

April 2024

49ersHOA.com



Greetings from Your 49ers HOA President

Greetings Neighbors! It is hard to believe that we are already approaching summer right around the corner! Earlier this year, your HOA committee released a survey to see what were the important issues for you in the neighborhood. The results are the following starting from most important to least important: 1. Crime, 2. Traffic Enforcement, 3. CCR's, 4. Short Term Rentals, 5. Interest in HOA Newsletter, 6. Trailers, 7. Construction.

We are looking for your feedback to start with the category of crime and traffic... we want to hear from you! **What do you suggest is done to improve/ put attention to these results?** Please email your board: board@49ersHOA.com

We have a great group of board members here volunteering their time and we always have space for more individuals to participate. **The current open positions consist of Secretary and we are looking for more volunteers to join the Social Committee with a goal of adding more events in the future for all to enjoy.** Please join us on the **second Monday of every month at 6pm (location TBD, either at a personal residence or at 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. Thank you in advance for your participation! ~ David Montoya, HOA President

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Email: board@49ersHOA.com

The Forty Niner *Neighborhood*

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News from the Forty Niner Country Club

Greetings Neighbors!

Spring is in full swing at Forty Niner Country Club, and we have exciting updates to share as the season heats up!

Course Updates:

The greenskeeper's team has been busy! The tee box on hole two has been completely overhauled with brand new sod! The bunkers are looking fluffier than ever! Not to mention the course and its surroundings have thrived with the crazy amount of winter rain we have had!

Events Calendar:

Mark your calendars! **The ever-popular Star Spangled Boom returns on June 29, 2024!** Not to mention we have some exciting events coming up! **A May the Fourth Star Wars watch party, a Memorial Day golf tournament and Murph Challenge, and a father-son camp out planned for Father's Day weekend!** Keep your eyes on the email blasts and website for more details!

Pro Shop News:

Swing into summer style! The pro shop is now stocked with the latest golf apparel collections for men and women. Stop by and discover the perfect outfit to elevate your game on the course. Looking for that perfect Father's Day gift? We have a wide selection of golf equipment, accessories, and gift certificates to suit every dad's needs. Browse our selection or ask our knowledgeable staff for recommendations.

Stay Connected:

Remember to follow Forty Niner Country Club on social media, email blast or the website! **We're also happy to receive your feedback and suggestions, please feel free to reach out to us on our website or call the clubhouse at 520.749.4925.** We look forward to seeing you at the club soon! ~Chris Klok, Marketing and Events Manager **website: www.fortyninercc.com**

Tanque Verde Roadside

Thanks Everyone, for your patience toward stewarding the entry into our community. Dawn to Dusk is scheduled on Wednesday, May 1st. The crew will leave native plants, remove invasives, and trim the undesired cultivated plants. The effect is to leave carbon in the ground, enhance cooling, water absorption, and create living soil. This, in turn, will provide nutrients to the mesquite trees and, hopefully, to future larger guild plants. Again, improvements are coming and thank you for your understanding of a demanding landscape season for Dawn to Dusk. BTW-the owner, Jackson, is a local business owner born in the Tanque Verde Valley! ~Kathy Neff

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Your
Neighborhood
Yard Sale was
a SUCCESS!

We are happy to report
your neighborhood
yard sale weekend
came and went April 5
& 6th and those who
participated got rid of
their stuff!



An Interview with Brady Speth....



Q: Will you please introduce yourselves and tell us a little about yourselves and your background? Hello! We are the Speth Family, my name is Brady and my wife's name is Carrie. We have two kids Jack (11) and Siena (9), two dogs Luna and Ruger, a lizard named Ozzie and some fish. We have lived in Forty Niners and been members of the club since 2017. I grew up on a cattle ranch in Montana before joining the military and eventually calling Tucson my permanent home. Prior to my business life, I was in the US Air Force, and I was a Federal Law Enforcement Officer with the Capitol Police in Washington, DC. Carrie is a Tucson native and has worked for IBM and other tech companies for almost 20 years. Along with helping to run our business ventures, being our kid's school room mom, and keeping our household running, she also currently manages a team of over 50 employees across the world.

Q: What motivated you to want to buy Forty Niner Country Club? I've been an avid golfer for most of my adult life and have always had a passion for the game, its culture and history. I love what Forty Niner Country Club means to this neighborhood and the surrounding community. Having lived here for the last 7 years, I know what the potential of Forty Niner Country Club can be and what it can deliver for its members and guests, and I want to see it reach that potential. Owning a golf course allows me to combine my love for the sport with my business experience and entrepreneurial spirit.

Q: What sets Forty Niner Country Club apart from other courses/clubs in the area? There are so many reasons...

People: Our members, our guests and our staff. We have an incredible community that supports this Club and calls it home. Our staff is top-notch and provides an amazing experience, whether you are golfing, eating, drinking, working out, swimming or just hanging out on our new patio.

Course: It is not a course that gets boring. The layout and changing weather conditions, the course transitioning from season to season, and your playing partners – it will challenge you whether you play once a month or five times a week. Every time you play you get a different and fun experience.

Landscape: No other place offers mature trees, mountain views, lush fairways, fast greens, and a variety of challenging hole layouts all tucked beside the Tanque Verde Wash with Rincon and Catalina Mountain views.

Q: What other hobbies outside of golf do you enjoy? Currently, we are in the 'family focused' phase of life where our lives revolve around our kids sports and activities. Our daughter, Siena, is currently involved in softball and gymnastics and our son, Jack, is a fulltime kart racing driver. All our free time - and then some - is occupied by practices, games, meets, clinics and traveling around the country for kart races. We love to travel as a family around the world, so when the time does permit that's our other passion.

Q: What are your future plans and goals for Forty Niner Country Club? My biggest initiatives are progress and sustainability. Forty Niner Country Club has been on an amazing upward path since Ron and Cheryl purchased it. Our goal is to keep that forward progress and momentum going, to create a club environment that we can all enjoy, and to put in place the essential foundation for it to provide the same experience for generations to come. I am a very high energy, hard-charging person that likes to get things done, see things to fruition and achieve success. What that means for the Club is tackling many new projects, some examples are: the addition of the bar and patio to create an even more enjoyable guest experience, updating the sprinkler systems on the course to achieve efficiencies with water, but also more lush fairways and grass growth where intended, maintaining and improving the course conditions and layout to provide achievable but challenging play, offer real and local food and drinks in our restaurant and bar and focused training and growth for our entire staff to enable them to better serve our guest's needs no matter what facet of the club they are enjoying, i.e. the restaurant, the driving range, the gym, the pool and so on. Anyone that knows us, knows we never do anything half-way - when we commit to something, we are all in. I understand that change is hard sometimes and acknowledge there have been changes, not everyone will understand – rest assured they are necessary to support progress and sustainability. I wake up every day with one thing on my mind – how can I make this Club even better? I am confident with your support, the progress will continue, and we will all ultimately benefit in the end. Thank you. ~Brady Speth

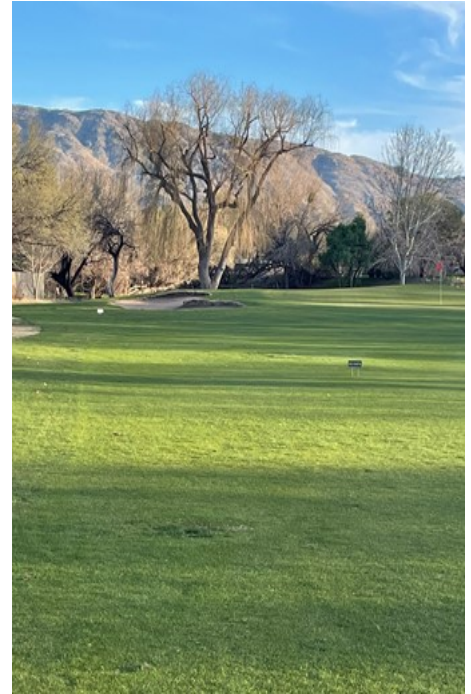
Safety on the Golf Course

Important! Safety for walkers and bicyclists on the golf course:

Please do not walk or ride your bicycle on the golf course from sunrise to sunset as there are golfers using this course.

This is for your safety and the safety of the patrons playing on the course. Not doing so could result in an injury from a golf ball flying through the air and hitting individuals 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!



NEWS from Tanque Verde High School

- Congratulations to our Precision students who competed on the Skills USA State Tournament and were named State Champions in Automated Manufacturing (CNC Machine)! The state champion team included Brendan Phoebe, Nolan Radomsky and Zach Roeber. Also recognized were Josh Lopez -2nd Place prepared speech, and Julia Sprotte/3rd Place Extemporaneous Speech! Mr. Craig Bal was recognized for excellence in teaching and TVHS was awarded top chapter!
- Senior Gavin Gilbert was named the Top High School Scholar Athlete by the National Football Foundation of Southern Arizona today! Gavin was celebrated for his athletic, academic and community service achievements and was presented with an award and \$3000 toward his post-high school plans by NFFSAZ President Tim Kish.
- Our incredible Ms. Kari Lovering was selected as one of ten teachers in the United States to be recognized by Chick-fil-A as an outstanding teacher leader! She was flown to Atlanta, Georgia this week to be honored and was surprised today with \$10,000 for her classroom!

A Record Breaking 5 Tanque Verde High School Hawks were selected as KEYS Research Interns this year! The BIO5 Institute's annual KEYS program is one of Arizona's premier training programs for high school students interested in developing STEM skills. Over the course of seven-weeks each summer, interns gain experience working on immersive, real-world projects under the mentorship of University of Arizona scientists. Congratulations to Sophia Glenn, Katie Jennings, Annika Koessler, Kristy Hudgins, and Julia Meindl!



NEWS From Tanque Verde High School...Continued

Tanque Verde Jazz Band competed at the Region Festival today at the U of A. They performed a collection of pieces worked on throughout the year. We are incredibly happy to report that the Jazz Band received a Superior with Distinction, the highest rating we can possibly get. This is the first time in school history that any band has received a Superior with Distinction.

Lauren Figueroa and Sergio Santiago were also featured as Outstanding Soloists!

Congratulations to sophomore Finn McGill for winning a huge stack of awards at SARSEF this week:

1. Sponsored Award: Mayer Family "Excellence in Science" Award
2. Sponsored Award: Louise and Christopher RoDee "Creativity in Understanding our Environment" Award
3. Sponsored Award: Texas Instruments "First Place High School Award"

4. "First Place SARSEF Grand Award"

Top Award: Roche Tissue Diagnostics

5. "Best in Data Science and Math" Award

6. Top Award: Regeneron ISEF FINALIST Award!!

Included were several cash prizes and a \$2,500 scholarship to the U of A.

Finn McGill will be traveling to the Regeneron International Science and Engineering Fair (ISEF) in Los Angeles, CA, in May as part of the US delegation. ISEF is the world's largest pre-college science competition. Each year, ISEF brings over 1800 high school students from 75 countries to exhibit and demonstrate ingenuity and innovation through science projects of their own design.

~Dr. Amy Cislak, Principal

Would You Like to Advertise Your Business?

Do you live in the neighborhood and are you interested in advertising your business 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 in the months of 4 and 9.



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Considering selling? You'll need the right realtor for the job and you'll want somebody that personally knows 49er's values & the life style it offers.

Please contact me for a confidential consultation.

Thanks,
Zach Tyler
49er Resident
Tucson Tyler Team/Tierra Antigua

Health Corner—Start Walking to Feel Better Now

Our neighborhood is beautiful, so why not walk?

Three Great Benefits of Walking:

1. **It's good for your health.** Walking is not only great exercise for your health it also lowers your risk for type 2 diabetes, stroke, and some cancers. ¹
2. **It's good for your mind.** Keep a healthy mind well into your golden years! Walking has been shown to improve brain function and even reduce the risk of dementia. ¹
3. **It's good for your attitude.** Want a quick mood boost? Take a walk! Exercise releases endorphins, feel-good chemicals that reduce stress and enhance your mood. Plus you'll get a surge of energy.

Five Ways to Turn Walking Into a Healthy Habit:

1. **Set a goal.** Your goal depends on your health and activity level. If you've been fairly sedentary, start small and try to walk 10-15 minutes a day, several times a week. If you're more fit, challenge yourself with a more frequent regimen or longer distance.
2. **Count your steps.** A pedometer measures how many steps you take during the day. Wear a device or download an app on your smartphone to trace how many steps you're taking.
3. **Journal your progress.** Whenever you walk, write down your time, how many miles you walked, how you feel and other useful information worth monitoring, such as your heart rate or weight. Tracking your progress will help you stay motivated.
4. **Enlist the aid of a partner.** Walking is more fun with others. Invite your spouse, neighbor, friend or children to join you. Not only will you have someone to chat with, you'll also have someone who will hold you accountable to your new routine.
5. **Keep boredom at bay.** To break up the monotony of an all-too-familiar route, go to a local park or hit a hiking trail. The change of surface will make it more engaging and may enhance your workout.

Experts recommend 2.5 hours of moderate activity a week. ²

Sources: ¹ Tesco Living, October 4, 2013 ² Mayo Clinic, January 3, 2014 © 2016 Buffini & Company.



Your 49er HOA
always wants to
hear from you!

Email us!

**board@49ersHOA
.com**

Neighbor Spotlight



This neighbor spotlight goes to **Peggy O'Sullivan** because if it was not for her then our neighborhood would not have had a spectacular St. Patrick's Day celebration! Currently there is a very small 3 person Social Committee... (they need more helpers please), the members were unfortunately all going to be out of town for the previously scheduled neighborhood St. Patrick's day celebration...except for Peggy! Peggy took on the task to keep it going and luck had it that she struck it gold with other neighbors to help put this event together! Thank you Peggy for adding the final touches and making this a wonderful event that neighbors and our children will always remember!

Social Committee!

St. Patrick's Day Festivities!

It was a beautiful day to celebrate the St. Patrick's Day festivities! Thank you Peggy O'Sullivan for the directing of an amazing day and the individuals who helped to make this happen for the neighborhood...Wayne and Petrina Smith, John Johnston, Mike and Diana Dessy, Ian Regan, Alice Rodriguez, Hilary Carmon and Heather Chumblor-Rich.



PARADE, FOOD TRUCKS,



JUMPING CASTLES, AND MORE!!!



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Spring Cleaning Dumpsters = Success!

By popular demand, two roll off dumpsters were provided by your 49er HOA in our neighborhood the weekend of April 12-14. We collected everything but mattresses, tires, paints, or chemicals.

Stay tuned for future dumpsters to clean out that clutter!

A huge thank you to those who paid their dues this past year and a friendly reminder for those who have not yet paid, please help to contribute to ensure we 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, social events, neighborhood yard sale promotion, and St. Patrick's Day event.

If you have not paid yet for your convenience you can now pay electronically through Zelle! Please send your \$65 HOA dues via Zelle:

Name: FORTY-NINERS ESTATES HOMEOWNERS

Email: board@49ershoa.com

***** Please Include your home address / phone number in the Zelle memo box to ensure we can properly record your payment.*****

Or please make check payable to "49er C.C. Estates HOA" to: 8987 E Tanque Verde Rd. #309-169 Tucson AZ 85749 ~ Questions? Please email: board@49ersHOA.com



49er's Neighborhood >

Do you know about the (neighbor created) "49er's Neighborhood" page on Facebook?
It's a great place to get connected.
"Like" the page!

Riparian Restoration Update

Several hearty neighbors, and Becky Fitzpatrick from Watershed Management Group, have completed the third state grant/private funded project in March. This included planting approximately 30 desert native plants along the internal neighborhood wash between Gold Dust to Soldiers Trail. Please take a stroll to see the berms, fencing, flagging, and mulching to increase their success to absorb more water into our aquifer which benefits us all. Special thanks to David Montoya, Jen Regan, Dave and Bobbie Vanderpot, Nancy & Linda, Jeff Neff, David's kids for all your assistance. I would appreciate anyone who can adopt a plant or two to water every three days until the monsoon arrives.

Please contact me at 520-256-8139 ~ Kathy Neff

Next Newsletter!

Interested in a specific topic/content to be added to the next newsletter?

Let us know, we would love to hear from you!

Attn: Heather Chumbler-Rich, HOA Newsletter Email: board@49ershoa.com

