



Photo courtesy of Hong Jiang

The Forty Niner Flyer

Spring 2022

Greetings from Your HOA President

Hello, Neighbors—Welcome to Spring!

I'm pleased to be your HOA board president for 2022. Our family moved from Charlotte, North Carolina to the 49ers in 2018 and have been enjoying the unique environment on Tanque Verde Creek ever since.

Our HOA Board theme for 2022 is community building and communication. We invite you to attend Board meetings and share your input. We continue to strengthen partnerships with the Country Club to improve common areas and with Pima County to maintain our washes and street trees. And the Social Committee has your favorite annual traditions plus new events planned throughout the year, starting with the March 13 **St. Patrick's Day Parade** and a **Concert in the Park** near the gazebo by the main entrance on April 30, 4–6pm.

We thank you for your continued support and patience with the all-volunteer HOA Board. We appreciate everyone who donates their time to improve our community.

Visit [49ersHOA.com](http://www.49ersHOA.com) for information about Board members, the budget, architectural review, CC&Rs, and upcoming events. Our next HOA Board meeting is Monday April 11, 7–8 pm, in the Catalina Room at the Rincon Grill.

I hope to see you there!

— **Sara Birtalan**, HOA President

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News from the Club



Happy 2022! We hope this update finds you healthy and happy. Hard to believe it's March. We are in the height of our season at the Club. With most of our winter visitors back in Tucson, and the great weather we have had overall, we are as busy as ever.

In February, we hosted the 49er HOA **Chili Cook-off** (2/12), **Superbowl Sunday** (2/13), **Valentine's Day Dinner** (2/14), **Driving Range Party** with live music from Drew Cooper (2/20) and **2/22/22 Day specials**. Next up is **Pie Day** (3/14), **St. Patrick's Day Specials** (3/17), **Easter Brunch** (4/17) & **Mother's Day Brunch** (5/8). Look for Spring cornhole games & tournaments (date TBA), and lots of other great happenings, too!

We continue our clean-up and beautification of the course and the common entrance area. Thanks to a great partnership with the HOA and your support while we recovered from the major storm that hit this past summer. A lot has been accomplished and a lot left to do as we trim the cypress trees up front, plant new trees, update the split rail fence work, and remove stumps.

A couple of friendly reminders—we're busy every day from 8am until dark. We ask that you refrain from being on the course during golfing hours. If the flags are in the greens, please stay off the course. Once flags are pulled, you are welcome to dog walk or bike along the cart paths. Please be a responsible owner and pick up after your pet.

We sure appreciate everyone's support of the Grill and Club. We certainly need the support of our neighbors to continue our success. As I have stated before, with new places opening close by, it's even more important to know that we want to be your Home Club. While you may venture out from time to time, we'll be here waiting to serve our favorite Neighbors, Members and your guests. Without your support, we can't continue to do

what we do. Thank you for choosing us and making us your home away from home.

Lisa, Casey, Jeff, James, Ty & Chef Dave are working hard to provide you with an awesome place to hang out, play bingo, eat, drink and be merry! You can help support us in many ways. Through membership in the Club (yes, even social memberships are available), Dine-in or Take-Out some yummy food or drinks from the Grill, or even something as simple as posting a positive review on Google, Yelp, Trip Advisor or Golf Now. It's a great neighborhood and we are so happy to be a big part of it!

If you have ideas or something fun you would like to see happen at the Club, feel free to shoot me an email. We welcome and love your feedback.

Thanks as always! See you at the Club!

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

Country Club Social Membership

Well, this is a bit embarrassing. We've lived in the 49ers for almost four years and only recently learned about the Club's **Social Memberships**.

We don't golf much, but we enjoy the course and the Club. I walk the dog and meet neighbors along the cart paths, our kids cut through the course to ride to school or a friend's house, and we walk all 18 holes as a family when the course is closed. Then when my bucket fills up from the stray golf balls in our yard, I haul them to the Driving Range and take a few swings.

Social Memberships help keep the course and Club looking great. If you, like us, appreciate the course, the events, and the convenience and friendliness of the Grill, call Casey: 520.904.2987.

— **Brian Adair**, Newsletter Editor

Trees & Washes

Let's Talk about Washes

When our neighborhood washes aren't conveying storm water runoff to the Tanque Verde Creek, these shade-filled spaces are lovely places to walk and see wildlife. Please remember that washes are not a dumping ground for yard waste, pet waste or untreated pool water. While washes might look dry and barren, they support critical habitat. For example, the Tanque Verde Creek behind Holes 6, 7 and 15 has surface water running continuously since July. Footprints from javelina, raccoon, bobcat and coyote are easy to spot around these critical watering holes.

Washes are not trails, so motorized vehicles—including dirt bikes, side-by-sides, go-carts, and other four-wheelers—are not allowed, by law, in any Pima County wash.

Chlorinated pool and spa water can hurt vegetation and erode wash banks. The discharge from acid-washed pools can kill native trees. Before you discharge, let pool water sit for 72+ hours after the last chlorine addition. The pH level should be near neutral (between 7 and 8). A list of plants that can tolerate pool backwash water to save on landscape water is found at the link below.

tucsonaz.gov/files/water/docs/pool-eng.pdf

Our neighborhood washes are undersized, so the County re-grades the washes to remove sand and debris and rebuild the banks. However, they can only dig down so much. For example, the road at the southern end of Solder Trail routinely floods but the County must keep the elevation there higher than Tanque Verde Creek and not hit utility lines buried in the wash. Working with the Pima County Flood Control District, HOA volunteers will plant trees along the banks this spring and fall to reduce erosion and soak up standing water.

Let's Talk about Trees

Trees lower both air and surface temperatures through evapotranspiration and shade. In summer, shaded surfaces can be 20–45°F cooler than unshaded surfaces and the cooling effect of trees transpiring water can reduce air temperatures by 2–9°F around the trees.

We are lucky to have large mesquite and palo verde supported by shallow groundwater—a rarity in Tucson—to help keep our neighborhood cooler.

Too often, trees in the 49ers are overpruned by well-meaning neighbors and tree services. A popular, but harmful, practice—severe thinning or complete removal of lower and middle branches—destroys the tree's ability to absorb lower angle sunlight in spring, fall, mornings and evenings, which is vital for food production and growth. This practice shortens the life of the tree, eliminates shade and habitat, and reduces the cooling effect.



When mesquites look like bonsai trees, with missing lower and middle branches, the tree can't make food at lower sunlight angles and its life is shortened.

Trees & Washes

Young tree trunks can be sunburned and permanently damaged, stunting normal growth.

Knowledgeable arborists won't eliminate lower and middle canopies. Unfortunately, many Tucson tree services don't follow good practices for native trees. Ask me for arborist recommendations.

Finally, leave the leaves on the ground and mulch under the tree, beyond the canopy, to cool the soil, reduce evaporation of soil moisture, and provide organic matter to build. Tree trimmers will give you mulch for free—ask them when they're in the neighborhood. You'll water less, too.

— **Sara Birtalan**, HOA Trees & Washes

Invasive Species Removal

Take part in Tanque Verde Creek revitalization! Invasive giant *Arundo donax* ("false bamboo") chokes and kills willow, cottonwood, and other riparian trees. We've cleared large stands east of



Wentworth but would love your help as we move downstream behind the 49ers.

Support comes from **Cheryl and Ron McKenzie**, who helped to secure funding and store cut *Arundo* on their property before the dried cane is hauled away.

Removal workshops are every Saturday morning, March 12 through April, and resume in fall:

watershedmg.org/river-run-network/arundo-restoration-project

Neighborhood News

Tanque Verde High School

Many exciting things happening at Tanque Verde High School! The new science labs and main office are almost complete. Both teachers and students are eagerly awaiting the many great facilities we see taking shape each day.

We are thrilled that over 90% of Emily Gray Junior High students are choosing to stay in the district and move up to the high school this fall.

Our seniors are making exciting plans for after graduation. We have three National Merit Finalists this year! Congratulations to Karah Mayer, Sam McDowell, and Trevor Koessler!

Our music program is flourishing, with several members selected to participate in the Southeast Regional Honor Band, Choir, and Orchestra. Congratulations to Maggie Basler, Will Basler, Sydney Hagerman, Kristy Hudgins, Michael Lamb, Roger Palmenberg, Lainie Radomsky, Nolan Radomsky, and Austin Weigel!

TVHS would like to thank the **49er Country Club** for their continued support of our many programs. In January, the **Rincon Mountain Grill** hosted our Winter Formal. In February, the **Driving Range** was the venue for a fantastic concert to benefit the football boosters. And in May, the National Honor Society (NHS) will induct new members and celebrate the Class of 2022 honors graduates at the Spring Ceremony in the **Outdoor Pavilion**.

— **Lori Gahr**, TVHS Social Studies & NHS Advisor

Adopt A Roadway

Save the date for litter pick-up along Tanque Verde Road on **Saturday April 9**. Meet at 8am at the Club parking lot. We provide the pick-up grabbers, trash bags, and safety vests. The more people, the faster we go!

Call/text Sara to volunteer: 650.450.1787

Neighborhood News

Rainwater Harvesting

Two new examples of rainwater harvesting and sustainable yard design are in the neighborhood. The Neffs on Forty Niner Dr and the Adair-Birtalans on Barbary Coast Rd collaborated with a small design business on intelligent landscaping designs. Using native plant species within basins that collect rainwater from the roof, street runoff, and the natural flow of the water moving through the watershed, these functional landscapes help prevent flooding and erosion while recharging groundwater—no drip irrigation needed!

Tucson Water offers up to \$2,000 in rebates to install rain collection cisterns and earthwork basins. Check out the works in progress and ask questions. Contact Kathy Neff or Sara Birtalan.

TV Elementary School Garden

Students from Tanque Verde High School and the City Beautification Club are partnering with 6th grade classes to refurbish the desert garden at TV Elementary School. Many of the high schoolers are former TVES students who enjoyed this special corner of the campus.

To help, send rinsed aluminum cans to any TVES 6th grade teacher. Funds from can recycling will be used to purchase new plants and help refurbish the garden.

Spring Cleaning Dumpsters

By popular demand, two Dumpsters will be stationed in the neighborhood on April 8–11 to collect all those things in your garage that no one on Craigslist will take for free.

Location & details posted soon at 49ersHOA.com.

CC&Rs

Storing Trailers

Please remember that trailers should not 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, as long as the trailer and its contents do not protrude over your backyard wall and the wall and gate are solid, not see-through. Sorry— tarps & tents don't count!

If your trailer can't be stored in either of these manners, you'll have to keep it off-site.

Architectural Review

As a reminder, every house in the 49ers Country Club Estates is bound by the CC&Rs, whether you pay voluntary dues or not. Exterior improvements to your home, such as sheds, garages, and other structures must follow Architectural Review:

49ersHOA.com/architectural-review

It's easy, inexpensive, and fast!

— *Julian Pachecho, Architectural Review*



News from the Social Committee

Hello, hello wonderfully fun 49ers Neighborhood!! The 49ers Social Committee is looking forward to an event-filled year ahead!

Celebrate the Luck o' the Irish at our annual family friendly **St. Patrick's Day Parade** on March 13 from 11am-1pm! Meet at Barbary Coast & Solider Trail. Find the **new** parade route and Food Truck location here:

facebook.com/groups/49ersNeighborhood

Before things heat up, join us for a relaxing **Concert in the Park**, April 30, from 4 to 6pm, for live music and food to-go ordering from the Club. Bring your picnic blankets and family to this new event!

Spend the summer on vacation with your family and in the pool while you await a boot scootin' **Boots and Brew** adult event in September.

Enjoy the annual adults-only **Halloween Party!** Mark your calendars for October 22 for a spook-tacular time!

On October 29, we would love to see little ones show off their costumes and the whole family participate at **Pumpkin Carving Night** on the Driving Range.

To cap off the year, the annual **Tour of Lights Parade and Contest** will take place on December 18! This joyful occasion will consist of cookies and cocoa while you tour our beautifully-lit neighborhood!

We look forward to a great year in the best neighborhood around! Look for dates and more details at the Facebook page link above as we finalize the fun.

— **Heather Tyler & Carla Iannucci**
HOA Social Committee

Your 2022 HOA Board

President, Trees & Washes and Newsletter

Sara Birtalan board@49ershoa.com

**Vice-President, Title & Real Estate Communications
New Neighbor Welcome & Historian**

Parralee Schneider pmstucson@aol.com

Secretary

Kathy Neff quiltzero@gmail.com

Treasurer

George Bubany gbubany@aol.com

Architectural Review

Julian Pacheco julianpacheco16@gmail.com

Traffic Safety & Security

Mark Holliday mark.holliday@longrealty.com

Social Committee

Carla Iannucci carlakarulski@gmail.com

Tanque Verde Valley Liaison

Gregg Montijo gmontijobay@cox.net

Golf Course Liaison, Special Projects

Zach Tyler homesbyzach@gmail.com

Website

Kristie Altherr kristiealtherr@live.com

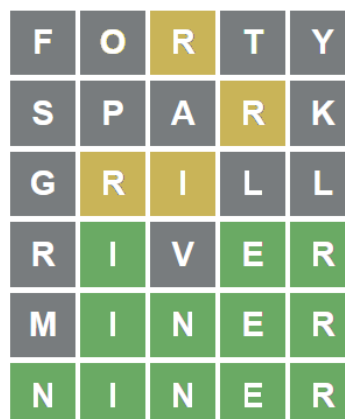
Director

Rose Martin rose_t_martin@yahoo.com

Director

Paula Peterson hikesabino@live.com

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adair.ba@gmail.com