



Greetings from your HOA President

Dear Neighbors,

I hope this message finds you well as we transition into the beautiful fall season and the start of a new school year. It's always an exciting time in our community — a time of new routines, cooler mornings, and renewed focus. I'm happy to share some updates, reminders, and opportunities to stay engaged as we move into this new season together.

Changes at the HOA

David Montoya, who has served our neighborhood these last few years as our HOA President, has resigned his position. On behalf of the rest of the HOA and the neighborhood I want to thank him for all his work and dedication. As Vice President I will assume his role as interim President for the remainder of this year, and then we will have elections in January.

We're excited to welcome several new families who have recently joined our community. Please take a moment to introduce yourself if you see a new face — a warm smile or friendly wave can make all the difference in helping someone feel at home.

Upcoming Events

Speaking of things to share with new neighbors- Halloween will be here before we know it. The club is working on a fun Halloween party this year in collaboration with our social committee. Details are coming together, but I can share that the theme is 90's Movie Halloween. It will be on Friday October 24th from 7-10pm. Be on the lookout for the invite with more details. This is an adult only party.

If you are new here- Halloween is a HUGE deal. Our neighborhood has a ton of visitors on this night and many of the neighborhoods go all out with amazing decorations. It is one of my favorite things here.

Board Openings

We've had strong participation at recent meetings and are looking to grow our volunteer board. Several positions are currently open, and we welcome anyone interested in helping guide and support our neighborhood. To see available roles, visit www.49ershoa.com and click on "HOA BOARD & DIRECTORS." Our meetings are held the second Monday of the month at 6pm in the Rincon Room at 49er Club.

Jenifer Regan

HOA President

49ers Country Club Estates HOA

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News From Forty Niner

Hello Neighbors! Wanted to give you an update on the happenings at the Club!

The Good Stuff:

So much improvement on the Golf Course! Extensive Sprigging, some sodding, and lots of portable watering! But it's really going to pay off not just this summer, but for the future course conditions as well. Thanks to our hard-working Maintenance Staff!

Misting Fans added to the Pavilion this summer! This makes summer events at the Pavilion, including and especially Bingo Night, a much more enjoyable experience. It also expands our opportunities to do more events in the Pavilion over the summer.

All the Summer Events! Red, White & Boom! Dive In Movies, DJ by the Pool, Live Music! We tried to give you lots of reasons to come hang out at the Club! New and Improved Menu and Features! This summer's menu revamp added Features Menus, and other dining events like the Palates of the World and Sonoran Restaurant Week have been greatly received! Much more to come!

Upcoming Major Events:

- Bites Vendor Market -- Sat Sept 27th
- New Updated Menu Release -- October Date TBA
- Paint N' Sip w/ Chris Bubany - Tue Oct 21st
- 90's Halloween Party - Fri Oct 24th
- Golden Nugget Member Golf Tournament - Nov 21st-23rd
- Thanksgiving Day Buffet - Thurs Nov 27th
- Toys for Tots Golf Tourney - Sat Dec 6th
- Holiday Festival & Tree Lighting - Sat Dec 6th
- Christmas Eve Dinner - Wed Dec 24th
- New Years Eve Dinner - Wed Dec 31st

Plus, lots of other happenings in between all this! Palates of the World, Wine Dinner, and others! Check out our Event Calendar online! You can also sync it to your personal calendar as well!

EVENTS CALENDAR --- <https://fortyninercc.com/event/>

MENU --- <https://fortyninercc.com/restaurant/>

Upcoming Events:

- Wildcat Specials (For UA Football Nights) - Every UA Football game staying open until the end of game or 11pm whichever comes sooner.
- Pallets of the World - German | September 29 - October 5 from 4pm - Close
- New Menu/Weekly Specials Announcement | October 10
- Forty Niner Line Dancing - October 20 - 6pm
- Sip & Paint w/ Chris Bubany - October 21 - 6pm
- Forty Niner Halloween Party (90's/90's Movie Edition) - October 24 7pm - 10pm
- SWAS Spooktacular Swim Meet - October 25 - 5am - 5pm
- Forty Niner Wine Dinner - October 22 - 6pm
- Palates of the World - Moroccan | November 17 - November 23 from 4pm - Close
- Forty Niner Line Dancing - November 17 | 6pm
- Forty Niner Golden Nugget Invitational | November 21 - November 23 (All members golf tournament)
- Forty Niner Thanksgiving Day Brunch Buffet | November 27 10am - 2pm
- Forty Niner Wine Dinner - December 3 | 6pm
- Forty Niner Toys Tournament & Holiday Festival | December 6
- Christmas Eve Dinner | December 24th 6PM
- NYE Dinner | December 31

Specific to Course Overseeding:

--Please Please Please stay off the grass!! Please don't walk across it, or on it. This includes everyone and all activity! You are welcome to walk the cart paths while we are closed. But Please stay off the grass! Water will be flying all day every day! If you see something weird, or an issue with the watering, please contact us.

--Lots of Cleaning, Organizing and Updating of our Spaces and Club! Including adding soundproofing to the Bar ceiling! You might notice some other fun updates around the Club as well! Just getting ready and excited for another great season!!

--We will be on special Overseeding Hours! The Grill will be fully closed for 3 days (Sep 22-24), and a limited Bingo Only menu for Bingo on Sep 25th. Then from Sep 26th-Oct 9th it will be open M-F 4pm-Cl (Dinner Hours), and Sat-Sun 9am - Cl (Breakfast, Lunch & Dinner). Golf Shop and Driving Range will be open daily 8am-4pm. The Fitness Center and Pool will be on regular hours. All facilities will be back open fully regular hours on Friday Oct. 10th.

Hope to see at the Club Soon!

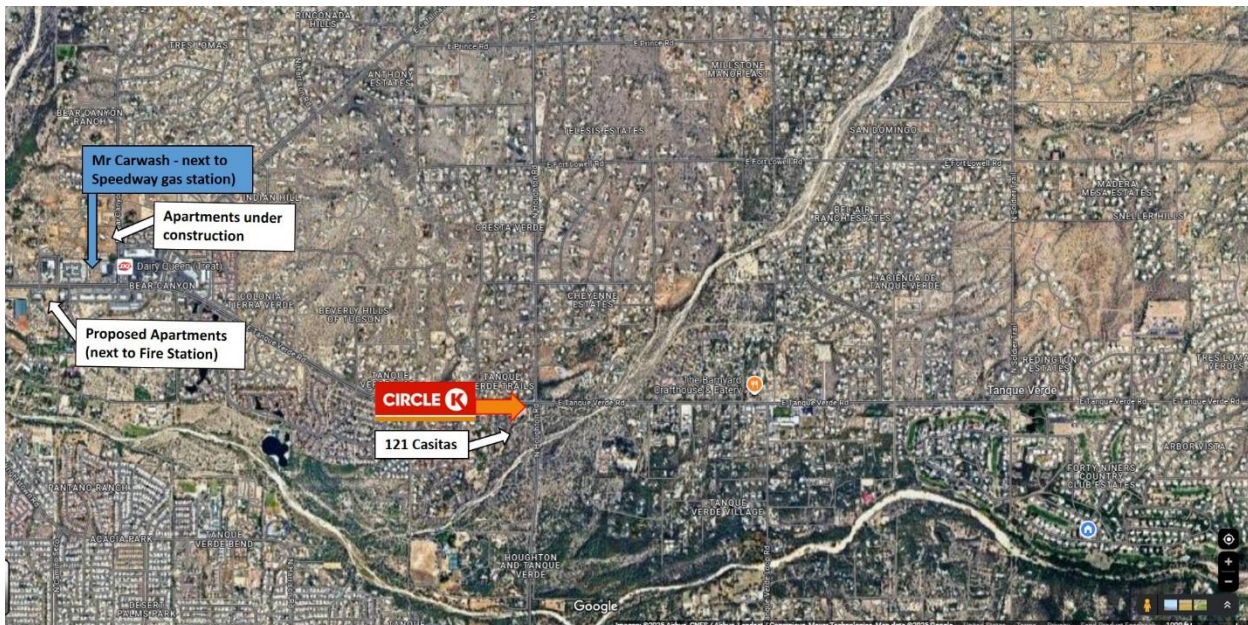
Wendy Cross- General Manager

(O) 520-749-4925 x210/ (C) 520-237-7371

Tanque Verde Valley News

There has been lots of activity in the Tanque Verde Valley (TVV) in the past several months. Many of these changes are within the city of Tucson boundaries yet will impact our quality of life. In most cases, our local Pima County representative, has no involvement in the decision-making process other than to express concern or opposition. Here is a summary of things that will impact our lives in the TVV.

- 1) The City of Tucson, in December 2024, approved the construction of a large Circle K gas station on the Southwest corner of Tanque Verde and Houghton Roads. Trees in the area have been already marked for removal.
- 2) In April, the City of Tucson council approved the construction of 121 casitas north of La Mariposa subject to the completion of 23 conditions.
- 3) The City of Tucson approved the construction of a Mister Car Wash on Tanque Road in between the Speedway Gas Station and A-Family Storage.
- 4) Ground preparation has begun for new apartments on Bear Canyon Road north of the ACE Hardware store.
- 5) There is a pending development proposal for a small apartment complex next to the Fire Department on Tanque Verde Road.
- 6) The City of Tucson will start charging county residents between 16 to 23% more for water. This action was opposed by our representative, Steve Christy, but final vote by the Pima County Council was 3-2 to approve the higher rates. The original article in the AZ Daily Star can be found at: https://tucson.com/news/local/government-politics/article_68d0aacc-9f25-423f-a2fb-ea3c551ac01b.html?utm_source=tucson.com&utm_campaign=%2Fnewsletter-templates%2Fafternoon-headlines&utm_medium=cio&utm_ctg=87f40700fb52fc52&utm_email_eh1=561678b1a7fe2910e010c95968273001ac74f48e5ce4e851ee96c48a79d4767



Contact information for Steve Christy's office to voice your concern about these changes can be found at: <https://www.pima.gov/2508/Supervisor-Steve-Christy-District-4>

Thank you to our Neighborhood Sponsors for the 2025 Fall Edition of The Forty Niner Flyer-



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Sonoran Land Steward

Are you new to the desert or an established resident seeking effective strategies to thrive in a drier and hotter climate?

You can enjoy increased success with plantings, reduced water consumption, eliminate the long-term need for traditional programmed irrigation, maintain a cooler property, manage pests without toxic substances, decrease expenses, and significantly increase native bird and fauna populations.

I can offer specialized guidance on using local resources, scheduling, and coordinating them to save you time on research.

Contact me by phone, text, or in-person.



There are numerous opportunities to create a more sustainable yard with local businesses.

Enjoy your day. :)

Kathy Neff 520-256-8139




EMBLEM HOSPICE

520-297-1460

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!

"Five Principles for Responsible Outdoor Lighting"

<https://darksky.org/resources/what-is-light-pollution/light-pollution-solutions/lighting/>

- 1) Is it useful? All light should have a clear purpose. Use lights only when and where they are needed.
- 2) Is it targeted? Shield and aim your light so it only falls downward and where it is useful (shield means have something, like a lamp shade, WITH A TOP ON IT covering the light and directing the light downward where it is needed.
- 3) Is it low-level? Lights should be no brighter than necessary to save money and reduce glare.
- 4) Is it controlled? Lights should only be on when needed. Use timers and motion sensors.
- 5) Is it warm colored? Warm-colored light reduces light pollution. Use amber-toned lighting when possible.

2025 YTD Home Sales in 49ers

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	9	\$790,544	\$555,000	\$1,050,000	\$775,000	95
Total	9	\$800,433	\$599,999	\$998,000	\$775,000	95
Price Differential	98.48					

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

Your 49ers Volunteer HOA Board

President	Jenifer Regan
Vice President	Open
Secretary	Kathy Neff
Treasurer	Regina Beem
Neighborhood Potluck	Chris Bubany
Traffic Safety & Security	Kurtis Bullock
Social Committee	Peggy O'Sullivan & Kristen Mammana
Tanque Verde Valley Liaison	Gregg Montijo
Golf Course Liaison	Taylor Panno
Special Projects	Zach Tyler
Welcome Committee	Heather Chumbler-Rich
Trees, Washes, & Transportation	Bill Patterson & Kathy Neff

HOA Board Meetings



The Board meets monthly, on the second Monday of the month. Meetings take place at the Club House and are open to all neighbors. Volunteers are always welcomed to be involved with neighborhood activities.