



A full-color version of this newsletter is available at www.49ersHOA.com

Community Yard Sale
Saturday November 5th at 7am
Your HOA Board will place ads and put up signs – you take care of the rest!

The Forty Niner Flyer

October 2016

NEW! We have a Neighborhood Watch Program!

Good news! We are ready to get the neighborhood watch program started for 2016-2017. Our program is supported by the Pima County Sheriff's Department.

Neighborhood watch programs are known to instill a greater sense of security, well-being and reduce the fear of crime in our community, as well as create greater "sense of community" by putting the "neighbor" back into the neighborhood.

Members will learn how to make their homes more secure, watch out for each other, watch the neighborhood and report suspicious activities to the Sheriff's Department.

We are currently searching for neighbors to serve as block leaders. Those who are interested in getting involved, or just interested in learning more about the program, please contact our area leader, Paul Pena, at pena.paul@gmail.com. Any community resident can join. We will have our kickoff meeting later this fall, tentatively scheduled for October 24th at 6pm.



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What's Up in the 49?



www.49ersHOA.com

Tanque Verde Valley News

The City of Tucson has recently annexed property East of Houghton Road starting with the Desert Willow development to the northeast of the intersection of Tanque Verde and Houghton Roads. There has been a request to change the zoning of the property between the Circle K and the western-most homes in Bel Air Ranch Estates from resident to general business. The current property owners have plans to build an RV and trailer storage area. This proposal is opposed by the Tanque Verde Valley Association because of potential problems with traffic flow in close proximity to Emily Gray, the bus barn, Circle K, the pedestrian HAWK crossing and other issues associated with a business located next to residential homes. Homeowners should contact the Pima County Board of supervisors to express their opinion on the issue as they will decide on the change in zoning. Efforts to finalize the long term plans for Redington Pass continue and there have been no further details release by the Forest Service or the Tucson Rod and Gun Club on a proposed shooting range.

News from the Social Committee...



The 49er HOA is looking for neighbors to fill all board positions.

If you're interested, let us know! This is a rewarding experience and an excellent way to get involved, to meet your neighbors and to help ensure 49er's neighborhood remains THE BEST in Tucson! Plus, we have a lot of fun!

Qualifications for prospective Board members: Interest, Talent, Time and a Desire to serve the residents of Forty Niner Country Club. You should be available to attend our monthly meetings - the 2nd Monday of each month.

Nominate yourself or a neighbor by emailing Julian Pacheco at julianpacheco16@gmail.com. The new Board will be installed in January of 2017, and you're welcome to attend any Board meeting in the meantime to see what we're all about.

As the saying goes... "If you build it, they will come!"

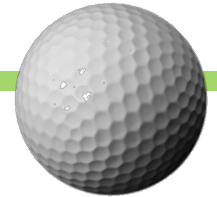
That is exactly what happened when Chris and George Bubany put up a Little Free Library in front of their house. Before they could even begin to fill it with books from George's big collection of books, the shelves started fill up on their own it almost seemed. What started out as someone's simple idea has grown in to a worldwide phenomenon, and the Bubany's library is #45,587!

Chris has turned in to a very part time librarian making sure the books are kept organized and thinned out so that they will all fit! It is fun to see the different books come and go and the library is being enjoyed by all ages. In June a grand opening celebration was held with refreshments, balloons, and giveaways. On July 4th copies of the Constitution were available for free. This November a bin will be placed by the library to collect food for the Food Bank. Look for a book signing in December, if the author agrees, and other little surprises throughout the year. Bring yourselves, your kids, and grandkids. It is meant to be enjoyed by all!

Our 49er Football Frenzy was a blast! Special thanks to our event sponsors Heather Tyler of Nova Home Loans who provided the inflatable slide, and Bert Williams of Williams and Associates, who printed our Frenzy Frisbees!



News from The Club



We hope you are enjoying these nice cool days...a good break from another hot Tucson summer!!

Our annual golf course overseeding is underway. The golf course, and practice greens will be closed through Friday October 14th. The rainy weather early in our overseeding process delayed us a little bit, but you can never complain about rain in the desert!! We will most likely be CART PATH ONLY for 7-10 days after re-opening, depending on weather conditions.

Our plan is to overseed tee tops, fairways, greens and green surrounds. We are not overseeding many of the roughs, especially areas that have seen good Bermuda growth, which is most of the golf course. In areas that have not seen good Bermuda fill in this summer, we will overseed them to give good winter playability.

Our extensive Bermuda sprigging program this summer resulted in very positive results on various locations on the course. This, in addition to all of the irrigation relocation projects we have completed, should help us continue to improve our year round conditions.

Something new this year, the Driving Range is open during overseeding...so come on down and enjoy a "Beer and a Bucket" for only \$7!

The Golf Shop and Driving Range will be open daily from 8am

to 4pm. The 49er Fitness Center and Pool will remain open regular hours from 5am to 9:30pm. And the Rincon Mountain Grill will remain open daily from 6:30am to 9pm, serving breakfast, lunch, and dinner.

A reminder, the irrigation system will be running 24 hours a day while we are overseeding. It is VERY important that we keep people and vehicles off of the newly planted grass seed. Please help us to inform people to stay off the tee, greens and fairways!! We encourage you to let us know if you see any major leaks or geysers coming from the irrigation system. We are excited for this time of year, it's always a chance for us to re-charge our batteries and be ready to provide you with the highest level of customer service around!

Keep your eyes peeled for our list of upcoming events for Fall and Winter here at the Club!!

To report irrigation system or vandalism, please contact:

8am-4pm: Golf Pro Shop at (520) 749-4925

After hours: Wendy Cross, General Manager at (520) 237-7371 or email at wcross@fortyninercc.com

Casey Polivchak, Director of Golf (520) 904-2987 or email at caseyp@fortyninercc.com

CC&R Update!

The Official Voting Results from Alter & Alter CPAs are in:

Proposed Amendment:	Yes	No
#1 Mandatory Membership	128	70
#2 Trailers	129	66
#3 Motor Homes	132	62
#4 Commercial Vehicles	131	65
#5 Non-Operative Vehicles	143	55
#6 Machinery	142	56
#7 Architectural Changes	133	64

A "super majority" was required to pass each amendment. None of the amendments received the 2/3 vote to enable passage. 218 votes were needed to pass each amendment. Only 198 of our 326 homeowner/lot owners participated in the vote. Note: Total votes are not equal as not every Amendment was voted on every Ballot.

Go to www.49ershoa.com to view the CC&R proposals in their entirety.



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Neighborhood Business

STREET SAFETY

It is important to slow down and watch out for our children, walkers, joggers, bicyclists, and others when driving on our streets. Please remember these friendly reminders when using our streets:

1. Walk against traffic
2. Jog against traffic
3. Bicycle with traffic
4. Observe the 25 MPH speed limit
5. When driving a golf cart, drive with traffic
6. At night wear colorful or reflective clothing and use a flashlight!
7. Do not walk in the middle of the street or three or four abreast
8. Have your dog(s) on a leash
9. Pull trashcans off the street in a reasonable time.
10. Save your texting for a later time.

Remember...these are not private roads and therefore only licensed drivers may drive on them...including golf carts!



DO YOU LOOK GOOD FROM BEHIND?

Have you ever walked behind your home and looked at it from a fresh and more critical perspective? What do you *really* see? Remember that if you have a home along the golf course, your yard obligations don't end at just your front yard! Your obligations ALSO include the back of your home that abuts the golf course! The golf course owner has spent a tremendous amount of money making the golf course look good for you and its players - and YOU need to return the favor by having your property look good from their point of view too! Please be a good neighbor and give the portion of your landscape that is visible from the golf course proper attention. Thank you for helping to keep ALL of our property values up!

New to the neighborhood, or have a new email address? Send your email address to:
KristieAltherr@live.com

REMINDER...

As stated in our CC&Rs, all trailers, no matter how great you think they look, must be stored OUT OF SIGHT in either your garage or in your backyard so as not to be seen from the street, your neighbors' house, or from the golf course! If you are unable to store your trailer in the above manner, you must store it OFFSITE.



Your HOA Board

President	Julian Pacheco	julianpacheco16@gmail.com
Vice President / Golf Course Liaison	John Puiia	jepuiia@gmail.com
Secretary	Kristie Altherr	kristiealtherr@live.com
Treasurer / Traffic Safety & Roads	George Bubany	gbubany@aol.com
Architectural Review	Anthony Mastrangelo	anthony@mastrangeloplace.com
Tanque Verde Valley Liaison	Gregg Montijo	gmontijobay@cox.net
New Neighbor Welcome / Historian	Parralee Schneider	pmstucson@aol.com
Trees & Washes	Bob Hastings	hastings.bob@gmail.com
Neighborhood Security	Mark Holliday	msierralandscape@aim.com
Social Committee Liaison	Diana Dessy	azdessy@gmail.com
Newsletter & Advertising	Maggie Hammarstrom	mhammarstrom@cox.net
HOA Member Addresses & Email Updates	Kristie Altherr	kristiealtherr@live.com
Communications Secretary	Paul Bennett	Pgbennett1@gmail.com
Director	Barye Herndon	herndon@mmsi.com
Director	Kristen Mammana	kristen_mammana@yahoo.com
Director	Paul Peña	pena.paul@gmail.com
Director	Tony Siani	tsiani@mac.com