



Greetings from your HOA President

Dear Neighbors,

I hope this letter finds you well as we move into the new year. It's my pleasure to update you on the latest happenings, projects, and initiatives that are shaping our community.

Welcome New Neighbors! We are excited to welcome several new families who have recently moved into the neighborhood. Please join us in making them feel at home.

Upcoming Events: We have some great neighbors that have some wonderful ideas on small or large events for our neighborhood. Please submit your ideas to board@49ershoa.com and we will share them on the next newsletter and on the website. We will work together at our monthly HOA meeting to help those events come to life.

Board Openings: We've had some great participation in the meetings and would love to have you on this wonderful, volunteer board. We have several openings and would appreciate some volunteers to help fill the gaps. Check the website <https://49ershoa.com/> and look under "HOA BOARD & DIRECTORS" to see the open positions.

Neighborhood Guidelines: Along with our CC&Rs we've got some general Pima County laws and Golf Course etiquette we would like to encourage and support.

1. **Golf Course:** If you can see the sun, there will be golfers. Please stay off the course during those times. There are no exceptions to that rule. If a neighbor kindly reminds you of this, please be pleasant and exit the golf course expeditiously.
2. **County:** Please keep your dog on a leash. This goes for any area in our neighborhood. Your furry friend may be great mannered, but one never knows if someone has had a bad experience with dogs and a dog off leash can be a terrifying experience for those who have been previously attacked by a dog.
3. **County:** The washes in our neighborhood belong to Pima County. It is unlawful to operate a motorized vehicle in all washes, as one can see posted on many signs at the washes in our neighborhood. Electric motor dirt bikes are motorized and therefore included in this exclusion.

If you get a communication from me regarding almost anything observed, it is most likely because I have received many emails, text messages or phone calls requesting assistance in communicating these concerns. I've recently asked a neighbor to vacate the golf course with his unleashed dog, while a foursome of lady golfers played through him. He said "So, you're going to be 'that guy'?" My answer will always be yes, I will be that guy. I don't occupy a position of power. I occupy a position of responsibility that requires the art of navigating difficult conversations in a neighborhood that has a variety of neighbors with various backgrounds and values. Through that, I endeavor to encourage courteous neighbor behavior.

Thank you in advance for your participation and positive attitude. ~David Montoya, HOA President

www.49ersHOA.com

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information to the
HOA!**

News from the Club



Dear Neighbors,

As many of you know, Ron & Cheryl McKenzie's ownership over the last 13 years has been nothing short of incredible. They single handedly saved this Club and the entire neighborhood with it. Without their ownership, I am convinced that this Club would no longer exist and in its place houses, condos, or other dwellings. It would not be a beautiful golf course, pool, fitness center or restaurant. Their continued commitment to constant improvement and love for the neighborhood is unwavering. During the last 13 years, we have seen by far more ups than downs. Continued growth and improvement does not happen without some growing pains. Which brings us to the present time. 2024 was a year of growing pains. Lots of positives!! but also, in the midst of that, anytime changes are made, even for the better, a disconnect can occur with our members, neighbors and guests. As a result, the support that the Club gets from the neighborhood and HOA has diminished to degree. While there are many 49er Neighbors whom are amazing supporters of the Club, through all the ups and downs, there are also many whom have decided not to support us as much as in the past. We would like to know why. Good and bad. Be constructive. Provide alternatives or suggestions. While I understand this is a crazy question to ask, and should be obvious to answer, we genuinely would like your feedback. The more specific the better. If it's something you love, or hate, let us know. Be direct. When we make a change, from our point of view it is to improve. We're trying to give you lots of different opportunities and ways to come enjoy the Club. Sometimes hard decisions have to be made. Costs are out of control. In the last couple of years, water costs have increased by 19%. Labor costs have increased by 25%. Gasoline, utilities, food costs, bar costs have all increased dramatically. Without Ron & Cheryl's commitment to this Club, it likely would not survive. Their support will not last forever. So everything we are doing, is for the long term success of the club. We are working hard at making it a viable Club. But with that being said, it won't survive the future without the full support of the neighborhood going forward.

SO WHAT CAN YOU DO:

BE A MEMBER! A social membership is just \$35 a month that includes pool use. Fitness & Pool is \$45 (single) / \$79 (family), and Golf & Fitness membership is \$149, and then full golf memberships go from there. So there are many affordable ways to be a member.

Come to the restaurant! Eat our great food from our most Excellent Chef Brian Smith! Did you know that Brian won the first Tucson Iron Chef competition? Did you know that he helps represent Tucson for the UNESCO City of Gastronomy? Did you know he was the Executive Chef of Maynard's in downtown Tucson? This is the best chef we have had by far! Our wine dinners and holiday buffets are amazing! The everyday menu is great. The daily specials are great. I'm very confident in the quality of the food being put out under Chef Brian.

Come to the bar! The Clubhouse underwent a major renovation to create The Bar @ 49er and attached bar patio and it's awesome! We've got a great service staff! Managers Bobby and Katelyn, along with Velvet, Heidi, Dena, Robin, Chasity, and all the others are great servers and fun to be around!

Come to our Events! Bingo! Team Trivia! Live Music, Wine Dinners, Specialty Nights and other Fun Events.

Provide detailed feedback. Email me or Casey. Drop off a letter. Mail a letter. Do it anonymously if you wish. We can try to figure out what changes need to be made, what events to have, or what F&B items to sell, to regain your full trust and support, but I'd rather it based on your feedback. What would you like from us?

I've said this many times. We want you to WANT to come to the Club. We want it to be an easy decision. There's room in the T.V. valley for all of our restaurants and bars to be successful. This is your local community. We exist largely to service you and our whole Tanque Verde Valley community. We're doing great things to make it fun, good, relaxing, easy way for you to enjoy life at 49er. We are committed to constant incremental improvement. We are committed to learning from our mistakes, making it right, and moving forward in a positive and productive manner. We are committed to providing you a relaxed, fun and friendly atmosphere. We are committed to being the hub of the community. We hope to see you soon.

Our Mission Statement:

Our passion is to deliver a positive family atmosphere where outstanding service and warm gracious hospitality will exceed your expectations.

Our natural surroundings provide the backdrop for an unforgettable experience while embracing fun, health and happiness as our way of life.

Sincerely,



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News from the Social Committee

Your 49er Social Committee has been planning some great events for 2025. **Get ready to celebrate St. Patrick's Day with our annual parade by joining with your festive golf carts, bikes, scooters, etc. Mark your calendars for Saturday March 15th.** The parade will start at 3 PM followed by a performance by a local neighbor band- *My Best Friend's Band*. The festivities will also include jumping castles and face painting for the kids.

LOOK FOR MORE DETAILS on the 49er Facebook page and 49er HOA website.

Kristen Mammana, Social Committee Chair



Additional Events we would like to have this year but **Need Neighbor Volunteers:**

Please let us know if you are interested in helping to continue the great events we love in our neighborhood.

- Boots and Brews
- Red, White & Boom
- Neighborhood Potluck
- Halloween Party
- Pumpkin Carving contest
- Adopt-a-Road
- Fall cleaning Dumpsters
- Tour of Lights

Neighborhood News, Activity, & Events

Forty Niners Neighborhood Spring Cleaning Dumpsters Saturday March 1st & Sunday March 2nd

As spring approaches, it is a great opportunity to get rid of items laying around in your garage, side yard, etc. Again, this year we are going to help by providing 2 dumpsters. Neighbors have volunteered to have these dumpsters in front of their homes- friendly reminder to be respectful of their property. Don't overfill the dumpsters as the company will not take them overfilled and please do not place tires or hazardous materials (such as paint or gasoline) in the dumpsters. Check out the website & 49er Facebook page for location of dumpsters.

Forty Niners HOA Adopt-A-Roadway, Saturday May 3rd, 8:00 AM-10:00 AM

Help remove litter from Tanque Verde Rd. between Conestoga Ave. and Wentworth Rd. If you would like to join, aged 14 or older, to tidy our section of the Tanque Verde Road, please email us at board@49ershoa.com. We will supply safety vests, trash bags, pick up sticks and smiles! Bring your own gloves and water.

Neighborhood News, Activity, & Events

News from Tanque Verde Valley

La Mariposa Casitas Development

On January 30, 2025, the Pima County Zoning examiner recommended approval of the development of 121 casitas in the area North of La Mariposa on the southwest corner of Tanque Verde and Houghton Roads (case number C9-21-20). This development will be similar to the one located on West side of Catalina Highway, North of Tanque Verde. The only item of note was that a new traffic study was needed since the previous survey was 44 months old. It is expected that this recommendation for development will be forwarded to the Mayor and Tucson City Council for approval.



The Bear Canyon Neighborhood Association along with several other organizations have been opposing this development effort and their concerns were ignored during the review process. They plan to appeal to the city council at a future date.

This development is within the City of Tucson limits and our local representative, Steve Christy, has no vote on the matter. The following people have been part of this process:

City of Tucson Ward #2 Council Member	Paul Cunningham.
Pima County Flood Control Director	Eric Shepp
City of Tucson Floodplain Manager	Alfred Zuniga

This development will impact our quality of life as the affected intersection carries the majority of traffic in the area and is already extremely crowded several times during each day. You can be more involved by accessing the following websites and numbers:

Stop the Casitas Development Petition:

- <https://www.stopcasitavillage.org/>

Stop the Development Petition:

- https://www.change.org/p/preserve-la-mariposa-stop-the-rezoning-and-construction-of-casita-village?utm_content=cl_sharecopy_32149093_en-US%3A4&recruiter=10242379&utm_source=share_petition&utm_medium=copylink&utm_campaign=share_petition&utm_term=15143241494_us_web_gs_ua_sap_20211101_generic-exact_conversions-sap

Zoning Examiner Report:

- <https://tucsonaz.gov/files/sharedassets/public/v/1/pdsd/documents/boards-committees-commissions/ze/010925/casita-village-at-la-mariposa-final-report.pdf>

Ward #2 Paul Cunningham:

- 7820 E. Broadway Blvd, Arizona 85710 520-791-4267
- <https://www.tucsonaz.gov/Government/Mayor-Council-and-City-Manager/City-Council-Wards/Ward-2>

Pima County Flood Control

- <https://az-pimacounty.civicplus.pro/1427/Flood-Control>
- E-mail: <https://pima-flood-control.app.transform.civicplus.com/forms/32953>
- 201 N Stone Ave 9th Floor, Tucson, AZ 85701-1207 520-724-4600

City of Tucson Floodplain Administration

- <https://www.tucsonaz.gov/Departments/Transportation-Mobility/DTM-Projects-Programs/Floodplain-Administration>
- E-mail: TucsonFloodErosionInfo@tucsonaz.gov TDOTconcerns@tucsonaz.gov
- 201 N. Stone Ave. 4th and 6th Floor North Tucson, AZ 85701
- [\(520\) 791-4371](tel:5207914371)

Neighborhood Information and 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.
11. Do not drive in the unpaved washes

Remember, the roads are Public roads.
Only licensed drivers may drive on them... including golf cars!

Does your home look good? 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 our property values up!

Where to stack your wood? Most of us living here in 49ers are fortunate to have wood-burning fireplaces, fire pits or similar. But did you know that our CC&Rs specifically mention where you can store your wood supply? Specifically: "...wood piles or storage piles shall be walled in or kept screened by adequate planting, walls or other means in such manner as to conceal them from the view of the neighboring lots, streets or from the view of the golf course property. "In short, this means the only person that can see your woodpile, is you!



Your 49ers Volunteer HOA Board

President	David Montoya
Vice President	Jennifer Regan
Secretary	Kathy Neff
Treasurer	Regina Beem
Neighborhood Potluck	Chris Bubany
Traffic Safety & Security	Kurtis Bullock
Tanque Verde Valley Liaison	Gregg Montijo
Golf Course Liaison/Special Projects	Zach Tyler
Trees, Washes, & Transportation	Bill Patterson & Kathy Neff
Welcome committee & new neighbors	Heather Chumbler-Rich

