



Photo courtesy of Hong Jiang

The
**Forty
 Niner**
Flyer

Spring 2021

Greetings from Your HOA President

Hello, Neighbors—Welcome to Spring! It is great to see so many neighbors and families out enjoying the weather. The Social Committee has some fun events planned for the remainder of the year. I look forward to seeing you at them.

As a reminder—please stay off the golf course during their business hours. As we enjoy the amazing environment that this neighborhood brings, we want to make sure we don't interfere with the play of the golfers that are patrons to the business that surrounds us. A thriving golf course will help our neighborhood continue to thrive.

Your HOA board is looking for feedback and ideas on **where we can beautify and enhance our neighborhood**. We plan to spruce up our entrance and, as we mentioned in our winter edition, we've refreshed and repaired our neighborhood map sign. Please reach out to any board member with suggestions.

As always, the latest and greatest happenings in our neighborhood can be found on our website, www.49ersHOA.com.

Consider donating a small amount of your time for the betterment of our great community! A great place to start is HOA meetings, which are the 2nd Monday of each month from 7–8 pm—details on the website.

Best,
Kevin Curry, HOA President

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New Neighbors

News from the Club



Hello from **the Club!**

Well, it's looking like things are finally shaping up to be more like normal. This summer will bring us lots of reasons to celebrate and have some fun.

The big news is that we are planning on doing our RED, WHITE & BOOM fireworks show again this year on Friday July 2nd! YAY! **We are looking for sponsors for the show**, so if you or your company has interest in sponsoring, please contact us asap.

Also, we will have Jr. Rec Camps and Jr. Golf Camps. Info has been out and will be posted on our Facebook page as well. Also, we didn't forget about Mother's Day. We had a traditional Mother's Day Brunch on Sunday May 9th!

Looking more and more like summer should be at the Club! Check out our website for more info on all our upcoming activities!

In other news, the Golf Course is still very busy, and the Restaurant is busier each day as well! As things start to open, and more competition moves to the Tanque Verde Valley, please know that we are committed to this neighborhood!



We are always moving forward and will continue to be the community hub. We need each other to be successful! While we know everyone is excited to check out other options, we'll continue to be here with open arms, welcome you, and give you a place to call home.

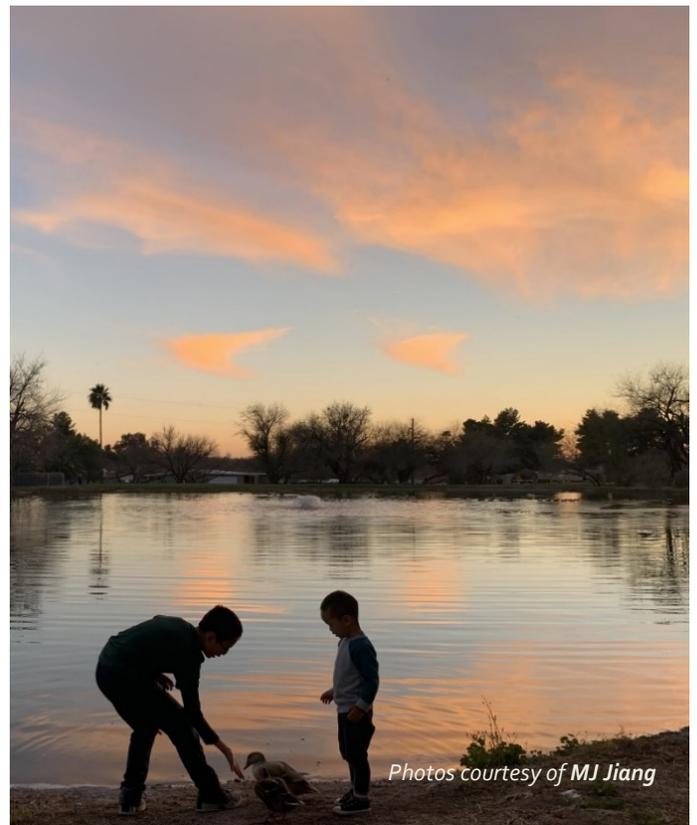
Part of our added family friendly activities are four sets of Cornhole boards and running some "fun" cornhole tournaments, a giant **Connect Four** set, and outdoor giant **Yahtzee!** So grab your family & friends and come hang out by the pool and play some games!

We are looking forward to a great summer, celebrating all that life has to offer!

See you at the Club!

— **Wendy Cross**, General Manager

wcross@fortyninercc.com | [facebook.com/49ercc](https://www.facebook.com/49ercc)



Photos courtesy of MJ Jiang

News from the Social Committee

Your 49er Social Committee hosted a classic family movie night on May 1st featuring **The Sandlot**. Our 23-foot screen was set up on the 49er driving range with offerings from the 49er Club.

Shout out to Heather Tyler with Nova Home Loans for being our popcorn sponsor for the night!! Thank you for always supporting our community events!

For the rest of the year, we are planning for the annual adult **Halloween party**, bringing back **pumpkin carving**, hosting the **Holiday Light Competition & Parade**, and adding fun pop-ups as Covid-19 allows.

All Social Committee information is provided via our 49ers neighborhood [Facebook page](#) so make sure to watch our posts.

— **Amanda K. Pena**, Social Committee Chair

HOA Set to Join 21st Century

Voluntary HOA dues have always been paid by check. We soon hope to offer **payment by smartphone!** Your HOA is looking at options to keep e-payment costs low, which will reduce collecting and tracking hundreds of checks.

Checks will remain a way to pay dues— e-payment will just be an **option** for those who want to skip the check and the envelope.

*Have a photo or an idea for the **Flyer**?*

Brian Adair | adair.ba@gmail.com

Your 2021 HOA Board

President

Kevin Curry 49ersCCHOA@gmail.com

Vice-President

Rose Martin rose_t_martin@yahoo.com

Secretary

Kristie Altherr kristiealtherr@live.com

Treasurer

George Bubany gbubany@aol.com

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Amanda Pena akpena1212@gmail.com

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Gregg Montijo gmontijobay@cox.net

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Neighborhood News, Activities & Events

Tanque Verde High School

Thank you for your continued support of Tanque Verde High School! We are preparing to celebrate over 130 seniors who are scheduled to graduate on Tuesday, May 25th.

To make the celebration even greater for these amazing young people, we will continue last year's tradition of a **short senior car parade** around the Tanque Verde Valley! The parade is set to start at **5 pm on Friday, May 21st** at Tanque Verde High School before the parade loops east on Snyder, south on Soldier Trail, west on Fort Lowell, and turn north on Melpomene to return to campus.

While the 49er neighborhood is not on the parade loop, we invite families and friends to pick a spot on the route, and cheer on our seniors in what we hope will continue as a long-standing tradition!

New construction and remodeling start the week after graduation. We can't wait to invite families and neighbors to see the new classrooms, science labs, and state-of-the-art student learning commons in 18,000+ square feet of space!

Students will have access to courses and internship opportunities to prepare for careers in science and technology, agriculture and environmental science, construction and engineering, performance and design, and liberal arts majors through the new University of Arizona Honors College program!

We'd also like to send a huge thank you to the 49er Country Club for their help in hosting the National Honor Society's Spring Ceremony!

— *Dr. Amy Cislak, TVHS Principal*

— *Lori Gahr, TVHS Social Studies and National Honor Society Advisor*

Street Safety: Wentworth Rd

Pima County Transportation conducted a speed study last fall after complaints about speeding on Wentworth Rd between the Tanque Verde Creek and Tanque Verde Rd.

The speed limit will be lowered this spring from 45 to 35 mph on Wentworth between the creek and Tanque Verde Rd. The speed limit between the creek and Speedway Blvd will remain 35 mph.

Pima County cited the functional classification of the road, number of driveways, and number of side streets as reasons to make the speed limit 35 mph for the entire stretch between Tanque Verde and Speedway. New signs should go up soon.

Adopt A Roadway

About a dozen neighbors removed litter from Tanque Verde Rd, between Conestoga Ave and Wentworth Rd, on Saturday morning March 6.



Glenda Phipps, Sally Richman, Karen Noble Roehm, Brian & Owen Adair, and Parralee Schneider's family all volunteered time.

If weather cooperates, we will remove litter again in June. See www.4gersHOA.com for updates or call/text **Sara Birtalan** to help: (650) 450-1787. The more people, the faster we go!

Neighborhood News, Activities & Events

The Map is Back!

The map at the entrance to the 49ers Country Club Estates is back! The map was placed in 1986 by the 49ers HOA and has weathered through the years nicely but needed a major refresh after breaking apart in early February.

Dave and Tommye Vanderpot did the repair and repainting, then led a group who recently reinstalled the sign. The pictures here don't really do justice to the care put into the project.

Please thank **Tommye & Dave Vanderpot, Pam & Jim Simkins, and Heather & Dave Oathout** for all their work and we hope that you enjoy the map and find it useful to guide visitors.

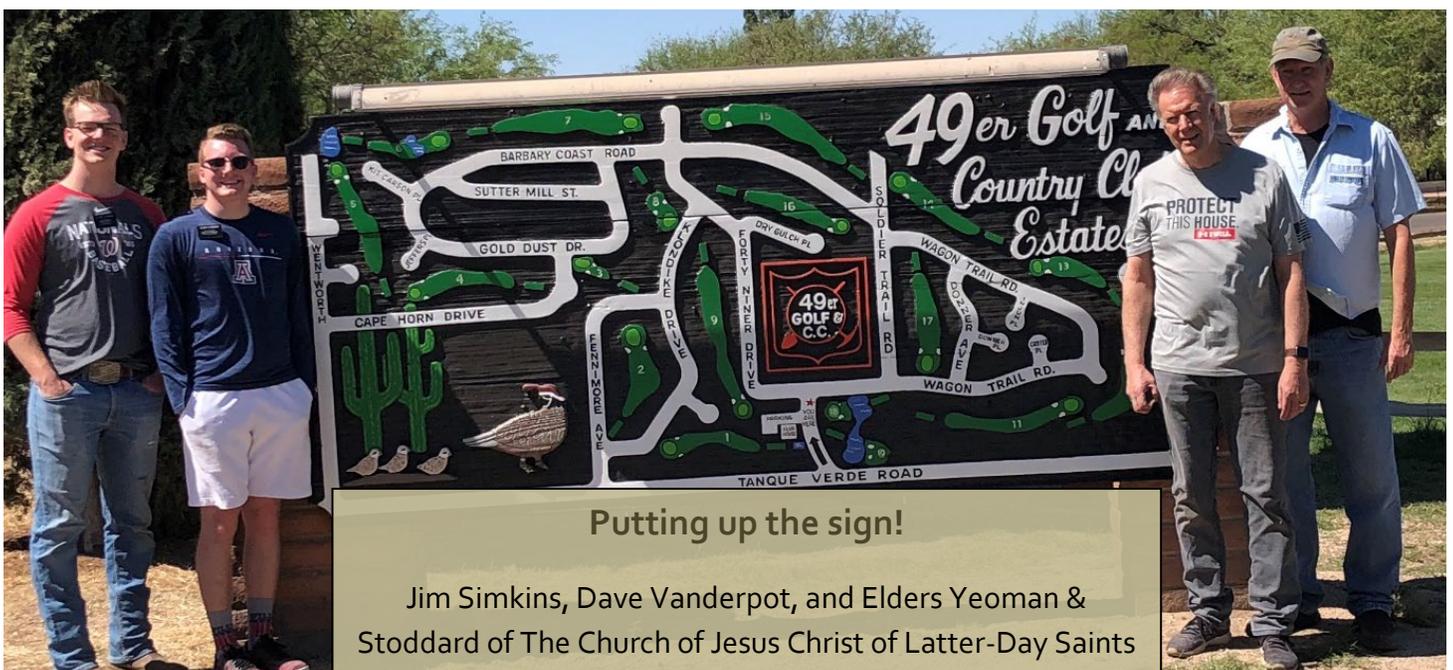
Update: Car Break-ins

In February, cars were broken into in the 49ers and Guest Ranch Estates. Arrests were made. Break-ins dropped off. Let's stay vigilant. Lock doors, remove valuables, and report unusual activity to the Sheriff's Dept at (520) 351-4900 or 911.

Pets & Cars

The same issues come up again and again in HOA meetings and chats with neighbors about what would make the 49ers an even better place to live. As a friendly reminder—

- Please walk dogs on a leash in any public area and pick up after them, even in the washes. Pima County's leash law (§ 6.04) is stricter than the Arizona regulation (§ 11-1102).
- Please observe the 25 mph speed limit. You save just 40 seconds driving one mile at 35 instead of 25 mph. It's not worth the extra risk to the walkers, runners, bikers, and pets (on leashes!) on our streets.
- The 49ers streets are public roads. Only licensed drivers may drive, even in golf carts.
- All motorized vehicles are illegal in washes, which are not considered to be open and existing roads or trails. Subsequently, washes are not areas where vehicles may operate.



Putting up the sign!

Jim Simkins, Dave Vanderpot, and Elders Yeoman & Stoddard of The Church of Jesus Christ of Latter-Day Saints

Trees & Washes

Sustainable Yard Renovation

In the Winter newsletter, I wrote about embarking on a comprehensive home landscape design to incorporate native plant and habitat knowledge, rainwater harvesting, and sustainability.

Demolition was next.

Several neighbors expressed regret about removal of two rose bushes at the old driveway entrance. Unfortunately, the prior homeowners let them die. Sorry about that, but the good news is that one of the roses is coming back. If interested, call me at (520) 256-8139, and the rose bush is yours!

New developments include:

- Wall demolition, removal of four cypress trees (woodchipped & kept for future use), Bermuda removal, asphalt driveway removal (yay!)
- Watershed Management Group consultation and plan which emphasizes rain harvesting and using native vegetation, which enhances habitat for insects, birds, and pollinators
- Installed gutters to convey water to basins
- Planned excavation and rock work to armor basins to keep rainwater on site
- Planted several hardy creosotes to begin revegetating barren ground. Creosotes are unique habitats unto themselves and 22 species of bees use them as a food source.
- Poured large concrete patio in the backyard which draws us into some great night sky watching and support gatherings with friends and neighbors, especially post pandemic!



By mid-May, a new “modern” metal picket fence should be in place and, hopefully, excavated basins to capture much needed rainfall.

Although it may be hard to see progress, things are moving along, Thanks for your patience.

Come on by anytime for a visit and to discuss sustainability ideas and examples for your yard.

— **Kathy Neff**, *Trees & Washes*

Entrance Beautification

Your HOA board is working with the Club and landscape firms to **explore options** to improve the entrance area at Tanque Verde Rd and N Forty Niner Dr. The Club has expressed a willingness to do dead stump removal, light excavation work, and ongoing watering and maintenance work at no charge in exchange for an investment by the HOA in the vegetation itself, planting, and other landscape installation.

If interested, attend HOA meetings, or reach out to Kathy Neff and Sara Birtalan to provide input.

Trees & Washes

Responsible Pool & Spa Draining

In spring, many of us drain our pool and spa water into the wash. Please discharge water responsibly. Chlorinated water can damage vegetation and erode the banks of washes, if not careful. And for acid washed pools, the highly acidic water can even kill trees.

The website below provides good guidance. Water should sit for **72+ hours** after the last chlorine addition to de-chlorinate, and the pH level should be **near neutral** (between 7 and 8) before discharge.

Check out www.tucsonaz.gov/tdot/instructions-pool-and-spa-owners for tips, including a list of plants that can be watered with backwash water (about 75 gallons for the average backwash) to save on your landscape water use.

Need a Pet Sitter?



Let George do it!

Call 749-0716
...personal care for your pets!

Tree Support During Drought

2020 was the driest calendar year in Tucson on record and 2021 is off to a dry start. Even mature trees can use assistance to survive until the next rain. Our neighborhood trees provide multiple benefits throughout the year, including cooling shade during the hottest months.

Many neighborhood irrigation systems water trees near the trunks. However, **the critical roots, where water is needed most, are under the edge of the tree canopy**. Watering at the trunk can lead to stunted, rotted roots and shorter lifespans.

Water deeply and infrequently. Shallow watering evaporates before roots have a chance to use the water.

Spread mulch under the tree, beyond the canopy, to prevent evaporation of soil moisture, cool soil temperatures, and provide organic matter to build soil. **Tree trimmers will often provide mulch for free**—just ask them when they're in the neighborhood.

Dig a wide, shallow basin or build up a berm on one side, to hold water where it is most effective at the canopy edge.

Always consult a certified arborist for tree maintenance. Some tree trimmers are overly aggressive, adding unnecessary stress to the tree and shortening tree life.

For arborist and rainwater harvesting recommendations, ask Sara Birtalan.

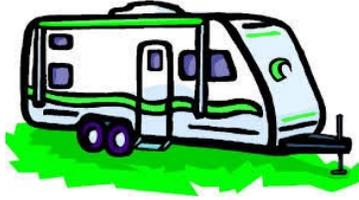
And for more details, visit tucsoncleanandbeautiful.org/trees-for-tucson/information-resources/

CC&Rs

Storing Trailers

Want to store a trailer at your house? Please remember that, per our CC&Rs, the trailer **should not be seen** from the street, from a neighboring property, or from the golf course.

The trailer must be completely concealed 1) in a closed garage or 2) stored in your backyard so long as the trailer and its contents do not protrude over your backyard wall and the wall and gate are solid in nature, not see-through.



Sorry— **tarps & tents don't count!**

The bottom line is that if it can't be stored in either of these manners, you'll have to keep it **off-site**.

Architectural Review Process

Thank you for continuing to invest in our neighborhood! We've had so many great home improvement projects submitted and approved this last year! If you are thinking of making exterior improvements to your home, including sheds or any other external structure, be sure to follow the [Architectural Review Process](#) on our website! It's easy, inexpensive, and fast!

— **Anthony Mastrangelo**, *Architectural Review*

New Neighbors

Forty Niner Dr	Jeff & Kathy Neff Erin Rundberget & Trenton Smith Lisa & Scott Stanton Pat & Rose Martin
Barbary Coast Rd	Ashley Grove Allison & Chris French
Cape Horn Dr	Matt & Regina Beem
Conestoga Ave	Jeff & Karen Graser
Donner Ave	Angela Hart & Brenan Kessner Brandon Johnson
Dry Gulch Pl	The Becker Family
Fennimore Ave	Cori & Tom Franks Kurtis & Michelle Bullock
Gold Dust Dr	Tom & Chris French Matt & Tanja Champagne
Kit Carson Pl	Rob & Allison Howell Andrew & Sarah Orton
Klondike Dr	Jeff Towne Linda & Richard Gilmore
Soldier Trail	Stephanie Gauthier & Steve Lawler James & Lauren Wood
Sutter Mill St	Dan & Jennifer Barry-Johnson Andrea & Lyn Fletcher
Tanque Verde Rd	Leslie Pearl Lisa & Tony Stevens
Wagon Trail Rd	Gary & Sharilyn Olson-Rigdon Kasandra & Nicholas Thompson Dan Snodgrass
Wentworth Rd	Charmaine & Jim McKaskle Kelly & Ron Shields