

Can you believe it's officially spring? Like you, I'm anxious for the green and lush renewal of our neighborhood foliage and everything else the spring season brings.

Speaking of new beginnings, we held our Annual HOA Meeting on January 18th, 2011 and added the following new members to your Board: Al Adams, Bob Hastings, Larry Daggert & Glenda Phipps. Please join us in welcoming these new Board members!



Neighborhood Yard Sale
April 9th 7am-12noon

In addition to discussing last year's successes and current projects at our Annual Meeting, we listened to many concerns from those in attendance. Two items that seem to percolate up every year at these meetings are "neighborhood appearance" and road/traffic concerns. Of course with last summer's flood, Flood Control was also a hot topic. Let me briefly touch on all of these items:

Neighborhood Appearance - Our CC&Rs were written in the 1960's. At that time, much of today's "world" could not possibly have been anticipated and as such, we are left with very minimal framework with which to govern our neighborhood. Compared to today's new neighborhoods with CC&Rs in the 100-plus page count, our CC&Rs have merely 6 pages. For anyone that has moved here from a more modern neighborhood, there is often frustration about the lack of appearance items, like weeds, paint, RVs, etc., that the Board can enforce. This makes adhering to what few "rules" we do have in our CC&Rs very important. I encourage each and every one of you to familiarize yourself with our CC&Rs. If you lost your copy, you can find them on our neighborhood website, www.49ersHOA.com, under Legal Documents. Once on our website, you can also learn about the process we do have that must be followed before improvements can be made to the exterior of your property.

Road/Traffic Concerns: A traffic committee, separate from the HOA Board, has been working with Pima County since 2009 in conducting a traffic study on the west side of our neighborhood which includes the Wagon Trail and Soldier Trail loop. This area was chosen as a "model" in that if it works well, it could possibly get rolled out to the rest of the neighborhood. When arriving at a traffic calming solution, Pima County was asked to consider everything BUT speed humps as it was made clear by the residents in this area that they want traffic slowed down, but not with speed humps. Due to County budget cuts, this project is extremely slow moving but we all hope the solution that is put forth not only slows traffic but enhances the appearance of the streets and neighborhood too.

As far as the condition of the roads themselves, we don't own our roads—Pima County does. Our neighborhood is not due for repaving/chip seal for many more years. I would encourage you to voice your concerns about any potholes or of the physical condition of our roads to Pima County directly.

Flood Control: The Pima County Flood Control is working on possible solutions to help restrict future flooding for the at-risk areas of our neighborhood. Your HOA Board will be a conduit of information for all of these findings. While some individuals have decided to reach-out to the Flood Control Department directly to actively engage in these solutions, remember that any solution that will involve YOU as a partial funding source will have to have your approval. Please contact me with any concerns or ideas you want shared.

There will be lots to do this year, but you have elected a fantastic Board and we are all excited to be working toward keeping 49ers "one of the best places to live in Tucson."

Finally, don't forget to mail in your 2011 HOA dues of \$50!! For those that already did mail in your 50 bucks—THANK YOU!

See ya 'round the neighborhood!

Anthony Mastrangelo
HOA President



It's time to clear out your stuff and put some money back in your pocket!

**49ers Annual
Neighborhood Yard Sale
Saturday, April 9th
7am-12noon**

This event will be advertised in the local paper and online on Craig's List. We encourage you to place directional signs to bring buyers to your home and to place a balloon on your mailbox to help draw attention to your sale!

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, or from the golf course!

If you are unable to store your trailer in the above manner, you must store it offsite.



Reddington Pass Use Changes

by
Gregg Montijo

The US Forest Service and many local agencies are evaluating the feasibility of creating a shooting range in Reddington Pass.

A local group, Friends of Reddington Pass (FRP), has been formed to represent the local Tanque Verde Valley community. For anyone that has not been up Reddington Pass lately, there is a lot of “wildcat” shooting or basically shooting in unauthorized areas, shooting at local residents homes and animals, large amounts of trash brought to the area for target practice and many instances of visitors being accidentally shot at by others. Annual estimates of people shooting runs in the 5-6 thousand range and each week there are approximately 600+ shooters using Reddington Pass.

The proposed shooting range would be operated by the Tucson Rod and Gun Club and built entirely using private funding. There would be a small facility fee for its use. The location has been surveyed and is approximately 6-7 miles into the hills from the bottom on the pass. Noise tests have already been conducted and gunfire is inaudible from any residence in the local area. The facility would also include restrooms and emergency communications equipment.

This is a multi-agency project involving the above mentioned organizations, but also the Pima County Sheriffs Department, Game and Fish, Border Patrol and Immigration, Pima County, local HOAs and concerned residents. FRP and the organizations meet on a regular basis to share information and reach a group consensus on all the issues affecting a large number of people. There has not been any decision on whether this will be approved and the final ruling will involve zoning and land use changes to make Reddington Pass not only a safer, but a cleaner place for recreation.

The FRP coordinator is Kirk Emerson who can be reached at kirk_emerson@mindspring.com or 690-6575.

“...each week there are approximately 600+ shooters using Reddington Pass.”

Neighborhood Watch Block Leaders Needed!

Block Leaders are needed in the areas of Sutter Mill/Gold Dust, and Dry Gulch.

If you are a resident of either of these areas and are interested in helping with the Neighborhood Watch Program, please contact Claire Place, at 749-0879 49ersNeighborhood-Watch@gmail.com.

This is not a time-consuming volunteer position, and it is a rewarding service you can provide to your community! All Block Leaders submit their information for a background check through the PCSD Auxiliary Volunteers.

Got Leash?



It's true, nobody's dog is more cute than yours... except when your dog is running off leash!

Pima County's leash law **REQUIRES** your Fido to be on leash when you take him for a walk! But if that's not reason enough for you, think about this: the reason some people walk their dog on leash is because their dog is **NOT** friendly to other dogs! So when your unleashed dog saunters up to say hello, it can cause much stress for both the dog and dog owner!

49ers Neighborhood Watch Program

Claire Place, Area Leader



Annual Report-January 2011

At the Forty Niner Country Club Estates Annual HOA Meeting on January 18, 2011, Area Leader, Claire Place, presented information summarizing area information for the past year. The 49ers CC Estates HOA, and the surrounding associations, continue to maintain our active Neighborhood Watch Program. With security patrols funded by HOA dues, and continuing efforts to maintain heightened community awareness, our area continues to be relatively crime free. When concerns do arise, our residents are quick to communicate those concerns via our email alert system.

Last spring, we had a number of solicitors working our area. There were many residents who expressed concern over the legitimacy of these solicitors, and email alerts were sent out to residents. As a result of this period, the Neighborhood Watch Program approached the HOA board to request use of the Neighborhood Watch budget (\$60) for the purchase of two "Private Property, No Solicitation" signs. The signs have been posted, in accordance with the PCSD Neighborhood Watch Sign policy, on our existing NW sign posts. The HOA is accepting donations for the "No Solicitation Sign Fund" for the purchase of additional signs as funding permits.

Last July, we did experience one burglary and one attempted burglary in the 49ers' area. There were also several reports of suspicious vehicles and people in the neighborhood. There was concern that a burglary ring may have been operating in the area, however, there were no further incidents following this brief period over the summer.

Halloween brought the usual large numbers of Trick-or-Treaters to our area. Although they are welcome here, there are residents who have expressed concerns over the years about safety and security during the evening. The Pima County Sheriff's Department, and our hired security patrol, were very visible this past Halloween. There were no incidents of concern to report. We appreciate the effort that the PCSD makes each year to provide extra patrols to our area.

The HOA Board has considered concerns of area residents regarding the large number of vehicles in our area during the Halloween trick-or-treat period. They reported that their research found with the public roads in our community, we cannot place any restrictions on their use, unless we: hire a consultant to develop a traffic plan, obtain a permit for a special event, rent sufficient traffic control devices and staff the event with law enforcement personnel, all coming at significant cost. Additionally, the HOA Board will not place restrictions on time limits for trick-or-treating, as the limits would be ineffective with no means of enforcement. The HOA Board said they would consider creating neighborhood safety patrols, and possibly purchasing vests and lights for volunteers to patrol the neighborhood during Halloween.



Forty-Niner Country Club Estates Homeowners Association
 8987 E Tanque Verde Rd. #309-169
 Tucson, AZ 85749

INVOICE

INVOICE #2-2011
 DATE: MARCH, 2011

PLEASE PRINT:

Name _____

49er Address _____

e-mail _____
 (For HOA Newsletters & Neighborhood Watch Alerts Only)

Phone (optional) _____

FINAL NOTICE

COMMENTS OR SPECIAL INSTRUCTIONS: 2011 DUES

Your dues are important to our neighborhood and are necessary to continue services such as: Security Patrols, Weed Control along Tanque Verde, Monthly Utilities for Entrance Lighting, Legal Counseling, Insurance, Postal-Box Rental, 49er Website, and Postage. As you can see, despite our great efforts, none of these items are free. We really need your support to continue to make our neighborhood such a great place to live!

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	HOA Membership Dues – 2011 Calendar Year Terms: Due on receipt <i>Check-out neighborhood events at www.49ersHOA.com</i>	50.00	50.00
NOTE: Periodically we like to thank our HOA members by publishing a list of names of the paid members in our newsletter. If you do NOT want your name to appear in this publication please check the box below.		SUBTOTAL	50.00
<input type="checkbox"/> Please do not publish my name		TOTAL DUE	50.00

Make check payable to "49er C.C. Estates HOA" and mail to: 8987 E Tanque Verde Rd. #309-169 Tucson AZ 85749
 If you have any questions concerning this invoice, contact: Anthony Mastrangelo, HOA President at anthonymastrangeloplace.com