

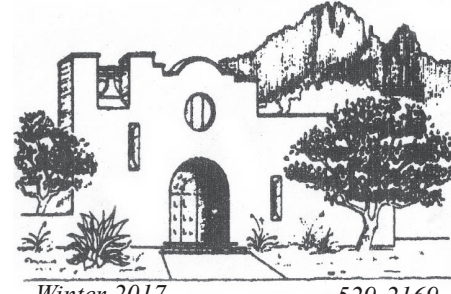
Catalina Foothills Association

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

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

NON-PROFIT
ORG.

U.S. Postage
PAID
Tucson, AZ
Permit No. 213



Catalina Foothills Association

www.CFATucson.org

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

Winter 2017 529-2169

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

The RTA Delivers

By Mindy Blake, RTA Outreach Coordinator

The Regional Transportation Authority is more than half-way through the voter-approved 20-year RTA plan. It has completed nearly 800 projects, from brand new roadways to new sidewalks. Projects in the Foothills area include added bike lanes and paths, intersection and sidewalk improvements, bus route extensions and signalized pedestrian crossings. Future roadway improvements are planned for Orange Grove Road and First Avenue. RTA projects are located across Pima County. The plan is funded through a countywide half-cent sales tax, also voter approved in 2006 that does not apply to groceries and prescription drugs.

The RTA works with its member jurisdictions to complete projects. The jurisdictions include the towns of Marana, Sahuarita and Oro Valley, the cities of Tucson and South Tucson, Pima County, the Tohono O'odham Nation, Pascua Yaqui Tribe and the Arizona Department of Transportation. Pima Association of Governments, the region's metropolitan planning organization, manages the RTA, which is the fiscal manager of the RTA plan.

"By working together, we deliver an improved transportation infrastructure," said RTA Board Chair Tom Murphy. "A better system, in turn, provides safer, more reliable and efficient mobility to enhance the quality of life for all of our residents. Improved infrastructure also attracts new development that further strengthens our economy." For more information about projects or to view the RTA's annual report and the 10-year performance audit, please visit RTAmobility.com.



Catalina Foothills Association Annual Meeting

Tuesday
January 23, 2018 at 7pm

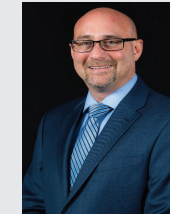
St. Philip's in the Hills Episcopal Church,
Murphey Room
4440 N. Campbell Avenue at River Road

Essential County Services: *Where are They?*

Guest Speaker

Carmine DeBonis, Jr.

Deputy County Administrator for Public Works



Mr. DeBonis will be joined by County staff to answer CFA residents' concerns about roads, zoning, and other environmental quality issues:

- **Cistern and solar regulations** – Carla Blackwell, Director, Development Services & Tom Drzazgowski, Chief Zoning Inspector, Development Services
- **Zoning & CCRs** – Carla Blackwell & Tom Drzazgowski
- **Residential group homes** – Carla Blackwell & Tom Drzazgowski
- **Water harvesting** – Eric Shepp, Deputy Director, Regional Flood Control District
- **Drainage** – Eric Shepp
- **Road maintenance** – Ana Olivares, Interim Transportation Director
- **Recycling** – Ursula Nelson, Director, Environmental Quality

Con't from pg 3

Interpret and enforce the rules.

The CFA Board believes it should exercise common sense. However, it's important that everyone in our community follows the same rules, even when those rules don't seem critical. The CFA CC&Rs are in place to protect you. The CFA Board safeguards the value of your property by helping to enforce the CC&Rs.

Minimize risk and plan for the future.

CFA Board members have to consider the financial needs for this month and this year, but they also have to plan for the next several years, and be prepared for challenges that could come up unexpectedly.

The CFA Board is open to your consideration, application, and possible membership. If interested, please contact Breda Cronin, Board Secretary (bpc21ccc@msn.com) to arrange a time to attend an upcoming Board meeting.

Don't Forget

Catalina Foothills Association Annual Meeting

Tuesday,
January 23, 2018 at 7pm

St. Philip's in the Hills Episcopal Church,
Murphey Room
4440 N. Campbell Avenue at River Road

Catalina Foothills Association Board Members

President- Amy Hernandez (Area 5)
Vice-president- Paul Wheeler*, (Area 5)
Treasurer- David Katz (Area 5)
Secretary to the Board- Breda Cronin

Area 1 *Seeking representative*
Area 2 *Alan Bomberger*
Area 3 *Kevin Hagerty*
Area 4 *Seeking representative*
Area 5 Lois Loescher*, Bruce Maben
Area 6 Lola Graeme
Area 7 Ron Allum
Area 8 Ron Benson
Area 9 *Seeking representative*

**Will complete 2nd 3-year term in January 2018 and go off the board.*

Board Meetings

The Board generally meets at 7 pm on the second Tuesday of each month. Holidays and vacation schedules sometimes result in the rescheduling or cancellation of a particular meeting, so please check with the secretary to the Board, 529-2169, to confirm a meeting time.

At the beginning of the meetings, the Board allows a ten minute period for "Resident Related Issues". These must be scheduled with the secretary two weeks before the meeting.

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

www.CFATucson.org



CFA FAQs

Are CFA dues mandatory?

In 2014, a majority of Area 1 – 6 resident properties with Deed Restrictions (CC&Rs), voted to approve mandatory annual dues to become effective, January 2015. Mandatory dues for Areas 1 - 6 are \$50.00 annually. Properties within Areas 1 – 6 without deed restrictions (CC&Rs) may continue to voluntarily contribute dues of \$50.00 annually.

- Annual voluntary dues for Areas 7 – 9 are \$20.00.
- Annual voluntary dues for townhouses and condominiums are \$10.00.

Where do I find information about CC&Rs for my area?

CC&Rs are on the CFA Website
(<http://cfatucson.org/downloads/>)

CC&Rs are available for Areas 1-4 and Areas 5 and 6

CC&Rs for Area 7 are available at
<http://www.cfe7.org/covenants.html>

CC&Rs for Area 8 are available at
<http://www.cat8.org/information>

CC&Rs for Area 9 are available at
<http://www.cat9.org>

Where do I find information about who to contact for road repair, barking dogs, illegal dumping and other concerns?

This information is on the CFA Website:

<http://cfatucson.org/phone-numbers/>

What is Nextdoor?

Nextdoor is the *private social network* for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free. People are using Nextdoor to:

- Quickly get the word out about a break-in
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name

For more information or to join go to: <https://nextdoor.com/neighborhood/catalinafoothillsaz--tucson--az/>

**** *Note that this is not a secure network as in the Pima Sheriff's Neighborhood Watch Groups*

Foothills History A Girls School Started It All

By Ian Campbell-Wilson

In 1928, John Murphey took the biggest gamble of his life. He bought 3,200 acres in the Catalina Mountain foothills; land deemed worthless by locals.

In the late 1920s, Tucson was booming. Housing developments were spreading rapidly, mostly around Tucson's small urban core and on land near the university.

The foothills stood empty for good reason; it was remote, difficult to build on and lacked easy access to city services. The Murphey's audacious land purchase raised eyebrows. In 1928, however, John and Helen Murphey were the talk of the town. Running their own construction company, the couple rescued the stalled upscale El Conquistador hotel project, and finished it in time for its opening in November.

Their idea for the foothills was to build a "sub community" (a suburb), with quality homes on large lots with expansive views. Shopping, restaurants, churches and schools would be added. To attract investors, the Murpheys started an elite school for girls, Hacienda del Sol.

In the summer of 1929, the Murpheys built the school on foothills land they had purchased. Hacienda del Sol was marketed to the elite of America. Advertisements in magazines like *Fortune* and *Vogue* promoted the virtues of the school. Tuition was \$2500 (about \$36,000 in 2017), a vast sum in 1929.

Their school opened just weeks before the 1929 stock market crash, but it survived and was successful. Young ladies from some of America's wealthiest families attended. The school roster included names like Campbell, Pillsbury, Westinghouse and Vanderbilt.

Hacienda del Sol put the Catalina Foothills on the map. It was the first foothills collaboration between the Murpheys and their new architect, Josias Joesler.

Development plans for the Catalina Foothills Estates followed in the early 1930s. In 1936, St. Philips-in-the-Hills was built, followed by restaurants, retail shops and a Murphey real estate company in St. Philips Plaza.

Ian Campbell-Wilson is a writer and historian. He resides on Camino Real in a Joesler home. ian.wilson.az@gmail.com



Photo credit: Hacienda del Sol webpage: <http://www.haciendadelsol.com/about-us/history/>



Tucson Oddity:

Those who can ID this might have been all wet

By Brian J. Pedersen Arizona Daily Star, Jul 27, 2009

Sometimes the best-laid plans don't work out.

Such was the case when the developer of a master-planned community in the Foothills sought to make the entrance to one neighborhood stand out by installing a large stone tower that would double as a fountain.

It was a great idea — until the wind started to blow.

"It just got the people too wet," Jane Hoffman, secretary of the Catalina Foothills Estates Neighborhood Association, said about the fountain, which still stands on the north side of the intersection of East River Road and North Via Entrada.

The tower was commissioned in 1966 by John W. Murphey and was designed by Mexican architect Juan Warner Baz. Baz was looking for something different for Neighborhood No. 7 - the first in Pima County to use a pod-style development layout.

Baz also designed Murphey's Foothills home, as well as the terra-cotta statues that adorn the roof at the Broadway Village shopping center, said Hoffman, who researched the fountain tower's history for a 2005 article that ran in the neighborhood association's newsletter.

The tower was constructed with boulders taken from the back side of the Santa Catalina Mountains, near Oracle, Hoffman wrote.

"The largest crane in Tucson was used to lift the boulders, and the crane snapped in half from the weight of one of the boulders," she wrote. "It took six months to repair the crane, and the company was not willing to work any further on the project."

The intention for the tower was to have water fill the hollow interior, flow off the top of each of the tiers of block and then cascade down the sides, Hoffman wrote.

"Water did flow for several years, but when the winds blew, it was a constant problem of cars getting soaked by the spray," she wrote. "It was finally decided to disconnect the water feature."

Hoffman said the tower is still a source of interest to many, which prompted her to research its history.

"It's always a question people ask," Hoffman said, "especially to people who are new to the neighborhood."

Reprinted with permission from Debbie Kornmiller, Arizona Daily Star. Photo credit: A.E. Araiza / Arizona Daily Star