

# Forty Niner

December/January

Your source for neighborhood news.



**T**is' the season for snuggling by the fire on cold nights, shopping till you drop and filling your home with the scents of holiday cooking and the laughter of families and friends. Please take a few minutes during this hectic time of year to read through our newsletter for the latest neighborhood updates and activities. One of these fun activities is our neighborhood holiday party on Thursday, December 20th at 5:00pm. Bring your families and join us at the 49ers Country Club for some hors d'oeuvres, wine tasting, hot chocolate and cookies, christmas carols and of course, Santa! Then, plan to get dressed up and attend the New Year's Eve Dinner Party at the 49ers clubhouse (details to come). Help us start the new year off right by attending the annual HOA meeting on Tuesday, January 15th at 7:00pm. We value this once a year opportunity to meet with you and gather your thoughts, concerns and ideas on how to continue to make our neighborhood a wonderful place to live. We hope that you enjoy this holiday season and wish you a happy and healthy New Year.

**Happy Holidays from your 49er HOA!**

## Let there be light!

Has anyone noticed a brighter entrance to the 49ers? Thanks to some research by Parralee Schneider, she found that 10 years ago there was a street light located on the lamp post directly across the street from our neighborhood. It was taken down by golf course management after the lighted towers were erected. After a few phone calls to TEP, Parralee discovered that we could have the light replaced and working again. Now we can all enjoy a brighter, safer entrance to our neighborhood as we patiently await IRI to continue their progress in fixing the lights on the entrance pillars (currently they are digging a trench and determining the cost of repair). Thank you to Parralee!

**Congratulations to the winners of our Halloween House Decorating Contest, Scott Wert and Emery Nicoletti on Cape Horn Drive. They were awarded with a \$50 gift certificate and a beautiful sign to display in their frightfully decorated front yard. Thanks to everyone who participated!**

## HOA Annual Meeting

**Tuesday January, 15th 2008**

**at Forty Niner CC Clubhouse**

**7:00pm**

Please join us for refreshments and our annual HOA meeting on January 15th. Soon you will be receiving a letter regarding your annual dues renewal, information about your new board candidates and a survey about what you would like to see happen here at 49ers. Our annual meeting is your chance as neighbors to learn what your board has been doing this past year, where our dues have been spent and also voice your opinions and give your suggestions on how we can continue to serve this neighborhood. We encourage all neighbors to attend and look forward to seeing you there.

## IRI Update

November 13, 2007

Forty Niner Members:

As many of you know, IRI Golf Group has been attempting to obtain permits to construct a new restaurant adjacent to the pavilion and replace the cart storage building that was destroyed by fire.

This process has been extremely long and frustrating. It seems nothing was ever permitted properly back in the early 1960's and the building codes have changed multiple times. After spending hundreds of hours obtaining aerial photographs and tax records to prove what was in place during various dates, and walking through the confusing process of gaining County approval, we hit our final road block. Pima County wanted us to spend over \$200,000 on improvements to the parking lot before anything new could be constructed.

So, in lieu of spending over \$200,000 on just the parking lot, we decided to spend the money more efficiently. We re-carpeted and re-painted the clubhouse, separated the fitness area with a permanent wall, expanded the restaurant into the seldom used men's locker room, created a new entrance directly into the restaurant, installed new kitchen equipment, added new flat screen televisions, and re-stuccoed the wall by the pool.

We have a meeting Thursday with the insurance company regarding the cart storage building in hopes of beginning that structure very soon.

We finally gained approval from Pima County to turn the old lake on #6 into a waste bunker. This work should begin within the next two weeks.

With the reopening of the clubhouse, we would like to announce the arrival of our new Food & Beverage Manager Todd Gadow. Todd has had a very successful career in food & beverage and wanted to make a moveback to the golf industry.

Beginning January 1, 2008, we will be reinstating the food & beverage minimums of \$120 per quarter for full golf members, \$90 per quarter for full golf Singlemembers and \$60 per quarter for Golf & Fitness members.

We apologize for any inconveniences this transition may have caused, but are confident you will be pleased with the new building configuration and restaurant.

Thank you for your continued support.

Sincerely,  
Forty Niner CC

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## Man's Best Friend

We love having dogs in our neighborhood. They are a part of our families and are here to protect our homes. However, we encourage that you be courteous to your neighbors by bringing your dogs inside if you are away for an extended period of time or late at night. Although we have a lot of space out here in 49ers, the sound of barking dogs carries and may disturb others. We understand that a dogs bark may be an alert to predators but at the same time ask that you take extra care to be courteous to your neighbors.

## Golf Cart Safety

There has been some concern voiced about the number of under-age drivers cruising around the neighborhood in golf carts. The sherrif's department just wants to remind everyone that you must be over 16 years of age and have a valid drivers license to operate a golf cart. We are addressing this issue because we are concerened about both the safety of the drivers and others in the neighborhood. Please drive responsibly!

## Fire Safety Day

Saturday, Feb. 16th  
at 49er CC

11:00am-1:00pm

Presented by Rural Metro

Please join us here in the 49ers neighborhood for Fire Safety Day. Rural Metro fire department will be coming to 49ers with their fire trucks and BBQ's. There will be food (personally cooked by our local firefighters!), fire trucks, demonstrations about fire safety and free stuff for the kids (weather permitting they may even be able to work the hose!). Take this opportunity to learn about Rural Metro and what they offer our community. You will also be able to sign up for free home safety checks and to register for CPR classes. The exact location of this demonstration is to be determined so stay tuned for more information.

## Adopt-A-Road

Adopt-A-Road. Our community heroes for November 10 are the eleven volunteers who picked up the litter on Tanque Verde Road . Kudos to Carol Gotas, Nancy Howell, Gary Grimes, Bob & Dawn Briggs, Herb West, Brenda Seeliger, Mike & Parralee Schneider, Peggy O'Sullivan, Robbie Bourget for their efforts to make our community's front door more appealing.

Through the years there has been a faithful group of your neighbors willing to give up a Saturday morning two/three times a year. Besides the folks mentioned above remember to also thank Betty & Bob Peckinpaugh, Ferroll & Jodi Elmer, Sandy Fahring, Candy Egan, Dick Rieck, Dale Shellhorn, Ruth Stockdale, Annie Waite, Pat & Ann Liebenberg and Dan DuPerre for being a part of the "49er Road Warriors" Team.

# Holiday Open House



*We invite you and your family  
to join us in celebrating the  
holidays and the new,  
improved Rincon Grill.*

**Thursday, December 20th  
5:00pm-9:00pm  
Forty Niner Clubhouse**

- Special guest Santa arrives at 6:00
- Hors d'oeuvres
- Cookies and hot chocolate
- Christmas Carols
- No host bar

**Sunday Brunch**  
Every Sunday from  
9:00am-2:00pm  
beginning  
January 6th, 2008

*Happy Holidays from  
Forty Niner Country Club!*

# Make a Difference Day

Thank you to everyone that attended and volunteered at our Make a Difference Day event. It was a great event and helped a good cause. It began with a fun afternoon of Trick-or-Treat golf on a haunted, Halloween course with lots of great prizes including candy and coupons to nearby companies like Magpies and McDonalds. We even had a very spirited foursome who all played in costumes despite the record high temperatures. The Halloween party was a great time and attended by the Incredibles, Batman, neighbors risen from the grave, pirates and several artists (all costumes of course!). We had a fun time eating and dancing the night way to music provided by DoublePlay DJ's. Many of our attendees left with wonderful prizes from the raffle such as gift certificates to Le Buzz, Eegees, Venice Pizza, Simply Dinners, Tucson Appliance and a whole lot more. Congratulations to Mary Altenbernd for winning the neighborhood drawing for two airline tickets donated by Fly Free America, a division of Williams and Associates (a huge thank you to them for their donation!). We all know that Mary deserved it after all of her hard work organizing the food drive. All this fun was for a good cause of course. We collected over 800lbs of food and about \$500 for Tucson Community Food Bank. Thanks again for making this a fun event and we look forward to doing it again next year!



**Forty Niners Homeowners Architectural  
Change Review Submittal Form**

Date: \_\_\_/\_\_\_/\_\_\_

1. Owners Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Owners Address: \_\_\_\_\_

Owners Phone #: \_\_\_\_\_

2. Name of Contractor: \_\_\_\_\_

Contractor's Phone #: \_\_\_\_\_ Contractors License #: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

3. Description of work to be done: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Date Work is to Begin: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

5. Do changes infringe on CC&R boundaries? (See your copy of CC&R's page 2 paragraph 8 or see our website, [www.49ershoa.org](http://www.49ershoa.org) for CC&R's) Yes/No \_\_\_\_\_

*If infringements occur and are within County limit you must get a Variance Form from Francie Hilkemeyer.*

6. Do the exterior material and color conform with existing structure? Yes/No \_\_\_\_\_  
Please see CC&R's or submit a plan to conform with.

7. Are native trees or other large vegetation to be removed? Yes/No \_\_\_\_\_  
If yes please describe: \_\_\_\_\_

If you have questions about this form or your proposed changes/improvements please contact:  
49'er HOA Architectural Chairperson Anthony Mastrangelo at 907-6156 or  
Architectural Review Agent Francie Hilkemeyer at 749-4077

\*\*\* All plans and forms must be submitted to: \*\*\*

Francie Hilkemeyer  
11330 E Tanque Verde Rd.  
Tucson, AZ 85749

\*\*\* Include a check for \$100.00 made out to "Francie Hilkemeyer" \*\*\*

You will receive a response approval/disapproval or request for more information from Francie Hilkemeyer.

## Changes at the Forty Niner Clubhouse

I had the pleasure of sitting and talking with Todd Gadow, the new food and beverages manager at the 49er county club. It is a relief to say that he is a breath of fresh air to the facility. He has energy and enthusiasm, understands the potential the club has and hopes to create a new image for the Forty Niners and the Rincon Grill. He has begun by addressing such items as re-designing the menu, hiring a new friendly staff and organizing activities for the members. Many of us groaned at the news of the food and beverage minimum being reinstalled with our membership. However, with the extended restaurant hours, new Sunday brunch, kids menu and happy hour I think we will find we are spending much more than required! He is excited to have the neighborhood as patrons and looks forward to participating in events like the holiday party and summer pool parties. I personally look forward to all the new changes at the Rincon Grill and hope that you will stop by for dinner or a drink and give the club house fresh chance for 2008.

## Hungry? Thirsty? Try the New Rincon Grill

**Open daily from 10am-7pm**

- **New, improved menu and kids menu**
- **Take out available**
- **Friday Night Dinner with a special all you can eat fish fry for \$9.95**
- **Big screen TV's**
- **Happy hour from 3pm-7pm every evening**
- **Sunday Brunch starting January 6, 2008**

**NEW Sunday Brunch!**  
Every Sunday from 9am-2pm  
Starting  
Sunday January 6th, 2008

For more  
information call  
**749-4001 x207**

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Forty Niner Estate Homeowners Association  
8987 E. Tanque Verde  
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