



Photo courtesy of Minjue Jiang

# The Forty Niner Flyer

Fall 2022

## Greetings from Your HOA President

### Hello Neighbors!

We welcome Fall after a hot, muggy monsoon. I hope that everyone enjoyed the rains and were able to visit Tanque Verde Creek while it was flowing. Thanks to Minjue Jiang for the gorgeous picture above.

This newsletter describes some of the ways that our HOA and neighbors are helping our creek and beautifying our neighborhood with rain gardens and trees. And don't miss our social events that kick off the Fall & Winter seasons with Boots and Brews on September 24, followed by the revived Community Potluck on October 2. I look forward to seeing everyone at these events and around the neighborhood!

A big thank you to residents who paid dues for 2022. New this year is the ability to pay dues by Zelle, which many of you used. Funds help to maintain our section of Tanque Verde Road, the common entrance with the Club, and programs that bring our community together.

Visit the HOA website, [49ersHOA.com](http://www.49ersHOA.com) for information about dues, Board members, the budget, architectural review, CC&Rs, and upcoming events. Our next HOA Board meeting is Monday September 12, 6:45–8 pm, in the Catalina Room at the Rincon Grill and open to all 49ers residents. Our all-volunteer Board welcomes your input!

— **Sara Birtalan**, HOA President

### *In this Issue*

#### *Greetings*

#### *News from the Club*

#### *Social Committee News*

#### *CC&Rs & HOA Info*

#### *Neighborhood News*

- *TVUSD*
- *Adopt A Roadway*
- *Neighborhood Potluck*
- *Town of Tanque Verde?*
- *TV & Houghton*
- *Water Scarcity*
- *Fall Dumpsters*

#### *Trees & Washes*

- *Planting*
- *Trimming*
- *Invasives*
- *Vehicles*

## News from the Club

### Hi Neighbors!

Well, hard to believe that summer is nearly over. Overall, it's been a good summer. The monsoon had a slow start for us, but activity cranked up over the last few weeks. Cross our fingers that we avoid major storm flooding or damage this year!

With the start of Fall, we begin a new season. We are looking forward to a successful golf season and successful year at the



Grill and Club. We are updating our grill menu and specials as we get into the season. If you have any comments, suggestions, or ideas for the grill, now is the time to speak up! We are always open to ideas and want to satisfy our Members and Neighbors with a quality experience.

We appreciate all of you who supported us over the summer, and we can't emphasize enough how much we need your support to succeed. Without your continued support, we can't exist.

The Club continues to be committed to making improvements. We have invested a lot of money, time and energy to make the Club great for all to enjoy. So far this year, we have completed many projects in coordination with the HOA for mutual benefits of the neighborhood and Club. We recently completed the expanded outdoor fitness area, which is now open and in use, and the Grill will be getting new carpet in the dining room. In addition, we are nearing the completion of our expanded Golf Short Game Practice area which will open for use in October.

We are really looking forward to a wonderful and successful season! We'll see you at the Club.

— **Wendy Cross**, General Manager  
 wcross@fortyninercc.com | [facebook.com/49ercc](https://www.facebook.com/49ercc)

## Social Committee News

### Fall into Fun with your 49er Social Committee!

Fall is a busy and fun season for neighborhood events! We look forward to family-friendly and adult-only festivities to come!

**Saturday, September 24<sup>th</sup>, 49er Pavilion:** Boots & Brew (21+ event). Line dance lessons start at 6pm, followed by live music from The Mark Miller band at 7pm. Enjoy complimentary snacks along with a cash bar for cigars and drink specials while you boot scoot through the evening!

**Saturday, October 22<sup>nd</sup>, 49er Pavilion:** Haunted Hollywood, the Annual Adult (21+) Halloween Party that we all look forward to year-after-year! Come enjoy food, photobooth, DJ, costume contest with prizes, and drink specials to get you into the spooky spirit!

**Saturday, October 29<sup>th</sup>, 49er Driving Range:** We will host the first family-style pumpkin carving contest along with a children's costume parade, topped off with a movie under the stars. Come one, come all. This family-friendly event will surely be one to look forward to!

**Sunday, December 18<sup>th</sup> at 5pm** will kick off the holiday tradition of our Annual 49er Tour of Lights Parade! Start at the Clubhouse with cookies and cocoa to enjoy as neighbors tour the beautifully decorated homes of 49er Country Club. Bring your truck, golf cart, or even side-by-side to experience the beauty with family and friends!

— **Carla Iannucci & Heather Tyler**  
 49er Social Committee  
[facebook.com/groups/49ersNeighborhood](https://www.facebook.com/groups/49ersNeighborhood)

Find a full-color copy of this newsletter with clickable links at [49ersHOA.com](https://www.49ersHOA.com)

What do you want to see in the next *Flyer*?  
[adair.ba@gmail.com](mailto:adair.ba@gmail.com)

# CC&Rs & HOA Info

## Storing Trailers

One complaint the Board hears too often is neighbors storing trailers that can be seen from the street, from a neighboring property, or from the golf course. Trailers must be concealed in a closed garage or stored in your backyard surrounded by solid walls and gates so that the trailer and its contents can't be seen.

## Architectural Review

49er homes are bound by the CC&Rs, whether you pay voluntary dues or not. Exterior improvements, such as sheds, garages, and other structures, must be reviewed. It's easy, inexpensive, and fast!

[49ersHOA.com/architectural-review](http://49ersHOA.com/architectural-review)

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# Neighborhood News

## TV Unified School District

This November, Tanque Verde Unified School District will have a Budget Override measure on the ballot, asking voters to continue their support for the college & career preparation courses and programs that give our students a well-rounded education, including fine arts, PE, athletics, and school librarians.

As long-time residents of TVUSD, we understand the value of good schools and their impact on our property values. We also believe in the value of education and the need to support our schools as the centerpiece of our community.

Our local schools are the place around which we have built our history and a strong community identity. The Tanque Verde area is highly sought after as a wonderful place to live, an excellent place to raise and educate children, and a great place to enjoy retirement.

As a community, we have a long-standing tradition of valuing education and supporting our schools through locally-controlled funding. That is why our schools are among the best in the state. We need to ensure the continued strength of our schools and the value they bring to our area.

Please join us in voting YES to continue the TVUSD Budget Override on November 8<sup>th</sup>.

— **Anne Velosa**

*Tanque Verde Education Alliance (TVEA) Secretary*

## Adopt A Roadway

Volunteers will pick-up litter along Tanque Verde Road on **Saturday November 5**. Meet at 8am at the Club parking lot. We provide the grabbers, trash bags, and safety vests. Thanks to everyone who came out in April. We would love to see fresh faces out there and we should be done by 10am. Call/text Margaret to volunteer: 520.404.7768

# Neighborhood News

## Neighborhood Potluck

The neighborhood potluck is back! Reconnect with old neighbors and meet new neighbors.

On **Sunday October 2, from 3:30 to 6:30pm**, come to Kit Carson Place with chairs and a dish to share. The paper goods and beverages will be provided by the HOA.

We need volunteers for face painting and other kid-oriented activities. Contact Chris Bubany at 520.991.4728 to help.

## Town of Tanque Verde?

Tanque Verde Valley is the area east of the City of Tucson, from Sabino Creek in the north, to the boundaries of Saguaro National Park to Irvington in the south, with a 2020 US census estimated population of 16,250.

A group of Tanque Verde Valley residents recently started a nonprofit organization called the "Town of Tanque Verde" to research the feasibility and advisability of transitioning the Tanque Verde Valley to a town through incorporation.

The stated purpose of the organization is to get more support for Tanque Verde Valley and improve the social welfare of Valley residents.

One reason the nonprofit was formed was in response to the recent increase in activity by the City of Tucson to annex and rezone areas of the Tanque Verde community.

Initial research will include identifying and discussing both the benefits and disadvantages of creating a town.

Contact 49er resident Bill Patterson at [tanqueverdetown@gmail.com](mailto:tanqueverdetown@gmail.com) and/or visit the website [tanqueverdetown.org](http://tanqueverdetown.org) to learn more about the organization's goals, provide feedback, and participate in the discussion.

## Tanque Verde & Houghton Housing Development Project

The property owner of 11.6 vacant acres on the northeast corner of Tanque Verde and Houghton has sought to rezone the land, currently zoned for **Suburban Ranch (SR)** which limits the number and type of buildings to one house per 3.3 acres.

In 2016, the developer asked for annexation into the City of Tucson and stated the intention to rezone to **RX-1**, which has a minimum lot size of 36,000 sq ft (about 0.8 acre), which would allow for about 14 houses. However, in 2019, the owner asked to rezone to **R-2** to build 86 two-story, 24-foot high units. That effort failed, in part because of opposition from the Tanque Verde Valley Association and the Rancheros, an independent coalition of neighbors. Opposition reasons included traffic, housing inconsistent with nearby neighborhoods, risk of flooding, and destruction of a designated "Important Riparian Area".

In 2021, the developer asked the City to rezone to **R-1**, with plans for 37 single-family residences. The City received one written comment for approval, 48 written protests, and an electronic petition signed by over 2,000 people opposing rezoning.

A public hearing was held July 7. The developer met with neighbors and presented a plan at a follow-up hearing on August 4. to build fewer two-story units and 33 houses instead of 37.

On August 18, the Zoning Examiner issued a **recommendation to City Council to deny R-1 rezoning**. Reasons included that the development does not promote environmentally sensitive design that protects the integrity of existing neighborhoods, complement adjacent land uses, or enhance the overall community. Assuming City Council accepts the recommendation, the developer still has the option to seek RX-1 zoning.

# Neighborhood News

## Water Scarcity

Water scarcity and water rates are in the news, which directly affect our neighborhood. In December, rates went up by 10% or more for Tucson Water customers in our area and other parts of unincorporated Pima County. How can we conserve precious groundwater, support a green neighborhood, and save money, too?

Often, the largest portion of household water goes to irrigation and pools. Landscaping with native species, combined with rainwater harvesting basins, can dramatically reduce water costs. And remove thirsty invasives like *Rhus lancea* and *Arundo donax* that steal irrigation water and choke out native plants.

Native trees, shrubs and grasses help rainwater infiltrate the ground to recharge groundwater, instead of running off bare land, and to reduce flooding and ponding. Call Sara to participate in a native species planting event in November.

Pool covers reduce evaporation—30 gallons per day or more in some months—plus reduce chlorine loss and extend the swimming season. A pool water basin can capture 50 to 100 gallons of backwash and support certain salt-tolerant plants like mesquites if designed correctly. Ask Sara to see a backwash basin in action.

The Watershed Management Group at 1137 N Dodge shows off rainwater harvesting methods at their Living Lab and will host a spectacular Desert Living Home Tour on October 22—details here: [watershedmg.org/event/11th-annual-desert-living-home-tour](http://watershedmg.org/event/11th-annual-desert-living-home-tour)

Finally, the Zanjero program helps Tucson Water customers reduce their water usage through a **free** home water audit by friendly, trained professionals: [tucsonaz.gov/water/request-audit](http://tucsonaz.gov/water/request-audit)

## Fall Dumpsters

They're back! Two Dumpsters will be stationed in the neighborhood on **November 4-7** to collect all that extra junk that you haven't figured out how to trick your friends and family into hauling away for you and is too big for the regular trash. No hazardous waste!

Location & details posted soon at [49ersHOA.com](http://49ersHOA.com).



520 500-6510

[kellyloves2groom@gmail.com](mailto:kellyloves2groom@gmail.com)

*Rhus lancea, or African sumac, with distinctive red bark, spreads incredibly well in the 49ers. The trees steal water and choke out native species. It's also hard to remove. Dig up the roots—it will re-sprout even if you cut it down to a stump.*



# Trees & Washes

## Tree Planting

Your HOA works with Pima County Regional Flood Control District (PCRFC) to restore habitat and reduce ponded water in our washes by purchasing and planting native riparian (water-loving) trees.

One project in progress is in the Gold Dust Wash, between Gold Dust and Sutter Mill, which often has standing water during the monsoon. Twelve new trees will take up and store surface water as they grow, providing bird and other wildlife habitat.



*Photo courtesy of Amber Fee*

A second project is along the north bank of the wash between Soldier Trail and Hole #14. Four native mesquites were planted to create shade, pull standing water in that section of the wash, and help restore the native mesquite bosque.

Thank you to neighbors who support these projects by digging holes, maintaining the mulch, weeding, and donating water to get young trees established. Volunteers and donors include Alice Smith & Mike Rodriguez, Tosh & Brad Lawrence, Amber & Wyatt Fee, Tiffany & Chris Gallego, Mike & Karen Howe, and Sara Birtalan & Brian Adair.

Want to help? Let Sara know!

## Tree Trimming

At HOA request, Pima County Department of Transportation (PCDOT) recently trimmed street trees from the right of way along Tanque Verde Rd and at the intersection of Forty Niner Dr and Dry Gulch. The HOA has built positive relationships with PCDOT and PCRDFC. The county's communication and professionalism when working in our area are impressive. Please thank the crews when you see them and let the HOA know of any questions or concerns.

## Arundo Removal

Take part in Tanque Verde Creek revitalization! Invasive giant *Arundo donax* ("false bamboo") chokes and kills willow, cottonwood, and other riparian trees while guzzling up to four times as much water as native plants. Volunteers removed 20+ tons so far. Workshops are on Saturdays in September and continue through the cooler months, marching our way from Wentworth to Tanque Verde Loop. [watershedmg.org/RRN](http://watershedmg.org/RRN)

## Motorized Vehicles

Please remember that **no** motorized vehicles, including trucks, go-carts, side-by-sides and motorcycles, are allowed in Pima County washes, which includes the 49ers. The HOA has also received complaints about young people driving golf carts on public streets, which the Sheriff's Department confirmed is not legal.

