

www.49ersHOA.com

Photo courtesy of Hong Jiang

# The Forty Niner *Flyer*

Winter 2021

## Greetings from Your HOA President

**Hello, Neighbors.** Happy New Year! I hope everyone had a great holiday season. I would like to welcome our neighbors, **Rose Martin** and **Kathy Neff**, who joined our HOA board starting this year!

As a reminder, you can always find the latest and greatest information happening with our neighborhood by visiting [www.49ersHOA.com](http://www.49ersHOA.com). **We welcome your ideas to invest in our neighborhood.** Please email or call any of our board members to share your thoughts.

We live in a truly great community, one that I am proud to be a part of. We held the annual **Tour of Lights** in December, hosted by the Social Committee. It was great to see so many phenomenal holiday decorations and neighbors in attendance for the golf cart parade.

The golf course is looking beautiful! Our continued focus to be good neighbors to the business that surrounds our community is appreciated and will help to ensure our unique community continues to thrive. As you are out walking and getting fresh air, **please be aware of golfers** and avoid disrupting their round.

Please remember that our board is **comprised of volunteers** and it is always good to have a few new faces on the board. **Consider donating a small amount of your time** for the betterment of our great community. Meetings are the 2<sup>nd</sup> Monday of each month from 7–8 pm via Zoom, with the link available on our HOA website.

Best,  
*Kevin Curry, HOA President*

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# News from the Club



## Hello Neighbors!

First, I would like to say, "THANK YOU".

Thank you for all your continued support of the Club. We have weathered this storm together so far and I feel like we are on the right track to recovery. We couldn't have gotten through this without you all. We are anxiously awaiting a time when we can start to have some more fun!

Lisa, our awesome Fitness Director, is starting to plan out the **Summer Jr. Rec Camps**. We also hope to have **Jr. Golf Camps** and other fun events. As the weather warms up, we'll be looking forward to doing another **Parking Lot Concert** here in the next month or so.

Did you know it's our **60<sup>th</sup> anniversary** this year??? Needless to say, we are looking forward to celebrating that huge milestone with all of our Members & Neighbors. Cross your fingers, knock on wood!

We will continue to do a lot of work on the Course and the Club to improve the Club experience for everyone's enjoyment. Tree trimmers are making their way around the course, the Maintenance staff is working hard on keeping the course in prime condition, and things are moving forward.

We have some projects in the works, and we will very likely be getting **new golf carts** in early summer. On our end, we are moving forward and strive to be better today than yesterday.

So, in the meantime, we're happy to see you picking up your To-Go order, sitting on the patio for a night out, or enjoying the Golf Course for a little recreation.

As always, if you have any questions, concerns, or great ideas **please feel free to contact us**. As a reminder, if you have a great experience, we sure would appreciate your positive review on Yelp, Trip Advisor, Google or other social media sites.

Or, if we did not meet your expectations, contact us directly and immediately and give us the opportunity to make it right for you. We want to provide you with consistently good food, drink, service, and golf experiences!

Thanks again for your awesome support!

— **Wendy Cross**, General Manager

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# News from the Social Committee

Your **49er Social Committee** has been busy planning exciting events for 2021!

Due to Covid-19, we have a new approach to the **Saint Patrick's Day Event** on Saturday March 13. This year we are planning a **family "picture" scavenger hunt** where families hunt for pots of gold throughout the neighborhood. Collect all ten pictures of the pots of gold and you receive a surprise at the end of your hunt.

We will have an easy option with just locations on the map and, for those who want the **extra challenge**, we will have riddles to find these pots of gold. All information will be provided via our 49ers neighborhood [Facebook page](#) so make sure you watch our posts.



The rest of the year, we are planning for a **movie night**, our annual adult **Halloween party**, bring back **pumpkin carving**, and the **Holiday Light Competition & Parade**. In addition, a few other **fun pop-ups** are planned, as Covid-19 allows.



*Photos courtesy of Amanda K. Pena*

We love seeing you come out to these events and look forward to offering these fun opportunities to enjoy our community!

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



## Your 2021 HOA Board

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### Director

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### Director

Dave Vanderpot ..... dvanderpot@yahoo.com

# Neighborhood News, Activities & Events

## Tanque Verde High School

We'd like to send out a **huge thank you** to all the district residents who voted in favor of the bond that helps make improvements on campus!

[Tanque Verde High School](#) is already preparing for the 2021-2022 school year by **expanding existing CTE and Advanced Placement programs**, and by **building new science laboratories and general studies classrooms**.

We are adding an 18,000 square foot student services building with a **new and expanded library, student tech services, college and career services**, as well as expanded state-of-the-art **career and technical education** spaces!

Through TVHS, students can specialize in **courses and internship opportunities** that prepare them for careers in science and technology, agriculture and environmental science, construction and engineering, performance and design, as well as hundreds of liberal arts majors through our **new University of Arizona Honors College program!**

— *Dr. Amy Cislak, TVHS Principal*

## Adopt A Roadway

Help remove litter from Tanque Verde Road, between Conestoga Avenue and Wentworth Road, on **Saturday March 6, from 8 to 10 am**.

Join a friendly (but physically distanced!) group of neighbors, 14 years or older, to safely tidy our section of Tanque Verde. Meet at the clubhouse.

We supply safety vests, trash bags, pick up sticks and smiles! Bring a hat, mask, gloves, and water.

Call **Sara Birtalan** for more info: (650) 450-1787

## Street Safety

Over the last couple of months, we have received several phone calls from concerned residents reporting the unsafe operation of golf carts on the public streets of the community by children without adult supervision.

One resident emphatically noted that **any powered vehicle using the public roads is required to be licensed** and certainly should not be operated on a public street without an adult.

It is not our intent to prevent the enjoyment of the special environment of our community by the younger set, but to remind the owners of carts to secure them from unauthorized use when the adult owner is not present.

Most of the calls concerning this subject were received following a period when school was not in session on what was normally a school day.

Let's help kids be safe and prevent a possible tragedy in our community.

— *Parralee Schneider, HOA Board*

## Car Break-ins

In February, multiple cars were broken into overnight in the 49ers and the Guest Ranch Estates. In fall, neighbors north of Tanque Verde reported break-ins. Though we live in a very safe neighborhood, remember **to lock your vehicles and remove valuables**.

Report unusual activity to the Sheriff's Department at (520) 351-4900 or 911.

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

*Brian Adair | [adair.ba@gmail.com](mailto:adair.ba@gmail.com)*

# Neighborhood News, Activities & Events

## Tanque Verde & Houghton Development Project

Most Tanque Verde valley residents are unaware that the northeast corner of Tanque Verde and Houghton roads falls within the City of Tucson. It is presently zoned for Suburban Ranch (SR) which limits the number and types of buildings per acre—one house per 3.3 acres.

The owner of the property has been working with a developer and the City of Tucson to have it **rezoned to R-2** which allows for **6-18 housing units per acre**. The initial plan was for **86 two-story, 24-foot high units** on the 11.62 acres. The estimate was for 860 additional vehicle trips per day for the development.

Feedback from residents to the developer and to our Pima County representative, Steve Christy, was not supportive of the development. However, because the project is in Tucson, **Mr. Christy does not have a vote** in the rezoning process.

For the past year, the developer has been revising the plans and, at some point, the City will hold a rezoning meeting. Updates to the rezoning process, including petition information, can be found on the Tanque Verde Valley Association website: <http://tvva.org/>

— **Gregg Montijo**, Tanque Verde Valley Liaison



## Voles & Gophers

Life on a golf course means a constant battle with voles and gophers and, during droughts, the problem is worse as the animals seek fresh vegetation in our yards. The 2020 summer monsoon was the 2<sup>nd</sup> driest ever—instead of the usual 6” of rain, only 1.6” fell in Tucson. The chat on NextDoor, Facebook, and with pest control companies is that, across Tucson, vole and gopher invasions are some of the worst ever.

After watching a few YouTube videos on how to dig into mounds and set traps, I caught the gophers that destroyed our best barrel cacti and threatened a saguaro. Getting those varmints wasn't as difficult as [Carl Spackler](#) made it seem! We hire a pest control company to occasionally apply carbon monoxide “smoke” down the holes. New gophers always move in but staying on top of things means we haven't lost any more cactus.

Poison might be tempting—no more traps, no more calls to pest control. However, rodenticides like strychnine and zinc phosphide persist in the food chain and end up in raptors, snakes, bobcats, coyotes, and mountain lions when the predators consume weakened and dead rodents.

Anticoagulant poisons can be especially brutal when animals suffer from uncontrolled bleeding, internal hemorrhaging, and death. The [National Park Service](#) found that 21 of 22 mountain lions, and 93 of 105 bobcats, tested positive for exposure to rodenticide. A volunteer at [Tucson Wildlife Center](#) said they receive poisoned (and glue-trapped) animals each day.

Please carefully consider all your options for voles and gophers to avoid unintentional poisoning.

— **Brian Adair**, Neighbor

# Neighborhood News, Activities & Events

## Where's the 49ers Map?

Have you noticed that the 49ers map that greets you on the way into the neighborhood isn't in its usual spot?. **It's not missing!** The top broke off several weeks ago, so **Dave Vanderpot** collected the pieces and is putting things back together.

The sign is very weathered, too, so Dave is taking the opportunity to refresh the paint!

We hope that no one gets lost while the map is in the shop for a couple of months!



Photo courtesy of Dave Vanderpot

## Sustainable Yard Renovation

Desert spring is nearing and time to transform our outdoor space! My name is Kathy Neff. My husband, Jeff, and I moved into the neighborhood last July with our dog, Blue. The Tanque Verde Valley has been home for over 30 years and I've learned a lot about desert living and appreciate it greatly. I joined the 49ers HOA and look forward to serving on the Trees & Washes committee.

Using trial and error, plant and habitat knowledge and experience, water harvesting aspirations, financial acumen, and sustainability, I will be embarking on my third comprehensive home landscape design.

It's best to coordinate with a professional designer for a good foundation, knowing that choices and preferences will change along the way. I've completed that step.

Next is demolition—I can't wait!! Gone will be the asphalt, cypress trees and lawn—all outmoded items with regards to using precious desert water. Once this newsletter comes out, many of the things in the picture below won't be there!



Photo courtesy of Kathy Neff

My designer has chosen two varieties of desert trees with which I'm not familiar—Texas Olive (*Cordia boissieri*) and Arizona Rosewood (*Vauquilinia californica*).

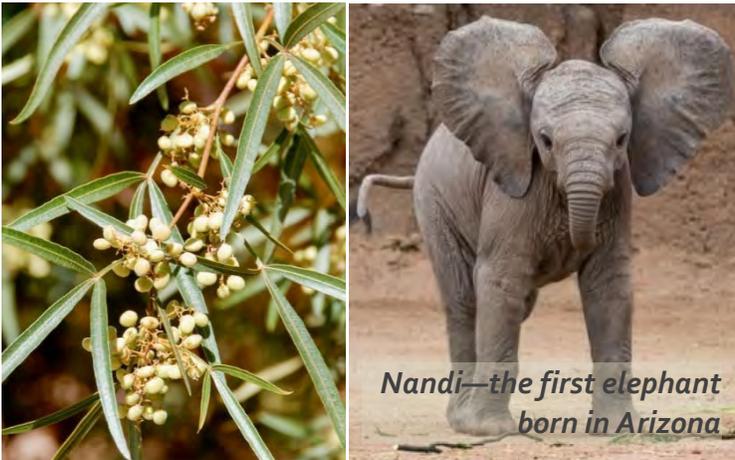
If anyone has these trees in their yards and would like to show me, please contact me at (520) 256-8139. I would appreciate a preview of things to come. Look for updates in the next newsletter.

— **Kathy Neff**, *Trees & Washes*

## Trees & Washes

### *Rhus lancea* (African Sumac)

Does your yard have an invasive plant? Would you like to **support Reid Park elephants**? *Rhus lancea*, or African sumac, was widely used in Tucson for low water landscaping from the 1920s until the 1970s. In fact, African sumac grows so well that the trees threaten native trees in riparian (water-loving) ecosystems like the Tanque Verde Valley.



*Nandi—the first elephant born in Arizona*

The reddish bark trees grow quickly and drop seeds which sprout in the 4gers and our washes. Where you see one *Rhus lancea*, you'll soon see more! African sumac competes for water and resources with native riparian willow, cottonwood, sycamore, elderberry and hackberry. Native birds don't eat the seeds or use it for nesting materials, and the roots spread and choke other vegetation.

Pima County Flood Control will remove *Rhus lancea* **on county property only**—for example, during scheduled wash maintenance events.

If you have *Rhus lancea*, consider removing the tree (and volunteer sprouts), then replace with a native tree. Neighbor **Jennifer Regan** found out that Reid Park Zoo will **feed collected sumac** to the elephants—they love it! Contact me for help removing invasive trees, coordinating with the Zoo, and recommendations for [native trees](#).

### Upcoming Projects

Your HOA board works in partnership with Pima County to maintain and improve the health and functionality of neighborhood trees and washes. Upcoming projects for 2021 include **native tree planting** in Gold Dust and Soldier Trail washes to help storm water infiltrate faster; **re-grading of Soldier Trail** wash to reduce ponding on Soldier Trail roadway; and **removal of invasive species**.

Native trees provide cooling shade and visual enjoyment. Hire **certified arborists** to trim trees and **do not remove the middle and lower canopy**, which create food for [healthy trees](#). Ask me for arborist recommendations!

Healthy trees need **healthy soil**! Allow fallen leaves to **remain underneath trees** to build up soil. **Apply mulch** under the canopy (avoiding the trunk) to reduce dust, suppress weeds, retain moisture, and cool the soil. If you irrigate, **water at the drip line**, away from trunks.

**It is illegal** to drive in washes—keep motor vehicles out. Vehicles erode banks, disturb animal and plant habitat, and upset residents and pets. Per AZDEQ, untreated pool water & backwash **must stay on your property**. Don't discharge into the wash. Ask me about infiltration basins!

Kathy Neff and I are resources to preserve our unique riparian environment. Ask us questions!

— **Sara Birtalan**, Trees & Washes



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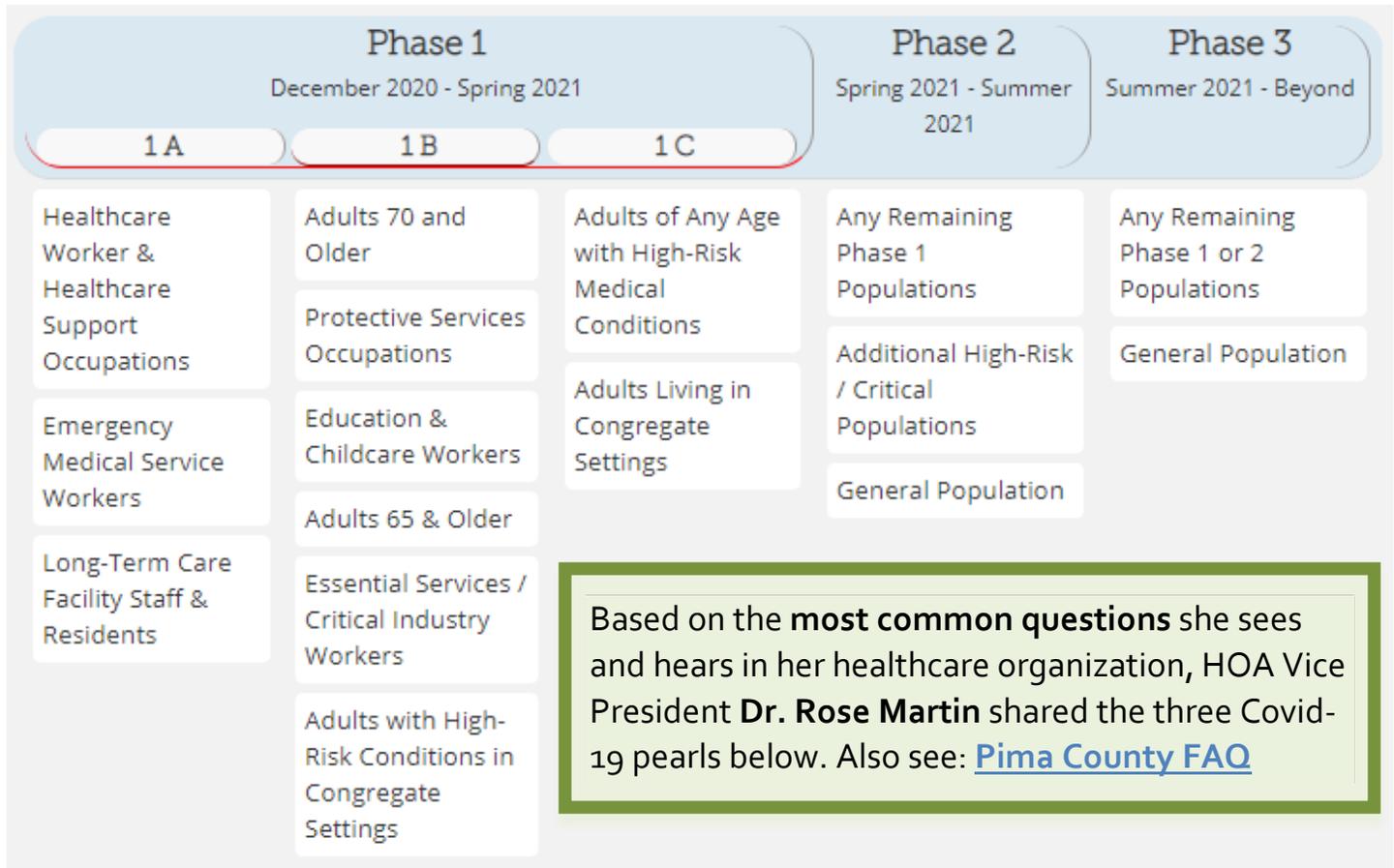
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# Covid-19 Vaccine Prioritization Overview



## 1. Vaccines

If you fall within **Phase 1B or 1C**, you can visit [this link](#) to schedule your appointment now.

### What you should expect

- Questions to make sure that you qualify
- Call (520) 222-0119 if you do not have an email address
- You will receive an email (probably not the same day) notifying you when your appointment is
- All appointments are based on how many vaccines are distributed by the state to the county

## 2. Medications

Both acetaminophen (Tylenol) and NSAIDs (Advil, Aleve, Naproxen, ibuprofen) are safe to take **after** receiving the Covid-19 vaccine, but also take **your** current medicine list and conditions into consideration.

Refer to the directions on the label for dosing or as instructed by your pharmacists and/or doctors.

Neither medication is advised to be taken **prior** to receiving the vaccine. This process is sometimes known as “pre-treating” and should not be recommended as it may reduce immune response.

## 3. Scam Alert

- Scammers use the pandemic to gain access to patients’ personal information such as Medicare numbers, financial data, and/or payment for services over the phone.
- At no point will you be asked for money to move up to a higher vaccination priority group.
- Be cautious of unexpected calls or in-person visitors offering COVID-19 tests or supplies. If you answer a suspicious phone call, hang up immediately.
- You can submit suspicious COVID-19 health care fraud by calling 800-HHS-TIPS (800-447-8477).

# 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**.

## Wood Piles

Wood piles are like trailers and must be kept **out of sight** in your backyard. The verbiage from our [CC&Rs](#):



*"All evaporative or other air conditioning units or towers shall not be placed on the roof of any structure, and any such units, clotheslines, equipment, service yards, **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."*

We may not always love our CC&Rs, but they are the "minimum" level of standards we **all agreed to abide by** when each of us purchased our home here in the 49ers.

## 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, be sure to follow the [Architectural Review Process](#) on our website! It's easy, inexpensive, and fast!

— **Anthony Mastrangelo**, Architectural Review

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