



The Forty Niner *Flyer*

Greetings from Your HOA President

Greetings Neighbors! Happy New Year! We hope everyone had a wonderful holiday season! For those who have not met me, my name is David Montoya, I am the Forty Niner HOA President. My family moved into the neighborhood a few years ago and I love the sense of community and involvement here in the 49ers.

We have a fun group of board members here and have space for more individuals to participate. **Please join us on the second Monday of every month at 6pm (location TBD, either at a personal residence or the club) to help make our neighborhood better than it was the year before.** We strive to bring engaging activities to the neighborhood as well as supporting other groups that bring their energy, skills, and talents to better our community. Many thanks to all the volunteers we had at the Adopt-A-Road cleanup and tree trimming events.

A huge thank you to those who paid their dues this past year and a friendly reminder that the 2024 dues are coming up soon. Unfortunately, every year we do not have 100% dues collected from our owners. Please know we use your \$65 a year for weed control/tree trimming along Tanque Verde, TEP entrance light, postal-box rental, website, postage, Halloween security patrols, spring and fall dumpsters, and social events. Thankful that it is not a monthly cost but instead a yearly cost. Please watch for the neighborhood survey coming to you soon! Your feedback and dues submitted will help our initiatives during this year.

A major focus this next year will be on the education, encouragement, and enforcement of our CC&R's. We have had many neighbors reach out with concerns about continued violations of the CC&R's as well as general Pima County violations. If you have any questions or concerns about the CC&R's or other documentation, please visit your HOA website at 49ersHOA.com. There you can find information about dues, meeting minutes, board members, the budget, architectural review processes, CC&R's, and upcoming events. Thank you in advance for your participation! — David Montoya, HOA President

In this Issue

Greetings from David

News from the Club

Committee Reports:

- *Welcome*
- *Trees & Washes*
- *Social*

Neighborhood News

- *TVHS Update*
- *Adopt-A-Roadway*
- *Spring Dumpsters*
- *Neighborhood Yard Sale*
- *We Appreciate You and Thank You*
- *Safety for Walkers*

Coming Soon:

- *Feature Your Business*
- *Neighbor Spotlight*
- *Neighborhood Questionnaire*
- *Your HOA Board*

News from the Club

Hello Neighbors!

It's an exciting time of year here at the Club! The official start of the new year brings lots of joyful events, great course conditions and great weather in which to recreate! As many of you are aware we've made some significant improvements to the Club and Staff over the last couple of months. With the hiring of Chef Brian Smith as our Director of Food and Beverage comes an upward direction for the Grill. The décor brings a new feel, and the new menu brings an entirely fresh start! With higher quality ingredients and fresh seasonal products, a top priority. While we understand that maybe your favorite item is no longer available, there are so many amazing dishes to become your new favorite especially with the recent release of the menu! Just know the new menus are evolving as we go along. Your feedback (kindly presented 🙄) is welcomed! The changes in the Grill are just a small part of all the awesome things we have going on.

In the last month, we've welcomed a new Fitness Director, Alyse Hergenrother, who brings a well of knowledge and a totally cool new vibe to the Fitness Center. We're so excited to have her be a part of the team. She's made an impact with the addition of several new Group Fitness classes, Kids Group Fitness classes as well as scheduling Personal Training sessions. We've also made some significant changes to our Fitness Membership structure. We have simplified all options into two categories. Either a Fitness Single, or a Fitness Family. All inclusive of Fitness Use, Pool Use, AND Unlimited participation in the Group Fitness Classes, and no require food minimums. So, there is no reason not to take advantage of all the Fitness Membership has to offer.

We've also hired a new Head Golf Professional, Sean Mihalyi, who will be bringing in some fun and fresh takes on the Golf side. Thankfully, Jeff Kern

is staying on board to help facilitate tournaments, teaching, and continue working with the Men's and Ladies Clubs. Two great guys with a great staff to make the Golf Experience awesome. Sean has started offering MEMBERS ONLY FREE golf clinics, and a New Golfer Clinic Series.

The last and final piece of the puzzle is the hiring of our New Director of Events and Marketing, Chris Klok. Chris will be working with both new and current Members and Clients to make your event amazing from beginning to end. He will also bring a fresh perspective to the Marketing side of the Club which has been desperately needed. While Casey, Lisa, and I have done a decent job over the years, we most certainly are not experts or trained marketing professionals. We're just a couple of Golf Pros wearing multiple hats!

Exciting News and Upcoming Events:

First ---- the Exciting News Part! We have received our permits from Pima County to proceed with the conversion of the Catalina Room to the Bar. This project will be a great addition to making our Club even better! Construction has begun and this means a now separated bar area from the dining room which makes both areas a significantly better experience for all with a first week of February opening. To coincide with the new bar's completion, we will be starting work shortly on the new outside seating/play area north of the bar.

Upcoming Events – see the website event calendar for more information.

If you don't receive our email newsletters please sign up on our website: www.fortyninercc.com

See you at the Club! Wendy Cross -General Manager: wcross@fortyninercc.com

Welcome Committee News

We are happy to announce our new neighbors have received a Welcome Basket! Those who have joined the 49ers Country Club Estates Homeowners Association in 2023 have now received the impressive welcome basket created and designed exclusively from your Forty Niner Welcome Committee.

In this basket, our new neighbors will receive a collection of unique pieces to add to their beautiful home including special pieces of décor, an ornament designed and created from Chris Bubany, and a "Welcome Book" specific to our neighborhood and their property.

The Welcome Book includes the history of our community, Forty Niner Country Club, 49ER Fitness, Rincon Mountain Grill info, an interview with the owners, HOA dues and why they are important to pay, school information and local information. This book will also include specific property information such as Covenants, Conditions, and Restrictions (CCR's), maps, tax information, a Southern AZ Relocation Guide, and the Tucson Guide Magazine. We are happy to welcome our new neighbors to our amazing community! *(Thank you to Heather Tyler, Sarah Parker, and Carla Iannucci for your past contribution to the Welcome Committee.)*

**Your
Current
Welcome
Committee:**
Heather
Chumbler-
Rich (we are
looking for
individuals
to add to
this
committee)



Health Corner

De-stress from Your Tech!

Our smartphones and tablets allow us to access the latest news and receive real time responses via e-mail and text, however, this increased connectivity has become a source of stress for many people and a literal pain in the neck for others. Here are a few ways to minimize the gadget stress and still enjoy technology.

Problem: Smartphones and tablets are leading to more diagnoses of arthritis and tendinitis mostly in the elbows, thumbs, and neck.

Solution: To ease the pain, hold your smartphone at chest level and make sure that you place your tablet on a stand.

Four ways to take a break from technology:

1. Set an alarm to restrict your time in front of the screen of your smartphone or other gadget.
2. Turn your e-mail push notifications off instead check your e-mail at set times of the day.
3. Turn off your social media when you're trying to give your mind a break.
4. Set boundaries for your work communication limiting your availability after work hours will benefit your health and your relationships and make you more productive at work.

(Content Provided from Buffini & Co.)



See what is happening in our neighborhood...

at fortyninercc.com

Trees & Washes Committee News

Let's Talk about Washes

Forty Niner Country Club, Watershed Management Group, and the 49er Estates HOA have collaborated on a grant funded five site project in the neighborhood. The goals of this project are to enhance the area's riparian habitat through community-based restoration efforts.

The project is implementing five stormwater restoration site projects. This restoration will reduce erosion and stormwater flooding impacts from adjacent parcels and neighborhood street landscape areas to improve water quality and increase stormwater infiltration to benefit the overall riparian health and decrease heat/drying effects. The first two areas are complete and consist of stormwater harvesting basins and native plantings.

Neighbors are needed this Spring for the remaining three sites. All materials and tools are provided. It's an approximate four-hour commitment to beautify and restore our beautiful and important desert habitat.

Please contact Kathy Neff at 520-256-8139 to volunteer or for additional information.

www.49ersHOA.com

Let's Talk about Trees

The following trees are native to this region and do well in habitats like the one where they will be planted. All trees will need to be given additional water during their initial rooting phase.

Trees that need extra moisture (plant only in areas with visible surface water year-round):

Freemont Cottonwood (*Populus fremontii*) – Up to 80' tall, 40' wide. Can drop branches in storms. Important riparian tree.

Elderberry (*Sambucus cerulea*) – 15' tall, 10' wide. Animals and insects like flowers and berries.

Goodding's Willow (*Salix gooddingii*) – 20-60' tall. Wildlife tree.

Trees that need medium water needs:

Canyon Hackberry (*Celtis reticulata*) – Up to 20' tall, 35' wide. Birds, pollinators.

Soapberry (*Sapindus Saponaria*) – Up to 50' tall, 25' wide. Yellow fall foliage.

Walnut (*Juglans major*)

Desert Willow (*Chilopsis linearis*) – to 25' tall, 25' wide, full sun, flowers April-Sept. Good for bees, butterflies, hummingbirds.

Velvet Mesquite (*Prosopis velutina*) – to 25' tall, 30' wide. Full sun to semi-shade. Good for butterflies, bees.

Velvet Ash (*Fraxinus velutina*)

Blue Palo Verde (*Parkinsonia floridum*) – 30' tall, 30' wide. Birds, pollinators, desert tortoise.

The above information is provided by Watershed Management Group. Watershedmg.org

Trees & Washes (cont.)

Rain Basins, Pathways, etc.

Thank you to those who have joined us in the Forty Niner Country Club to dig rain basins, install rock overflows, newly built raised pathways and those who scattered native seeds and mulching.

They worked hard while learning passive rainwater harvesting installation techniques by using hand tools like shovels, tampers and rakes to shape earthen basins, laser levels to measure elevations, and handpicks to accomplish basic rockwork techniques. The area where they put attention to is important due to its location within the shallow groundwater area adjacent to the Tanque Verde Creek. Wildlife uses this neighborhood as a corridor to and from the creek and between the mountains and foothills to the north and west.

If you have any questions or would like to volunteer for future planning like this, please reach out by emailing us at: **board@49ersHOA.com**

Social Committee News!

Great changes are happening for the social events in our neighborhood. We thank the former social committees for the many events that has been organized throughout the years. Any future events held on the club premises will be planned and organized by the Forty Niner Country Club.

For our HOA, we are looking for individuals interested in forming the Social Committee/Liaison to communicate with the club to help with organizing off site events such as the St. Patty's Day parade, etc. This individual would be present at monthly meetings (2nd Monday of the month) to give any upcoming event updates.

Please email us at board@49ersHOA.com if you are interested or join us at next month's meeting on Monday 2/12 at 6pm. We are confident that great events are to come!

Neighborhood News

News from Tanque Verde High School

A lot of great things happened this last semester at Tanque Verde High school! Our fall sports teams of Football, Cross Country, and Volleyball did great! Our football team won their Homecoming game 31-0, and the Student Council completed that weekend by putting on a fantastic Homecoming Dance attended by over 500 students. Football coach Jeff Bollnow was named Southern Arizona's 2A Coach of the Year. Senior Brendan Phoebe scored in the top 1% of PSAT test takers and was named a National Merit Semifinalist for the year. Dr. Grazyna Zreda won the Arizona Science Teacher of the Year Award. Mr. Craig Bal was named Arizona Agricultural Teacher of the Year after taking the TVHS FFA program to nationals to compete. Additionally, TVHS was awarded an honor roll distinction with the College Board for being a top AP program in the nation. The Tanque Verde National Honor Society continues to promote service in the district and the larger Tucson community, by volunteering at district events such as the TVES Fall Festival and ACES Halloween Howl, as well as working with larger organizations like the Community Food Bank, the National Park Service, and the Ronald McDonald House. The TVHS Marching Band placed 13th in the state and had a fantastic showing at the U of A Band Day in October. TVHS appreciates all the support from the 49ers Country Club and neighborhood, and we hope to see you at one of our upcoming events soon!

Neighborhood News

49ers Country Club Estates Homeowners Association

We want your feedback! To arrive in your mailbox soon! Items include board elections, neighborhood survey, yearly dues invoice, (\$65 per household dues collection, with a Zelle option) this information will be included with other details for the 2024 year.

Please join us for our meetings every month! We want to hear from you! The 49er HOA Board meets on the 2nd Monday of every month at 6pm at the Rincon Mountain Grill or on the premises (sometimes outside in the pavilion). **This meeting is open to all homeowners of our HOA (our community).**

The HOA board conducts an annual meeting which will be held on Monday, February 12, 2024 at 6pm in the pavilion (outside with small eats and warm heaters). Notice of this meeting will be mailed to you and posted on the website at: 49ersHOA.com

Spring Cleaning Dumpsters

By popular demand, two dumpsters will be stationed in the neighborhood **the weekend of April 12-14** to collect all those things in your garage that no one on Craigslist will take for free.

***As we get closer to this weekend, please reference the website for the list of non-acceptable items.

Location & details posted soon at 49ersHOA.com.

Architectural Review

As a reminder, every house in the 49ers Country Club Estates is bound by the CC&Rs, whether you pay voluntary dues or not. Exterior improvements to your home, such as sheds, garages, and other structures must follow Architectural Review:

49ersHOA.com/architectural-review

It's easy, inexpensive, and fast!

Neighborhood Yard Sale

Save the dates! The neighborhood yard sale is scheduled for **April 5 & 6, 2024 from 7:30-2:00pm**. Everyone participating is responsible for their own set up (prior to and day of event), advertising will be provided.

Please call Kathy at 520-256-8139, to assist as volunteers are needed. Dumpsters will be provided the weekend after the sale.

A Heartfelt "We Appreciate You!"

If you see Ron or Cheryl McKenzie, (Forty Niner club owners since 2012) please give them a great big THANK YOU, WE APPRECIATE YOU for everything they have done for us in this beautiful Forty Niner Country Club! The course may be open to the public to enjoy, but there is a private, local family that is behind making this neighborhood as special as it is!

We Want Your Experience!

Won't you please join us for our neighborhood HOA board?

There are many positions to serve on the board (we meet once a month) and we sure could use your insight and expertise for our important discussions that involve our neighborhood decisions.

We can never have enough representatives for our neighborhood. **Please join us on the 2nd Monday of every month at 6pm at the Rincon Mountain Grill.**

Neighbor Spotlight!

This will be the place for future neighbor spotlights in upcoming newsletters. Do you know a neighbor that goes above and beyond for others in the neighborhood? Can you not thank them enough for helping you with a daunting task? Is this person selfless and you want to thank them or share a random act of kindness? Email us so we can share the goodness to all!
board@49ersHOA.com

A Big Thank You

We would like to sincerely thank David Rooyakkers for installing solar to provide light at night so we may view our beautiful 49ers sign as you enter the neighborhood. Thank you, David!



Neighborhood Questionnaire!



Be on the lookout for your 2024 49er Neighborhood Questionnaire. We want to hear from you!
Coming to your home soon!

Would You Like to Advertise Your Business?

Do you live in the neighborhood and are you interested in advertising your business here in a future newsletter or advertising in the Welcome Book presented to our new neighbors in the neighborhood?

Please email **board@49ersHOA.com** to get specifics about advertising in our next neighborhood newsletter which is distributed twice a year.

Safety for Walkers... on the Golf Course, etc.

Important! Safety for walkers on the golf course:

Please do not walk on the golf course **when you see the flag up on the green at the end of the fairway.** 🚩

The flag up and present identifies that there are **still golfers paying to use this private course.** For your safety and theirs, please do not walk the golf course **until the flags are down.** Not doing so could result in an unexpected injury from a golf ball flying through the air and hitting walkers unexpectedly.

Also, please don't forget to help us keep our neighborhood clean and always pick up after your doggie's poo. Out of doggie bags? Sandwich baggies work great too! 🐕

Find a full-color copy of this newsletter at
49ersHOA.com

Our HOA Board

-Current Volunteers-

Email us: board@49ershoa.com

(Terms of service included)

President, Adopt A Road

David Montoya (2023-2024)

Vice President

Jenifer Regan (Interim 2023)

Secretary, Trees and Washes

Kathy Neff (2023-2024)

Treasurer

Paula Peterson (2022-2023)

Title & Real Estate Communications, Historian

Parralee Schneider (2022-2023)

Architectural Review

Open Director position and 3 committee members

Traffic Safety & Security

Kurt Bullock (2023-2024)

Transportation and Washes

Bill Patterson (2023-2024)

Newsletter & Welcome

Heather Chumbler-Rich (2023-2024)

Social Committee (for neighborhood events)

Open position

Social Committee Liaison (with the club)

Open position

Tanque Verde Valley Liaison

Gregg Montijo (2022-2023)

Golf Course Liaison

Zach Tyler (2023-2024)

Website

Open Position

Please watch for the absentee ballot delivered to your home soon to re-elect individuals for another two-year term. Interested in joining our HOA committee? We would love to have your experience. Email us! board@49ersHOA.com