as the economy recovers, the market for high-end homes continues to fall. It is in much worse shape than homes in any other price range, and a good deal of that is due to all the high-end spec homes built in the last few years. Why in Pima Canyon, where the mere mention of a distress sale would have been unthinkable just a couple of years ago, they've now had 3 of them. The latest is for sale for \$1,990,000.

But even with the relatively small number of distress sales throughout the Foothills, I think it's safe to say that they have been a downward drag on prices. I don't know how much, I can't put a number to it and I don't anyone who has. And because the numbers are small, at best, it would be a guessing game to try and isolate the impact of distress sales from the myriad other issues effecting the market. Some of it is perception, and it doesn't help that the Catalina Foothills is lumped together with all of Tucson, or all of Arizona, when the worst of the short sale and foreclosure numbers get tossed around. But that's the way it goes.

Just know that currently there are just 17 short sale and 18 foreclosure homes listed in the entire Foothills, a pretty small number. So we can hope that the worst is behind us.

Stay informed on real estate in the Foothills at John's website:

www.thefoothillsToday.com

and/or his blog: www.thetucsonfoothills.typepad.com .

Support Your School District

One of the attributes that draws many residents to Catalina Foothills Estates is the excellent public schools we have here. You can help support this valuable asset as our tax dollars alone provide insufficient funding for our great public school district. For further information, or to make a donation please visit <http://www.cfsdfoundation.org/> or call 520-209-7561.

You can take a dollar-for-dollar reduction up to \$200 per individual (\$400 per married couple) on your Arizona State taxes (or receive an addition to your refund) for that same year. A donation can also reduce your taxable income for your Federal tax return.

Recycle to Be Green

Some of your unwanted things are not necessarily trash.

Visit the website **Tucson Clean and Beautiful, Inc.** and use the **Reduce-Reuse-Recycle Directory for Tucson and Pima County** there to see what you can do to help reduce waste. Many of the organizations listed in the Directory recycle, buy, sell, donate, rent & repair used items. <http://www.tucsonaz.gov/tcb/rd/>

Use Your Water Meter to Detect Water Leaks

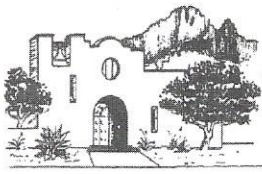
Your water meter can help you determine whether your water using fixtures have inconspicuous leaks. It is the best place to begin your search.

- 1- Turn off all faucets and water consuming appliances, including evaporative coolers and ice makers in refrigerators.
- 2- Check the needle's position on the dial and note the time.
- 3- Check the needle's position again after 15-30 minutes. If the needle position has changed you may have a leak.

Some meters have a blue triangle dial on the face, which turns with low flow through the meter and makes it easier to detect when water is moving through the meter.

How do you determine whether there is a leak somewhere inside the house, or between the water meter and the house? Turn off your house valve and if the needle on the water meter's dial (or the blue triangle) continues to move, you may have a leak between your house and the water meter. If the needle has not moved, you may have a leak within the house. Consider contracting a plumber to check the problem.

Even if your meter did not show any signs of leaks in your home, it is still good idea to periodically check for leaks. Start with your toilets and faucets.



Catalina Foothills Association

P.O. Box 64546

Tucson, Arizona 85728-4546

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

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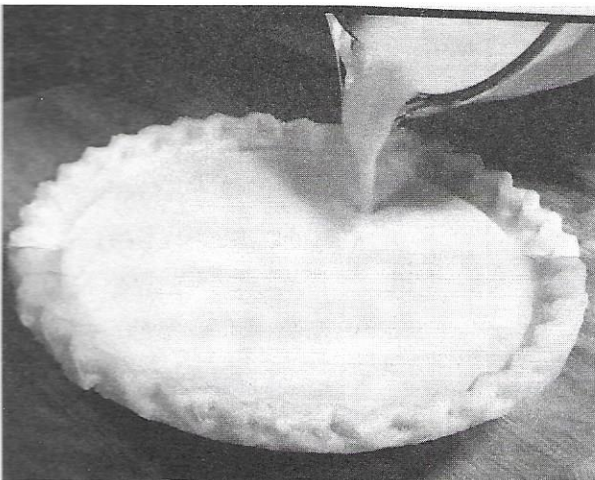
PAID

Tucson, AZ

Permit No. 213

AZ Sunshine Lemon Pie

Got Lemons get pie! An easy recipe to follow and a great tasting pie!



Ingredients: 1 large lemon
4 eggs
1 stick (8tbls) of melted butter
1 teaspoon pure vanilla
1 ½ cups of sugar
1 unbaked piecrust

Directions:

Pre-heat oven to 350 degrees. Cut lemon in small chunks leaving rind on. Remove seeds. In a blender or food processor, blend together lemon chunks, eggs, butter, vanilla and sugar until mixture is smooth and creamy. (It should be fairly runny) Pour into unbaked piecrust. Bake at 350 degrees for about 40 minutes. If crust becomes too brown, cover gently with foil and finish baking. Serve with a dollop of fresh whipped cream. *YUM!*