



Forty-Niners Estates Homeowners Association, Inc.
8987 E. Tanque Verde Rd. #309-169
Tucson, AZ 85749
board@49ersHOA.com

General Meeting

Feb 10 2025

Pavilion

Roll Call: David, Jenifer, Kathy, Bill, Greg, Zach

Community members: (need sign in sheet) 15 total, Wendy Cross, 49ers

Approval of Agenda

President's report

Treasure report- Regina has the report- will post to the website

Last year dues taken in was about 14K and we spent about 11K, we have about 46K in the bank right now

Would love ideas for things we can do with the money

Committee Reports- see below

Call to Order

Wins/updates 2024

- Tanque Verde homes were put on hold but bear canyon lost the fight and mariposa will have 121 casitas built (Greg)- environmental reports did require the increase of dirt due to flood and they need to do a traffic study- but it will likely go through- HOA will add info to website with a link. It's City of Tucson. For more info reach out to Greg

- Trees and Washes- they get cleaned up twice per year, they look nice and clean. Watershed management group- focus has been on planting with grant dollars to help keep the water we get from rains into the washes- however 50% of the plants died due to not enough water- these efforts help improve and prevent erosion. Roadside HOA pays for the maintenance of the road-- this last year we have been working to let native plants come back instead of no plants at all- we use dawn to dust to remove invasive species and maintain the native plants- we do need volunteers for adopt a road- we have tried twice and have not had any volunteers. The club did have their crew do a trash clean up one time this year as well.

- Welcome committee- these were implemented this year. She has since stepped down

- Paula and Paralee also stepped down. Regina joined as treasure. We do have open positions- we need people- if interested please let us know. Bill said he will help with CC&R as well
- We need newsletter and website person--- Kevin can take this on
- The board might make it an email blast given lack of people to make a physical letter
- Social committee chair
- Regina did it last year and we need a chair- we need someone to help put together the St Patricks day parade- meeting is Sunday at 3pm- at Diana Dessey's? Wayne is interested in playing.
- Parade of lights was super successful- huge turnout
- There is money to fund events- we just really need someone to lead the charge.
- We are open to ideas
- We use the money for roll offs- two volunteers- 28th of Feb and Sat the 1st
- CC&R enforcement- 3 openings
- Hired a lawyer group to consult on CC&R questions
- Wendy gave update on club- passed out flyers with updates at the club
- Community member noted that it would be nice to collaborate with the club on events.
- Also the HOA paid for the pillars to be updated last time- could we do that again?
- Challenges:
- Participation-- noted that they have tried to come to meetings before and they were not always here-- can we post better where it is and when- Jenifer said she will post on the facebook week of and day of
- Dogs off leash on the course, motorcycles and motorized vehicles in the wash- it's not just kids in the neighborhood it is also kids outside of the neighborhood.
- Young kids driving golf carts-- should not be under 16 on public roads but lots of young kids.
- People walking on the course when people are golfing- adults and children
- 68 percent of residents pay their dues last year
- Remember that you have to follow the rules regardless of paying
- RV and junk cars- RV nothing we can do but junk cars can be filed with the county
- Trailers- CC&R are specific to during construction not always- we can update our CC&Rs due to lack of people willing to vote on making the changes
- If it could change your house value then you need 100% approval to make a change- which makes things very difficult.
- We have an architecture agent for items that need an architect reviews- but encourage neighbors to submit to the board first so that we can catch items that are clear HOA rules and save the neighbor potentially the extra fees.
- Flood insurance- why is it so much higher now? Neighbor reported there has tripled-- can we do something?
- 2010 flood and Pima County has refused to dredge the wash- it makes our water table higher and increases our risk
- How can we lobby the county to improve this- how can we make them dredge it- could we connect with Tanque verde valley association?
- Greg will email the TVVA president to see if they have any ideas.
- Kathy noted to also think about are there other options that are more environmental
- Golf Course updates
- Zach shared that other communities had to buy their golf course- AZ national did it- and they have a mandatory HOA- they have 600 homes

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- We are lucky to have the generosity of the Mac Kenzies
- Wendy- we have a symbiotic relationship- club and community need each other. (Read letter to audience)- they would like to know why people are not joining the club like they use to- they are open to feedback. Noted how much costs have increased overall. Currently less than 40% of the neighborhood and 60% of the board. Feedback can be emailed or mailed or in person. They had a part ship last year but it dissolved- we need to make this club viable because Ron wont do this forever- we need to be marketable for a potential new owner at some point. Can we include the club in our neighborhood events was asked.
- Noted that using the QR code is not in the right time zone
- County is considering only allowing firework shows on 4th of July and NYE
- Chris did go to the meeting but it was not the meeting that they thought it would be- so they will be talking about this at their March meeting.
- They would like support on this- can share out who or where to send this to- Wendy can send out what we want us to send to Steve Christie
- Adjourned 7:37pm
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