

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

Spring 2008

Jim Riley Say's Farewell

By Jim Snedden

The last annual meeting was Jim Riley's farewell as President of the Catalina Foothills Association — his two terms in office have been completed. Now he can return to his primary focus — playing golf.

Being on a voluntary board is probably the most thankless job there is, yet people gladly give their time because they know they can make a difference. In Jim's case he made a big impact, for which everyone of us on the CFA, and beyond, should be grateful.

We owe this man a real debt of gratitude, far beyond the token remembrances he was given when he left. I have served with Jim on three boards — the CAT 7 board, the CFA board, and an advisory board, and he gave 150% to each. When Jim was asked to become President of the CFA he immediately instituted a two-term limit for board members, realizing that it was far too tempting for longer term board members to think they were the CFA, not the membership.

Jim also made a valiant effort to get covenants reinstated in areas that had let them lapse. He knew that if the neighborhoods didn't choose the way they wanted to live, the county bureaucrats would.

I could go on and on, but the important thing is that Jim made a positive impact. If I were to choose which I felt was the greatest, it would have to be that Jim has made the CFA relevant again, and has successfully recruited a board that reflects that relevance. A board who believes in the mission of the CFA, which is "Devoted to the preservation of the unique residential character of the Catalina Foothills" — need I say more?

Thank you, Jim, we owe you.

Plenty of History in Them Thar Hills

By Dave Hamra

One of the many pleasures of living in the Catalina Foothills is its convenient location between the city and the mountains. It's easy to forget that there is a long and colorful mining history right in our backyard.

The best known legend is that of the Iron Door Mine. In the 1750's or 1760's Jesuit missionaries in the Santa Cruz River valley feared for their lives, either because of a possible revolt among the local Native Americans or because of attacks by the Apaches. So they stashed their silver, gold and other treasures in either a mine or a cave somewhere in the mountains north of Tucson and sealed it with a heavy iron door (*minas de fierro con puerta en la Canada del Oro*). The Jesuits then left the area, and over time the exact location of the treasure was lost.

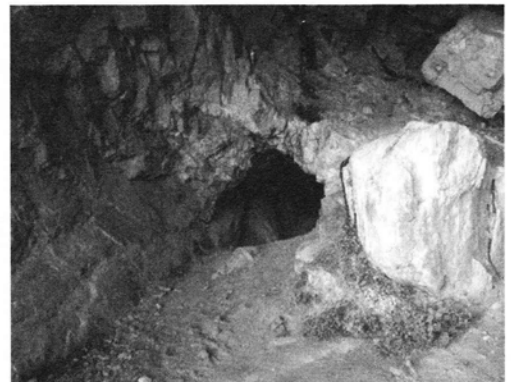
In 1923, local writer Harold Bell Wright penned *The Mine With the Iron Door*, which featured brave and honest prospectors, a plucky orphan girl, a wrongly accused hero and a couple of villains named Sonora Jack and Lizard. The book was made into a movie in 1924 and again in 1936, and the legend lives on as an attraction at Old Tucson Studios.

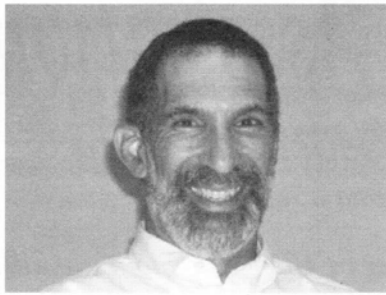
Many people have searched for the treasure over the years, including Buffalo Bill Cody, who owned some mines on the north side of the Catalinas. While the reference to "la Canada del Oro" suggests that the mine was farther north, who knows — it could be nearby and waiting to be discovered.

A more concrete mining example is the Pontotoc Mine, which is easily found at the end of the Pontotoc Ridge trail at the Finger Rock trailhead, at the north end of Alvernon Way. The mine was begun in 1906 and worked in 1907, and again in 1916-1917. It was owned by the Pontotoc Copper Co. and the Texas-Arizona Copper Co.

The operations included a mine shaft, pit and tunnel. The tunnel of several hundred feet and a couple of turns is still accessible, and the buildings below the tunnel were standing after World War II. Piles of dumped rock are still discernible below the tunnel, just above Pontotoc Creek. The mine produced some 5,000 tons of ore averaging about 4% copper, 0.5 ounce of silver per ton and even smaller traces of gold. Looking at the tunnel today reveals great effort for such a small yield.

Note: Don't be confused at the different spellings of Pontotoc. Apparently there has been a great deal of confusion over the years as to the correct spelling.





President's Message

Changing Times

It is my pleasure to write my first message as president of the CFA Board. Jim Riley's outstanding leadership ended due to term limits, but the entire Board is dedicated to continuing to work on behalf of all Catalina Foothills Estates residents.

Our changes on the Board coincide with dramatic changes in the economy and in development in the Foothills. For the last several years, lot splits and speculative building were major concerns. That activity has ground to a halt, and some property owners may now find themselves in financial distress. Through it all, the Board remains committed to acting in the best long-term interests of the community in preserving the character of the Foothills. Working with residents to monitor and enforce covenants and restrictions helps maintain property values. At the same time, the Board recognizes that the Foothills is a desirable place to live, and we make every effort to resolve issues as cooperatively and fairly as possible.

The CFA Board not only serves the residents but can only succeed with the help of the residents. If you are willing to serve on the Board, or have a concern you want to bring to the Board's attention, please feel free to contact us.

David Hamra

CFA Board of Directors 2008



President

David Hamra
Area 2

Vice-Pres.

Will Pew
Area 5

Secre / Treas.

Joel Berger
Area 2

Secretary to the Board

Jane Hoffman 327-9693

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Area 2

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Area 3

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Area 6

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Area 7

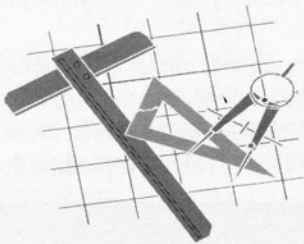
Jim Snedden
June LeClair-Bucko

Area 8

Vacant

Area 9

Charles Strub



Plan on building or remodeling
please contact your
Area Representative.

Changes in your initial plans
you must notify your
Architectural Committee.

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

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



www.catalinafoothills.org

Court of Appeals Decisions Favorably Impacting HOAs

For the past year we have been reporting about the proliferation of state laws in Phoenix that have unfairly targeted homeowner associations. Finally, the Court of Appeals in Phoenix has reversed a couple of the most ludicrous.

One that is appropriate to our situation involves a subdivision in an area with lots larger than one acre, that involves a setback requirement, which is one of the more prevalent issues that we encounter in Areas 5 and 6. As Emery Barker, the CFA attorney to whom we owe this information, said, the important part of the court's decision was whether the courts will give "deference" to the decisions of homeowner associations. The case in question was the *Tierra Ranchos Homeowners Assoc. V. Kitchukow*. Without going into laborious detail, the case hinged on whether the HOA (1) treated the homeowner fairly and (2) acted reasonably in the exercise of its (the HOA) discretionary powers, including rule making enforcement and design powers. In their ruling reversing the lower court, the Court of Appeals basically ruled that *it is up to the homeowner to prove that the board acted unreasonably*. In other words, the burden of proof is on the homeowner to prove his case, not vice-versa.

The second case involved attorney's fees. The CC&Rs provided for attorney's fees, but the homeowner claimed that the fees were excessive, and the trial court agreed; however, the Court of Appeals reversed that ruling and placed the burden of proof on the homeowner to prove that the fees were excessive.

PROTECTING YOUR HOME

Eight mistakes people most often make:

1. Installing an alarm system but not using it. Set your alarm even if you are only running out for 15 minutes.
2. Posting detailed alarm signs. Did you know burglars can buy information on how the systems are wired and how to bypass specific version. Put up signs that just say "This home is protected by an alarm system."
3. Leaving lights on. Use timers that turn lights on and off in different parts of the house at different intervals. These can be used for radios also.
4. Hiding valuables in the bedroom. It is the first place burglars look. Don't hide your valuables in one place – make it difficult by spreading around.
5. Getting a big dog. Small "Yapper" dogs will make much more noise.
6. Hiding windows with landscaping. Tall bushes and shrubs allow burglars to jimmy windows without being seen. Don't think cactuses prevent entry – professionals wear gloves and two layers of clothes to protect them from broken glass.
7. Having newspaper and mail delivery stopped. When you stop service you don't know who gets the information. Better to ask a neighbor to pick up the paper and mail as they also can notice if anything isn't right at the house.
8. Counting on chain locks. They are useless. Secure every exterior door with deadbolts.

Crime Watch

According to the Pima County Sheriff's website the foothills area is mostly afflicted by burglaries, larceny and auto thefts. The site notes a force and no-force burglary, which means a force burglary is entering the home by breaking a window or door jam, etc. Larceny is theft either from your property or vehicles. One other offense that has been on the rise in the foothills is mail theft. The Sheriff's website does not show these statistics. Mail theft is a federal crime and these offences are reported to the Post Master General. Mail theft has become an avenue for fraud and identity theft.

Neighborhood Watches help lower these offensives by collectively keeping a watchful eye on your community. You should always report suspicious activity to police first (call 911), then notify your block leader of the incident.

Crime Statistics in the foothills

	2006	2007	2008
Burglary	11 Force 3 Attempted 8 No Force	11 Force 7 Attempted 5 No Force	2 Force
Larceny	10 Larceny 26 Veh. 1 Bicycle	21 Larceny 20 Veh. 4 Auto Parts 3 Building	3 Veh. 2 Building
Auto Theft	8 Thefts 6 Attempted 1 Other	3 Theft 2 Attempted 2 Recovered	0 Theft

ANNUAL MEETING

Without going into excruciating detail, the following are condensed notes taken at the associations annual meeting for 2007, which was held on 24 January, 2008 at St. Philips.

In spite of the fact that only 612 residents contributed dues payments last year, the association is solvent.

President Riley shared with the membership that the Mission of the Board is to act on behalf of all the residents on matters that affect Catalina Foothills Estates 1-9. This includes enforcing CC&Rs for Areas five and six, and Areas one through four for residents that have re-enstated their CC&Rs; reviewing legislation; attending county planning, zoning and transportation meetings/issues; holding the annual meeting and forums; sending out newsletters and creating a web site; and recently working to develop a historical area for Joesler homes.

The Covenant and Architectural Committees this year reviewed 31 projects/issues of which 20 have been completed and 11 are in progress

In Areas 5 and 6, the board approved plans for four new homes, four garages and nine additions. Plans for two new homes, one tear down/rebuild, one wall and one lot split were approved in Areas 1 and 3.



Deed Restriction issues for Areas five and six included four unscreened A/C units, two of which have been resolved and two were pending at the date of the meeting. There were two structures in the setback that were resolved, and two revegetation issues that were pending. One situation involving the erection of solar panels was brought to the board and resolved.

President Riley shared with the membership information about crime in Area 1-9. Statistics were shown for 2003, 2004, 2006 and 2007. Assaults, Burglaries and Fraud have increased the most.

One resident shared with the Board how her garbage and recycling items were stolen. Waste Management notified the resident that the containers were empty. The sheriff was notified and later came to the house and notified the owners that a bag of their garbage was found at a burglary site. President Riley said that the state of Arizona leads in identity theft and stressed the importance of shredding anything with your name on it.

President Riley also talked about recent burglaries where the sheriff felt subcontractors who had been working on remodeling the homes possibly did it. It was stressed to make sure the people you use all have security checks done on them. *Note: go to www.supreme.state.az.us/publicaccess/notification/search.asp for security checks.*

Peter Wehinger, an Area 1 resident, presented a short program, "Do Not Enter When Flooded" on the Campbell Wash. Mr Wehinger has lived in Area 1 for nine years. Several years ago a developer wanted to build homes in the wash and the area residents, with the help of Ann Day were able to stop this development. A microburst occurred last summer and in less than one hour 2000-4000 cu ft per second of water moved down the Campbell Wash. A 50-year flood rate would be 3500 cu ft per second and a 100-year flood would measure 5000 cu ft per second. Before this microburst Camino Los Vientos was a passable dirt road through the Campbell Wash. At several points the wash is 100 ft wide. During the microburst the water flooded across an area to 400 ft. The road was closed for three days because of the damage done. Video and still shots of the flood were shared with the membership.

BUILDING A MORE SUSTAINABLE TUCSON:

Jim Riley introduced the evening program, "Building a More Sustainable Tucson," and its speakers Ann Day, Supervisor, District One, Chuck Huckelberry, Pima County Administrator and Tedra Fox, Sustainability Manager for Pima County.

Ann Day said she wants Tucson to become the model of vision with an action plan for future growth. Three key words for sustainability are "Managed Quality Growth." Sustainability isn't just protecting the land; it is all day kindergartens, developing solar, CAP water, water harvesting, gray water use, etc, etc. Managed Quality Growth is critical because of our critical shrinking resources. It can't be handled "on the cheap." We will need to concentrate on long-term results. We will need good public policy decisions that address sustainability issues.



Chuck Huckelberry reiterated that it was important to coordinate decisions about sustainability with Marana, Oro Valley, Sahuarita, Green Valley and Tucson. In the next twenty years we expect an additional 600,000 people to move into the area. Where will these people live? How will we address the infrastructure to support these people? We used to think land limitations would re-



Con't on pg 5

Fire District Fizzles

By Jim Snedden

Political pundits have noted that this year is the year of change. Not so when it comes to forming a fire district in Cat 7.

In a recent survey, residents of Cat 7 have opted to maintain the status quo and keep their subscription fire protection service, currently being serviced by Rural/Metro.

Change agents can take heart, however, for coming in second was the desire for the area to be annexed by the City of Tucson. Several respondents noted the proximity of that city's new fire station at the corner of River Road and First Avenue.

Noting this sentiment, the CFA Board is not pursuing the option of a fire district for the entire CFA areas. If there is demonstrated change in this view by our residents, the matter will be discussed further at that time.

The Power of One Vote

by Jim Snedden

Con't from pg 4

Annual Meeting

strict growth but it will really be water resources. In the long run we must prepare for 1.6 million additional people; 2 million at the most. At the present time there are three main areas where development will happen: Houghton Rd area – approximately 400,000 people; Royale Grande (north of Oro Valley) 40,000 people; and a large development southwest of Ryan Field.

The question was asked that with all the concern about water why does the city/county allow all these golf courses. Mr Huckelberry said that all golf resorts are now restricted to using reclaimed water.

Tedra Fox did a power point presentation – “Caring for Today – Sustaining the Future.”

Major areas of resolution that the county is addressing are: Green building; Renewable energy; Alternative fuels, Waste reduction; Green purchasing; Water conservation/management; and Social well-being – opportunity and equity. The Sonoran Desert Conservation Plan has set aside 45,000 acres of open-space. The Transfer of Development Rights has allowed developers to trade sensitive areas for other areas to develop. Pima County has three spheres of sustainability. 1) County Operations – lead by example; 2) Community Scale – services, policies offered to the community; 3) Regional Scale – different regions Oro Valley, Marana etc share transportation concerns. Some of the goals the county is trying to reach are: green purchasing, renewable energy sources, shifting fleet vehicles and reducing water consumption. The county is working hard to get reclaimed water to more of their parks. Green building practices include reducing heat islands, introducing more solar and using permeable surface materials. Water conservation and water harvesting are also main goals. New homes will be required to have gray water systems built in. To date the county has six sustainable action teams in place.

We certainly have had our share of electioneering this past year, and the end isn't yet in sight. By the time November rolls around we'll be so sick of the process many of us will not even vote, thinking that our one vote won't make a difference anyway.

But wait, a little known piece of history may just prove you wrong.

In the backwoods area of Switzerland County in Indiana on Election Day 1844, an old farmer by the name of Freeman Clark lay seriously ill in bed. In spite of his illness he begged his sons to carry him over a mountain road to the county seat so he could vote.

The candidate for whom old Freeman wished to vote was David Kelso who was running for State Senate. Dutifully, the sons acceded to their father's wish and trekked the old man over the mountain to the county seat to cast his ONE VOTE. Unfortunately, the journey was too much for old Freeman and he died on the way back. The candidate whom the old man voted for was more fortunate and was elected to the Indiana State Senate in that election by ONE VOTE.

A few months after the election, the Indiana State Senate had a task of high importance – the election of a United States Senator to fill a vacancy. David Kelso, the Democrat old Freeman Clark had voted for, refused to vote for the party choice, which resulted in a deadlock between the Democrat and Whig party choices. Kelso then proposed a new candidate – Edward A. Hannigan, who was summarily appointed to the United States Senate to fill that vacancy, by ONE VOTE.

The first great issue before the new U.S. Senate when Hannigan took his seat was reconsideration of the Texas Treaty of Annexation, placed before it by President Tyler. Hannigan voted for the treaty, which was ratified by ONE VOTE.

Can it therefore be said that the vote of a dying man in the backwoods of Indiana made Texas a State?

If it can, that surely shows the power of ONE VOTE.

Think of this when it's time for you to cast your vote in the next election.



Vote

CHASING RAINBOWS

By Ken Scoville

The restoration of the Fox Theatre in Downtown Tucson is the one of the few shining stars of Rio Nuevo and the revitalization that is ongoing. Since the grand reopening on New Year's Eve 2006 a multitude of live events, movies, and corporate gatherings has reintroduced this Art Deco inspired landmark theater to many newcomers and teary-eyed old-timers. The Fox began in small-town Tucson with residents excited about a new theater but unaware how intertwined the community would become with this new entertainment spot.

The grand opening of the Fox Theatre on April 11, 1930, featured the movie "Chasing Rainbows," and the title of this production perfectly defines the history and relationship of the theater to the Tucson community. The Great Depression provided the backdrop and motivation to escape the reality of current events and allowed each patron to chase that rainbow for at least a few hours. The rainbow would have a multitude of different meanings that were intertwined with each individual life: childhood gatherings for the Mickey Mouse Club, a first date and future romance, the chance to win a jackpot, a frigid escape on a June afternoon and, most recently, the preservation of the theater itself. These individual life experiences are part of the "pot of gold" at the end of the rainbow but the real treasure is bringing back that elusive sense of community in the Old Pueblo.

The Fox Theatre would be center stage for the community from the very beginning. The lamp posts on all the uptown streets were decorated in a red, white, and blue motif and a "Welcome Fox" placard signified that this \$300,000 palace constructed of steel and poured concrete would finally open. The artists rushed to finish the Art Deco details inside, the pipes for the Wurlitzer organ were installed, and the Acoustone walls gave ticket holders a unique listening experience.

The opening program was an event with something for everyone, even if you didn't have a ticket to the movie. At 9:15 a.m., stars from "Chasing Rainbows" arrived along with executives from "the coast" for their evening personal appearances. Congress Street in front of the theater closed at 4:00 p.m. and the usherettes greeted the public when the doors opened in the evening at 6:00 p.m. The fifteen young women from Tucson were all approximately the same height and were dressed in white flannel trousers with blue stripes and blue silk accents.

Small-town Tucson featured an extravaganza of local musicians: Tony Correll's Spanish Troubadors before the movie at 7:00 p.m. and the San Xavier Indian band and the DeMoly band followed. As the evening progressed with dancing on the street, the University of Arizona provided dramatics from the senior follies with the 60-piece Arizona band performing many favorites including "Happy Days Are Here Again." This was a major theme song from "Chasing

Rainbows" and was obviously an optimistic statement in spite of the recent stock market crash and financial uncertainty. The dancing and celebration continued late into the evening, thanks to stylings of Roy Mack and his Desertland Troubadours and bomb salutes every fifteen minutes. The thousands who turned out that evening would eventually tell the entire 32,000 residents of Tucson that the Fox was the heart of the city.

The decade of the 1930s was a financial challenge to the community and eventually everyone owed money to someone. This adversity united the town and the Fox Theatre became our first community center with promotional events specific to the Fox or to provide the venue for any club or organization.



The Mickey Mouse Club evolved from several kids' events and became formalized in 1932 thanks to Mabel Weadock as Aunt Minnie. She arranged all the contests and songfests in addition to being the announcer and chaperone. This one-woman show provided more fun for kids than the dime admission could ever quantify. The club emphasized self-worth, patriotism, good citizenship, and even integration; the Mickey Mouse Club was an integrated event for everyone. Several generations grew up at the theater and it continues to be in the memories of many Tucsonans to this day.

During the next 30 years the Fox would help the community get through the Great Depression with promotions like bank night which featured a \$100 jackpot and china night. Ladies' matinee would feature a romantic movie and the opportunity to dress up for a day downtown. Events reflected the community: automobile raffles, bicycle races, beauty contests, and a children's Halloween Mardi Gras. Will Rogers would be the featured guest for a fund raiser for the University polo team while the war years brought Kate Smith and other celebrities on stage to promote war bonds. But the Fox magic declined with the 1960s after a decade of drive-in theaters and television and the suburban dreams that had taken hold in Tucson.

The Fox closed in June of 1974 and a decade later the obituaries for our first community center ebbed into the Star and Citizen with a different rainbow. The pot of gold had become high-rise development with the announcement in 1984

of a \$150,000,000 office complex by Venture West, Inc. which would include the site of the Fox. City officials began to say that the theater was structurally unsound and Daniel E. Rubin, co-owner of the company, said that the building was so dangerous that he wouldn't allow his own people inside. A 1991 demolition estimate by Barnett and Devoe contractors could eliminate the Fox for \$246,000, almost what it cost to build.

There were off-and-on attempts to preserve the Fox with petition drives and pleas to public officials. The idea of a revitalized downtown without the Fox was unimaginable. Behind the scenes efforts and the organization of the Fox Theatre Foundation made the preservation a reality thanks to much fund raising and money from Rio Nuevo funding. Herb Stratford, who recently stepped down as executive director, had the passion for preservation as did the multitude of volunteers and professionals involved in the restoration. A visit to the Fox will show you why all these people spent years chasing this rainbow. The pot of gold was saving the Fox as a part of community life in the 21st century for all of Tucson.

More information about the Fox Theatre and upcoming events can be viewed at www.foxtucsontheatre.org.

Disguising Cell Phone Towers

By Jim Snedden

Over the years CFA residents have often brought up the subject of underground utilities versus unsightly poles. Technology has now added another structure to the mix – cell phone towers.

In order for us to communicate over cell phones, it is necessary to have a new type of telephone pole called a cell phone tower (or cell phone antenna) placed at proper intervals along our highways and byways. The density of these towers is directly proportional to the human population density. This mathematical principle called “cell tower proliferation” is a new subject for urban ecologists. Unlike unsightly telephone poles spanned by wires, cell phone towers are solitary structures. Cell phone towers transmit radio waves and must be placed above ground, unlike subterranean telephone cables. Wireless cell phones send and receive messages using radiofrequency energy in the 800-900 megahertz portion of the radiofrequency (RF) spectrum. Directional antennas on the towers divide a geographical area into regions of service called “cells.” Different cell phone carriers use separate antennas on the same tower.

In 2002, industry officials stated that there were more than 128,000 cell phone towers across America. There are estimated 57 million cell-phone users in America alone. But no one loves the towers or antenna arrays that accompany the technology. The industry response to this dichotomy has been to create “stealth designs” for some installations, making them look like surrealistic pine trees, hiding antennas in church steeples, on barn silos and water towers, or designing large panels that attach to the exteriors of buildings.

I queried the Pima County Planning Department to see if the county had any plans to get ahead of the curve before we were inundated with these unsightly monuments to technology. I was told that the current code doesn't require that towers be disguised, and to their knowledge nothing is being worked on. However, during the application process the county “strongly suggests” that towers be disguised. It should be noted that Section 704 of the Telecommunications Act of 1996 states that although communities reserve their rights over the general placement, construction, and modification of towers, they cannot ban them outright. I guess it is open to interpretation how far municipalities' can go in demanding towers be disguised.

I did find one tower disguised as a palm tree on Orange Grove and Oracle behind Ace Hardware, and another fake palm resides at the Rillito River racetrack in front of the grandstand. It's well worth a quick look, because as cell phone usage increases you might be seeing a lot more of them.

The CFA board is contacting County Supervisor Ann Day to see if the code can be written to require that towers placed in residential areas be disguised. Also, if any landowner is contacted regarding leasing land for a cell tower they should require the service provider to disguise it.



The palm in the foreground is fake



Becoming a Master Gardner

By Tom Pew

Even though I've been driving by the Pima County Cooperative Extension sign at the south end of the Rillito Bridge on Campbell Avenue for over thirty years, it is only in the past six months after completing the Master Gardner program that I've fully realized what a unique resource this place provides residents of Pima County.

And there it is practically in our collective Foothills backyard.

The Extension Service, under the direction of Pima County Urban Horticultural Agent John Begeman (who writes a weekly column in the Sunday Star), runs a program that trains Master Gardeners, whose role it is to staff plant clinics in Tucson and Green Valley. Currently there are 150 of these Pima County Master Gardener volunteers

These volunteers, backed by a professional staff, are available at the center on a daily basis, Monday through Friday 8:30-4:30, to answer landscape and gardening questions over the phone, 626-5161. If that doesn't provide the necessary information they will also examine plant samples brought to the center or the clinics for identification and offer diagnoses of and solutions for insect and disease control, as well as providing planting and care instructions.

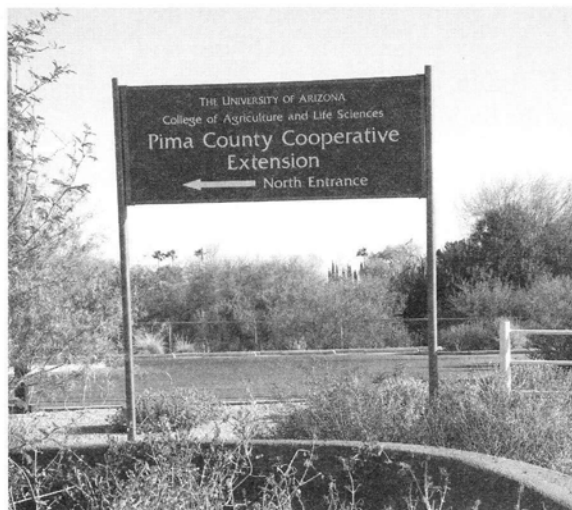
In addition to this free diagnostic and consultation service on all horticultural and landscaping needs the center itself has a series of demonstration gardens which include vegetables, herbs, flowers, roses and landscape plants. Furthermore, there are plant propagation greenhouses where plants are raised for twice-a-year sales conducted to raise money for the program.

Entrance to the Master Gardener Program is determined on a competitive basis, but one does not have to be an expert to become a Master Gardener. What the center's literature says is, "all it takes is a desire to learn, and to help others become better gardeners."

The selection period for the program begins in the summer with an application followed by an interview with Begeman. The program itself runs from mid-September through mid-November and covers a broad range of the challenges and rewards of Sonoran desert gardening, from growing fruits and vegetables and ornamentals to keeping cactus and succulents happy in Tucson.

At the end of the training program Master Gardeners are expected to spend fifty volunteer hours a year working for the program in a variety of roles that can easily satisfy anyone's curiosity, interest and skills. The volunteer work includes everything from growing grapes and making wine—that's what all those vines are for on the west side of Campbell—to staffing the plant clinic.

Each year over 12,000 area residents utilize the services of the Master Gardener plant clinics. I began my own use of

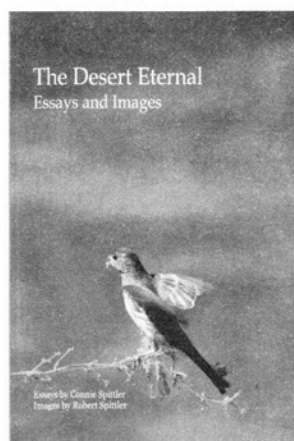


the center many years ago by collecting dozens of the pamphlets offered there on everything from strawberries to planting trees, but it took me over thirty year of living here and driving by the place practically every day to figure out the full extent of the resources provided by the Master Gardener program and its volunteers.

Desert Eternal

A wonderful book capturing our desert life.

By June LeClair-Bucko



I was recently introduced to this wonderful 80 page book filled with essays and photographs of our desert life here in the foothills. Connie Spittler an established writer and Bob Spittler an award winning photographer are residents of Catalina Foothills Estate No.7.

Surrounded by the natural beauty of the foothills, these two professionals created a book filled with 13 nature essays and 120 color photos. Inspired by the daily surprises of javalina, bobcats, cactus, butterflies, wildflowers, desert and mountain scenery, resulted in *The Desert Eternal, Essays and Images* a book of life in the Sonoran Desert.

Take a peek at www.blurb.com.. Once at the site go to the bookstore, type *Desert Eternal* in the search box, click on the cover and preview the first 15 pages using the down arrow. I'm sure you'll be just as delighted as I am.

You may contact Connie or Bob at Conspittler@comcast.net.

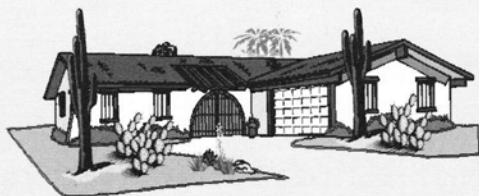
HOME SALES IN CFA AREAS DECREASE BY 50% OVER TWO-YEAR PERIOD

As part of its ongoing data collection effort for the areas within its boundaries, the CFA Board tracks home sales by the month. Below you see the yearly figures, there were 64 homes sold in 2007; 90 homes in 2006; and 121 in 2005. With a 50% decrease over 2 years there is pretty clear evidence that our area has not/ and is not, immune from what is happening nationwide. Below is CFA home sales by area and year.

Area	2005	2006	2007
1	20	16	7
2	16	6	12
3	9	7	3
4	3	1	1
5	23	13	9
6	6	4	3
7	20	23	5
8	8	9	3
9	2	1	2
CP	5	2	8
CFC	4	0	4
PR	2	0	1
SER	1	2	1
VET	2	4	1
CL	0	1	4
CT	0	1	0
Total	121	90	64

Legend:

- SER = Serenidad (located in Area 7)
- VET = Via Entrada Townhomes (located in Area 7)
- CLE = Calle Lampara Estates (located in Area 7)
- CFC = Catalina Foothills Condominium
(off of Campbell Ave)
- CT = Catalina Townhomes (off of Campbell Ave)
- LC = Las Cumbres (off of Campbell Ave)
- PR = Posada Real (off of Campbell Ave)
- CP = Catalina Pueblo (off of Campbell Ave)



Foothill Areas & CC&R's

The CFA is a governing body that oversees Catalina Foothills Areas 1 through 9 including Serenidad, Via Entrada, Calle Lampara, Catalina Foothills, Posada Real, Las Cumbres Townhomes as well as Catalina Foothills Condominiums, Catalina Pueblo. The CFA is devoted to preserving the unique residential character of the Catalina Foothills as it works closely with each of its areas, in keeping them informed of issues that affect our area.

We are supported by voluntary payments from the membership of Areas 1-9. Area 1-6 pay \$50.00 because the Catalina Foothills Association acts directly as their Board of Directors, handling CC&R enforcement when necessary, working to re-enstate the CC&Rs in some areas, being the spokesperson when it comes to zoning issues, issuing newsletters and organizing symposiums, etc. Areas 7-9 pay \$20.00 because these three areas have their own individual Board of Directors, which handle their affairs directly. The Condominiums and Townhouses pay \$10.00 as they vary in number from 14 homes on up and again have their own Board of Directors

Since there has been a large turnover of residents in the past few years we like to review the areas and *summarize* the CC&R's. We listed the streets that are in each area. There is an overlap of areas per street listed. If you are unsure of the area you reside visit the CFA website map. We also suggest you visit the referred websites or contact the area Presidents for the complete wording and specific covenant differences for each area.

Areas 1,2,4

Area 1

Campbell Ave
Camino Real
Camino Escuela
Camino A Los Vientos
La Lomita
Calle Angosta
Calle Colmado
Via Alcalde
Camino Norberto
Camino Miraval
Camino Miraval Place
Cerrada Los Palitos
Camino Luz
Calle La Vela
Calle Ladero
Calle Oreo
Calle Lustre
Calle La Cima

Area 2

Hacienda Del Sol
Camino Kino
Camino Antonio
Camino Corto
Camino Escuela
Camino Del Obispo
Camino Pablo
Camino Real
Camino Ocotillo
Camino Del Santo
Camino Del Rey
Country Club Rd
Via Quinta Deanna
La Lomita
River RD

Area 4

Calle Altivo
Calle Desecada
Camino Luz
Calle Lampara
Calle Luisa
Calle Ceniza

There is a long history on the CC&R's in these areas. Areas 1, 2 and 4 have gone through a transition of parcel splits and changes. Many of the residents have reinstated the basic CC&R's that appears below to their properties since the loss of their covenants in the 1980's. If you would like to

Con't Foothill Areas & CC&R's

reinstate these basic CC&R's to your property contact your Area Representative or visit www.catalinafoothills.org for the reinstatement application.

- 1-Building sites are limited to single family unit for residential use only. Building site will have a minimum of 1 acre where no sewer service is available, 36,000 sq ft. where it is available. Large lots maybe subdivided to minimum size.
- 2-New construction must be approved by Architectural review board.
- 3-No structure shall be located closer than thirty feet from ay property line. No dwelling or improvement shall exceed eighteen feet above the natural grade.
- 4-Native vegetation shall not be removed except to facilitate construction..
- 5-No temporary structure or manufactured housing allowed.

Areas 3

Via Alcalde Via Celeste
Via Elena Espina Rd

Many residents in Area 3 voluntarily reinstated their CC&R's in October of 2000. CC&R's are the basic 5 as the above.

Area 5 & 6

Area 5

Mina Vista Camino Escalante
Camino La Brinca La Zorrela
Cerrada Miguel Camino Real
Cerrada Circa Vista Valverde
Cerrada Chica Piedra Seca
Cerrada Nopal La Brinca
Camino Mirval Campbell Ave
Camino El Ganado Camino Juan Paisano
Cerrada De Promesa Cerrada Los Palitos

Area 6

E Camino La Zorrela
N Camino Escalante
E Avenida De Posada
N Mina Vista
N Cerrada Tolsa
E Cerrada El Ocote
Campbell Ave
Piedra Seca
Camino De Bravo

Area 5 & 6 CC&R's are managed by the CFA. Their CC&R's are similar to the summary of CC&R's for the Foothills.

To review complete wording for these areas visit the CFA website at www.catalinafoothillsassociation.org and open the Catalina Foothill PDF.

Area 7 President Mike Simmons 742-7737

Via Entrada	Camino Cresta	Entrada Neuve
Via Condesa	Foothills Dr	Entrada Diez
Condesa Primera	Entrada Primera	Entrada Once
Condesa Segunda	Entrada Segunda	Entrada Doce
Condesa Tercera	Entrada Tercera	Entrada Trece
Via Soledad	Entrada Cuarta	Entrada Catorce
Soledad Primera	Entrada Quinta	Entrada Quince
Soledad Segunda	Entrada Sexta	Entrada Ultima
Calle La Cima	Entrada Septima	Sombre Lomas
Calle De Cielo	Entrada Octava	Calle Luisa

Area 7's CC&R's are managed by their own board of directors. Area 7's CC&R's are similar in nature to the summary below, ***there are differences***. To review the complete wording and specifics for this area please visit their website at www.cfe7.org Architecture Procedure and application are also available online.

Area 8 President Jenna Cohen 577-6333

Camino La Zorela	Cerrada Bala	Miraval Sexto
Zorrela Segunda	Cerrada Brio	Miraval Quinto
Camino Mirval	Miraval Tercero	Avenida De Posada
Miraval Segundo	Miraval Cuarto	Calle La Brinca
	Miraval Primero	

Area 8's CC&R's are managed by their own board of directors. Area 8's CC&R's are similar in nature to the summary below, ***there are differences***. To review the complete wording and specifics for this area please visit their website at www.dakotacom.net/~cat8 Architecture Procedure and application are also available online.

Area 9 President George Robinson 299-4247

Avenida De Posada	Circulo Solaz	Solaz Primero
Calle Los Altos	Solaz Cuarto	Chaparral Place
Altos Segunda	Solaz Tercero	Placita Manzanita
Altos Tercero	Solaz Segunda	Manzanita Ave
Altos Primero		

Area 9's CC&R's are managed by their own board of directors. Area 9's CC&R's are similar in nature to the summary below, ***there are differences***. To review the complete wording and specifics for this area please visit their website at www.cat9.org Architecture Procedure and application are also available online.

Summarized CC&R's for the Catalina Foothills

- 1-Building sites are limited to a single family unit for residential use only.
- 2-Native growth including cacti and trees shall not be destroyed or removed from any lot, except necessary for construction. In the event growth is removed without approval replanting or replacement may be required.
- 3-No driveway or private road maybe constructed without submittal of plans to the approving agent.
- 4-Plans and specifications, including exterior color scheme and roof material, for any building, patio, swimming pool, wall, etc. must be approved in writing and the proposed location staked on site prior to such approval. Changes from approved and specifications which affect the exterior of any structure also require written approval.

5-Approving agent shall have the right to disapprove any and all plans if specifications are not exact accordance with each and every provision of the Declaration. B) Are not in harmony with the general surroundings. C) Plans and specifications are not in detail or incomplete. D) The roof is of material or style different than specified. No white or reflective roofs shall be permitted. E) Plans do not include a garage.

6-The Grantor shall not be liable in damages to anyone so submitting plans for approval.

7-No lot may be used for storage of rubbish, debris or trash.

8-No billboards or other advertising signs are permitted except occupant name plate or the name of the owner or builder.

9-All driveways and roads shall be treated and maintained with minimum of two-shot bituminous surface treatment.

10-No exterior lights may be directed toward adjoining lots.

11-Mailboxes must be uniform in shape, size, color, lettering and design.

12-All heating and cooling equipment must be concealed. No equipment or ducts shall be placed on the roof or wall of any building structure, except solar heating or cooling devices may be placed on roofs which are completely conceal or in no way detrimental to other properties within a subdivision.

13-Only pollen free Bermuda grass may be grown.

14-Trees and other vegetation must be kept trimmed so as not to interfere with principal views.

15-Television receiving antenna must not exceed more than 10 feet above roof line. Radio transmission towers are not allowed.

16-Tanks for storage of oil and gas must be buried or enclosed. All clotheslines, woodpiles, mechanical equipment, etc. must be concealed from view of neighboring lots at all times. Trash & rubbish containers shall remain concealed from view of adjoining lots and shall not be placed along street right of ways

17-Rental of any guest house is prohibited. Leasing or renting of entire lot is allowed.

18-No dwelling, swimming pool, garage, or other structure may be erected no closer than 30 feet from the property line. Any wall or coping may not exceed six feet in height. Any exceptions must be granted by approving agent and not be detrimental to any other lot.

19-No condition, restriction or privilege or act preformed hereunder shall not conflict with any applicable City or County zoning law. Where the setback requirements differ the more restrictive setback requirement shall, prevail.

20-No garage or other structure shall be erected or permitted until the construction and completion of a single family dwelling.

21-No temporary house, dwelling, garage, outbuilding, house trailer, commercial vehicle or equipment, construction or like equipment, tent or other structure shall be placed or erected upon any said property. No Boats, campers, other trailers, recreational and similar vehicles or equipment shall be within an enclosed approved structure.

22-No tennis court is permitted unless approving agent deems it would not be detrimental to any other lot.

23-No animal or fowl except pets may be kept. No more than 2 dogs and/cats more than ten weeks old permitted. Objectionable animals or birds will be ordered to be removed.

24-Utility, electrical and telephone lines must be underground.

25-Easement upon and over ten foot perimeter is reserved for utility purpose, with access thereto.

26-No motor driven two wheel or three wheel vehicles (including but not limited to motorcycles, motor driven bicycles and mini bikes) shall be kept or operated on any part of the property.

The following areas please contact your HOA president to obtain a copy of your CC&R's

Serenidad Townhomes,

President Mary Cherba 615-6097

Via Entrada Townhomes,

President Cheryl Bach 299-5060

Calle Lampara Townhomes,

President Rudy Ayala 577-0024

Catalina Foothills Townhomes,

President Connie Graham 529-9687

Posada Real Townhomes,

President Robert Hernandez 529-1608

Las Cumbres Townhomes,

President Rona Roseberg 529-5759

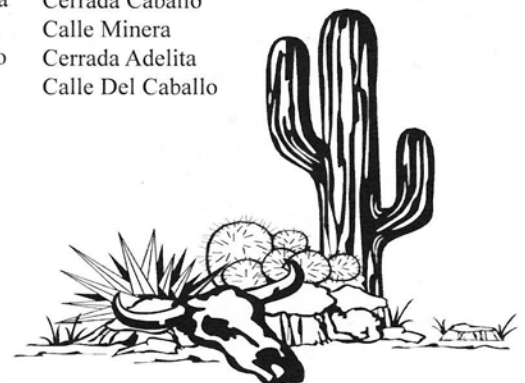
Catalina Foothills Condominiums,

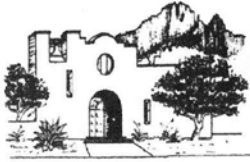
President Katherine Jacobson 299-1887

Catalina Pueblo,

President Joe Thompson 615-1768

Avenida De Posada	Cerrada Caballo
Avenida De Maria	Calle Minera
Avenida De Pueblo	Cerrada Adelita
Calle De Adelita	Calle Del Caballo
Campbell Ave	





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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Dear Neighbors;

by June Leclair-Bucko

I initially was going to write a letter to all the neighborhoods adjacent to Cat 7., who often come through our neighborhood to access River Road or 1st Ave. Now that I have spent some time in those adjacent neighborhoods, I realize we are not the only ones having a problem with drivers not obeying the speed limits.

I don't know where your going. I ask you at what cost do you want to get there?

All of our communities have bicyclist, runners, skateboarders, roller bladders, walkers, walkers with their dog, walkers with their kids or grandchildren, and even some wildlife using our roads. Our roads were *not* designed for drivers to go 40 mph or more. The speed limit in most of our communities is **25 mph**. Our roads are windy, they have hidden driveways, there are blind spots. So what will it take for you to slow it down? *Speed bumps, more signs, traffic tickets, or a horrible accident?*

I'm sure many of you will say it's not you, OK but it's your pool service, it's your contractor, it's the roofer, it's your maid, it's a delivery person or any of the service providers that come to your home.

Please SLOW DOWN, and ask your service providers to respect our speed limits in our community. It's for everyone's well being.

