

Forty Niner Flyer



Photo courtesy of Mary Bell (Thanks Mary for sharing - Beautiful!)

Your Source for Neighborhood News

September 2012

www.49ersHOA.com

President's Message:

Wow. What a difference 5 months can make! It's hard to believe at the last edition of this newsletter we were all looking, hoping and praying for a Buyer for our golf course. Now, here we are with a new owner who happens to be one of our very own neighbors! There has been so many changes already (green grass for one!) and so many more changes that are planned that I HIGHLY encourage you to stop by the clubhouse and take a look at the future plans. Maybe even have lunch or dinner while you're checking things out – the new chef is doing a great job!

You know, if you look at how quickly the course took a change for the worse under the previous ownership, and how great things are looking now, you certainly must realize the continuation of a great looking course and clubhouse experience does NOT solely rest with the new owners. IT ALSO RESTS ON OUR SHOULDERS. I'm talking about YOU, me and everyone else that lives here in 49ers. None of these improvements are free, nor are the future maintenance of these improvements. We all moved here in 49ers for various reasons and one recited most is because of "how green it is out here" and that it is "such a departure from the rest of Tucson." The park-like setting continues to be a major attraction and WE, as a neighborhood, have to help pay for it, PERIOD. I strongly encourage you to look into all the membership packages now available so you can help support the reason you moved here and your property values, not to mention our neighbor and new owner! I've bought mine, it's time for you to buy yours.

For as little as \$25/month you can buy a membership at the club. I know most of you would have done that immediately when the grass was brown to make it green again, so why don't you do it NOW so we can keep it green???

Fall is always so much fun in our neighborhood and our Social Committee has some great events coming-up. The next one that you should put on your calendar is the Halloween Party on October 26th and if it's anything like previous years, it's going to be a LOT of fun!

Also, get ready to clean-out your garage as October 13th is going to be our "Neighborhood Yard Sale!"

Lastly, I've noticed a quite a bit of home improvement projects lately. I'm not sure if the change in golf course ownership has inspired you but whatever has, keep it up! Anytime one of us paints our house, improves our landscaping or builds an addition, we're not just improving our own standard of living, we're improving our neighbor's house too and all of our property values!

Do we live in the best neighborhood or what? See ya 'round the (best ever) neighborhood!

Anthony Mastrangelo
President, 49ers HOA

Your 2012 Board:

President:	Anthony Mastrangelo	anthony@mastrangeloplace.com
Vice President:	Bob Hastings	hastings.bob@gmail.com
Secretary:	Larry Daggert	larry@daggert.com
Treasurer:	Becky Rebenstorf	brebenstorf@cox.net
Social Liaison:	Evan Cione	evancione@hotmail.com
Golf Course Liaison:	Al Adams	adams559@cox.net
Architectural Review:	Anthony Mastrangelo	anthony@mastrangeloplace.com
Neighborhood Security:	Mike Gillooly	Michael.gillooly@tucsonaz.gov
Newsletters and Advertising:	John Puiia	jepuiia@gmail.com
Traffic Safety:	Evan Cione	evancione@hotmail.com
New Neighbors:	Parralee Schneider	pmstucson@aol.com
Trees and Washes:	Bob Hastings	hastings.bob@gmail.com
Friends of Redington Pass:	Gregg Montijo	gmontijobay@cox.net
Director	George Bubany	gbubany@aol.com

Next HOA Meeting



Can Forty-Niner Country Club Estates HOA contract with Rural Metro? (Q&A)

A - No, not as we are currently organized. Although numerous HOA's in the greater Tucson area have master contracts with

Rural Metro, they have to meet these requirements:-They are required to have **100% participation**.

-They sign a 5 year contract.-**The HOA collects** from each homeowner and pays RM.-The HOA provides a list of all names and addresses.-Each home owner receives a **15% discount** on their annual **subscription fee based on the square footage of the house**.

Q - Why are fees escalating?A - Only twice in over 20 years have the annual fees not increased due primarily to equipment costs and union negotiated firefighter wages.

Q - What is the risk of not subscribing?A - Charges of \$1500/hour for each truck and \$150/hour for each firefighter. - A recent charge of \$30,000 to a non-subscriber for a house fire.

- At 49ers they respond with 4 trucks (2 are water tankers due to few hydrants).

- A \$600 charge for non-fire responses, e.g. auto accidents, medical emergencies, etc.

- Subscribers are charged for ambulance transport to hospital, however, most insurance plans cover this.

- Neighborhood support for protection. Q - Who do we contact?A - Rural Metro 297-3600: Candy Snider, customer service; Virginia Kacprak, HOA contracts.

CHEESE!



Do you have a photo you would like to share?

Submit a photo from one of our neighborhood events. A beautiful sunset or the monsoon sky over the golf course. Send us one of your favorite photos of happenings within our 49er's community for possible use in our future publications. puiiajudy@gmail.com

Friends of Redington Pass Update

My Friends of Redington Pass report for the HOA meeting is as follows:

I attended the August 27th marathon meeting (3 hours) at TV Ranch. At each meeting, there are various representatives from affected organizations that attend the meeting (5 of 12 were regulars, the rest new guests). This time around we had senior leadership from the Catalina Ranger District of the Coronado National Forest, AZ Game and Fish, Pima County Natural Resources and Shooting Sports, and a member of a long-range shooting/hunting club. Here are the high points from the meeting

- There is a forest wide shooting brochure being developed for public education to address the current rules and regulations and to inform the public about upcoming closures

- Pima County willing to include discounted shooting coupons for their ranges.

- Pima County is expanding their ranges and capabilities to accommodate more shooters.

- The closest range on South Houghton will be adding clay targets and an archery range shortly (construction complete, no staff to run it yet).

- The Tucson Rod and Gun Club has changed their plans due numerous issues and moving the range further down Redington Road and decreasing the size of the proposed range.

- TRGC has yet to identify where the funding to build the range will come from. They have not filed 501-3C paperwork that indicates that they have more than \$75K of assets so funding will most likely come from wealthy members or a national organization (NRA).

- While they will not admit it in public, they have given indications that they are willing to look at closing Redington Pass to all shooting if allowed to build a shooting range.

- There will be an environmental assessment done by the US Forest Service in the next one-two months.

- The entire Redington pass area will be closed for up to 3-4 weeks; publicity campaign will precede closure.

- There will also be a separate closure for are clean-up that will be limited to non-contaminated areas.

- 3-4 areas near mile 6 have been identified with lead levels high enough so as to be a danger to the public.

- Most likely there will be a sign at TV/Houghton for the closure and a manned kiosk at the pass entrance.

- FRP is looking at partnering with other organizations with interests in Redington Pass.

Ideas include "Adopt a Road," Forest Service, Rangers, Tread Lightly, etc.

- Typical weekend traffic is 1000+ people and 300+ shooters according to AZ G&F (peoplepassing through checkpoint).

Respectfully,
Gregg Montijo

49er Neighborhood Social Committee presents

TANQUE VERDE COMMUNITY

HALLOWEEN COSTUME PARTY

FRIDAY, OCTOBER 26TH
7:00PM - MIDNIGHT

Forty Niner Country Club
12000 E. Tanque Verde Rd.

Music by RIJ DJ's

Spooky Bites

Wicked Drink Specials

Devilish Contests & Fun!!

Must be 21 or older

*Costumes Required

\$20 in advance / \$25 at the door

FOR TICKETS & INFORMATION

Please call Kristen at 981-2892

email: kristen_mammana@yahoo.com

OR Anne at 488-8004

email: dmanka@cox.net



2nd Annual 49ers Neighborhood and Guest Ranch Estates

Pot Luck Party!

Hosts: Chris Bubany and Kristen Webb 749-0716

When: Sunday October 21, 2012 3:30 to 6:00 PM

Where: Dry Gulch Place

Come one and all to meet and eat with your 49er Neighbors!
Share delicious food and get to know the people in our wonderful community,

Please bring a main dish, salad, or dessert to share.

Bring tables and chairs and we will set them up in the street.

We will have kid's activity tables so that moms and dads can visit.

Drop off your things and park somewhere nearby or
get yourselves there by foot, wagons, or golf carts.

Invite your neighbors to join us.

Let us know what you will bring and how many people in your party.

We will also need some kid-sized tables for the activities.

Let us know if you have any we can borrow.

RSVP to Chris Bubany at 749-0716 or ChrisBubany@aol.com

Thanks! Chris and Kristen



You can make a difference:

A HUGE thank you to all of the
volunteers who helped cleanup the
Tanque Verde road in front of the
49ers. You are appreciated!



MEMBERSHIP POSSIBILITIES

Forty Niner Country Club has a variety of membership options available to suit your budget and lifestyle...you won't find a better time to join!!

For Full Golf Membership options, please inquire about the following:

[Annual Tradition Membership](#)

[Tradition Membership](#)

[Copper Seasonal](#)

For Fitness, Pool, and Social Membership Options inquire about the following:

[Golf and Fitness](#)

[Family Fitness and Pool](#)

[Social Membership](#)

Casey Polivchak - Director of Club Events and Sales
(520)749-4001 x 212 office (520)904-2987cell
caseyp@fortyninercc.com



“An Enduring Classic...a New Tradition”



Rincon Mountain Grill

New Events -New Hours

Saturday Nights- Burger Bistro

Chef Greg's culinary talent brings out the flavors from around the world, in America's favorite food. Every Saturday Night From 5:00-8:00pm. Please consider reservations.

Monday Night Football- Chicken Bistro

Come Join us every Monday night for the game and some great eats and awesome drink specials.

Happy Hour

Join us every Tuesday-Thursday from 4:00pm-6:30pm for great Happy Hour food and drink specials.

Friday Night Fish Fry

Friday Night 5:00-8:00pm

Sunday NFL Ticket

Join us on Sundays to watch your favorite team play while enjoying some great food and drink specials

September Dining Room Hours

Monday-Sunday 7:00am-7:00pm

Breakfast:

Monday-Sunday 7:00am-12:00pm

Lunch:

Sunday-Thursday 11:00am-6:30pm

Friday-Saturday 11:00am-4:00pm

Dinner:

Friday Night Dinner 5:00pm-8:00pm

Saturday Burger Bistro 5:00pm-8:00pm

Stop by the Club House for a delicious meal, visit with friends, and view the exciting plan for the Country Club!



Forty Niner Country Club Site Plan

Remodeled Restaurant

Remodeled Pro Shop

ADDITIONAL IMPROVEMENTS INCLUDE

- parking lot lighting
- pool seal
- all new maintenance equipment
- upgraded kitchen
- new chef & new staff
- upgraded electrical and mechanical systems
- repaired bunkers
- new roof
- new exterior and interior paint
- repaired pump houses
- new pizza oven
- repaired parking lot and pool equipment
- trimmed trees & removal of dead trees
- new irrigation control boxes
- over seed in October
- replace all bad sprinkler heads
- repaired and sealed cart paths
- new covered equipment parking
- updated golf course comfort stations
- AND MORE...

SEAVER FRANKS ARCHITECTS INC. AIA

49ers Golf Course Over seeding Schedule for 2012

49ers Golf and Country Club staff have announced the planned schedule for Fall over seeding of the course as noted below:

Monday Sept. 24 - Sunday Oct. 14
 Back 9 and Driving Range Closed for Over seeding

Monday Oct 8. - Friday Oct 26.
 Front 9 / Clubhouse Lawns / Practice Area Closed for Over seeding

Therefore as you can see by the above schedule the whole course is closed from Monday Oct 8. thru Sunday Oct 14.

EXCEPTIONS / COMMENTS:

During the week of course closure, the Rincon Mountain Grill will be closed completely to finish construction/ renovation projects.
 The golf shop will be attended for phones / questions from 8:00am - 2:00pm daily.

The fitness center will be open from 6am - 2pm daily.

The Back 9 will re-open for play on Monday October 15th, and the whole course will re-open on Saturday October 27th.

Bunker and Golf Course Work on 49er Golf Course

Starting this coming Monday October 1st, we will begin work on the bunkers. We will be installing sump/dry wells in the majority of each greenside bunker, along with new sand and a spray in soil barrier. This is a costly project, but will help the bunker playability for years to come. We will be starting on the front nine, as to not affect the over seeded back nine. There will be some temporary inconveniences as the work will be done during play, but the end result will be worth the temporary inconvenience. We appreciate your understanding.

We will also begin landscaping projects on Hole#6(old lake area) and Hole #11 next week as well. Please be courteous of worker safety, as these projects are going to be done while we are open in order to enhance experience for our golfers.

If you would like to receive the 49er Country Club updates directly from Casey Polivchak, Director of Club Events & Sales for 49er's Country Club, please e-mail him at caseyp@fortyninercc.com

It's time to clear out your stuff and put some money back in your pocket!

49ers Neighborhood Yard Sale

Saturday, October 13th

7am - 12noon



We encourage you to place directional signs to bring buyers to your home and to place a balloon on your mailbox to help draw attention to your sale! The 49er Yard Sale will be advertised on Craig's List so we anticipate a good response.

We all love our pets but please...

*Obey the Leash Law and
pick-up their Poo!*



It's true, nobody's dog is more cute than yours...
except when your dog is leaving behind a mess or
running off leash!

Pima County's Leash Law **REQUIRES** you to have Fido on leash
when you take him for a walk and your neighbors appreciate
you picking up after them.

Reminder:

As stated in our CC&Rs, all trailers, no matter how great you think
they look, must be stored **OUT OF SIGHT** in either your garage or
in your back- yard so as not to be seen from the street, your
neighbors, or from the golf course!

If you are unable to store
your trailer in the above
manner, you must store it
offsite.

www.49ersHOA.co





**Sincere Thanks to 218-
49er neighbors
who support the 49er
HOA through their
membership!**

Your support helps make our neighborhood a wonderful place to live! Your dues ensure continued services such as: Security Patrols, Weed Control along Tanque Verde, Monthly Utilities for Entrance Lighting, Legal Counseling, Insurance, Postal-Box Rental, 49er Website, and Postage.

Fname	Lname		
		Richard & Robbie	Bourguet
Timothy A & Jeanne A	Adama	Patrick & Catharine	Boyle
Alfred & Lynda	Adams	Robert & Dawn	Briggs
Frank M	Arlotti	Bruce & Mary	Broughton
Wayne & Jolanta	Armstrong	Douglas F	Bruce
Phillip L. & Marie	Baca	George & Chris	Bubany
Col. Robert & Susan	Baine	Barry & Paula	Burdett
Bret & Mary	Batchelor	Brian & Christine	Canady
Roger Craig & Mary	Bell	John & Lori	Casadei
Paul & Janet	Bennett	David Daniell & Joseph	Chambers
Richard & Beverly	Berger	Brad & Kerry	Chilcote
Orren G & Diane L	Biesterfeld	Evan & Audrey	Cione
Paul & Marla	Bistline	Doug & Frances	Cochran
Sharon	Bistline	Jacquelyn, Ralph & Charles	Comey
Rich Davis & Pamela	Black	Christopher & Sara	Cooper
Tom & Deborah	Blase	Anthony & Jacqueline	Coulson

Nancy	Cressler	Jonathan & Liza	Granoff
Eric & Ginger	Cross	W. Martin & Nancy Longwood	Greenlee
James & Kathleen	Cullinan	Jill & Paul	Grimes
Larry & Judy	Daggert	Paul & Kristine	Grimshaw
David G & Julia Ann	Dalby	James G. & Joanne E.	Grove
Steve & Genie	Daly	Michael & Margaret	Hammarstrom
John & Kimberly	Dangremond	Lenor Gillett & Brian K.	Harpel
Randall K & Laurel C	Decker	Bert A & Sheila	Harrison
Chuck & Nancy	Dent Jr.	Robert & Olivia	Hastings
Mike & Diana	Dessy	Michael & Maralyn	Hauer
James & Natalie	Deweese	Paul J & Donna Jean	Heller
William & Barbara	Dietrich	Steve & Sandy	Herron
Brandon & Jean	DiMaria	Greg & Patricia Williams	Herron
William & Judith	Dunn	Darrell & Linda	Higman
Joseph & Rosanna	Duperre	Mary Domoto Hill & Mark	Hill
Peggy O'Sullivan & Daniel J	Duperre	Charles & Marilyn	Hogan
Dave & Judy	Efnor	John H & Margaret B. Thomson	Holcombe
Gilbert & Candyce	Egan	Brian & Jill	Hutcheson
John & Patricia	Eger	Scot & Jennifer	Hutchison
Sharon Young & Keith	Ellis	Mark & Sheree	Illanas
Ferroll & Jody	Elmer	Maurice & Dr. Gayle Dean	Johnson
Fred M & E Suzanne	Emrie	Larry & Suzanne	Johnson
Paul & Sandy	Fahring	Suzy & John	Johnston
Tom & Richelle Knudson	Finch	Gordon & Betty	Jones
John & Tonja	Fiske	Darryl & Sandra	Jones
Kenneth & Carrie	Flower	Cornelius & Joanna R	Jongsma
Paul & Renee	Frangoulis	Thomas & Ursula B	Keely Jr.
Frank Ferrante & Shirley	Gabriel	Matthew & Erica	Kehret
Michael and Jocelyn	Gajewski	James & Maureen	King
Ralph	Garcia	James & Bernadette	Knox
Dick & Patricia	Goehrig	Scott & Becky	Kopiec

Bob N. & Joan M.	LaRue	Kathleen & Robert	Olivarez
Jim E.	LaRue	Daniel & Gretchen	Olszewski
Sandra Tosha & Bradner	Lawrence	Matthew	Osburn
Adam & Kate	Lawson	Bryan & Ana	Ostrum
Dr. Alan & Linda	Levene	John & Jacqueline	Owen
John & Agatha	Lewis	Ronald & Kathleen	Parker
Michael & Kathleen	Lindsay	Paula Mannell & Roy	Parker
JoAn	Long	Bill & Maria	Patterson
Scott & Holly	Longeran	Paul & Amanda	Pena
John & Connie	Lowy	Jun & Minjue Jiang	Peng
Carleen & Dean	Lundquist	Paula Creager & John	Peterson
Rebecca	Maher	Larry & Glenda	Phipps
Nicholas & Despina	Makris	Oscar & Lesli	Pintor
Robert	Manciet	Scott & Claire	Place
Jim & Jennifer	Marner	Dennis & LuAnn	Posey
Kenneth	Martin	Jeremy & Patty	Price
Anthony & Heather	Mastrangelo	Carla	Prinster
Richard & Judy	Maxwell	John & Judy	Puiia
Joanne & Harold	Mayo	Stephanie Chin & Jon	Pyle
Craig & Judy LaRue	McCarthy	Marshall Dennington & Cathy	Rankin
Dr. John & V Lynne	McGregor	Norm & Becky	Rebenstorf
Michael & Deborah	McGuire	Jeff & Lori	Redmann
Gordon & Janet	McKenzie	David & Lee	Reed
Ronald & Cheryl	McKenzie	David & Carol	Reed
John M & Dana	McManus	Thomas & Adrienne	Reilly
Gibran & Courtney	Merry	Stephen & Sally	Richman
Bruce & Michelle	Minkus	Richard & Vicki	Rieck
Dean & Kara	Moeller	Carl & Connie	Roberts
Gregg & Deirdre	Montijo	David & Lisa	Rooyakkers
Joesph M	Trueba	Thomas C & Eileen	Rotkis
Stephen & Nancy	Nottingham	Wayne R & Marilyn S	Rutschman

Robert & Janet	Scala	Laszlo & Faith	Varenyi
James & Tracy Joy	Scerbo	Jim & Kathy	Varin
Col. Jeffrey & Charlene	Schafer	Alan & Linda	Vaughn
Barbara	Schaffer	Loren & Jane	Wall
Michael & Parralee	Schneider	Kevin & Clare	Wallace
Brad & Anita	Schulz	Jeremiah & Kristen	Webb
Bonnie	Schwimer	James & Mary	Weber
Edith	Shields	Scott	Wert
James & Pamela	Simkins	Ruth Stockdale & Herb	West
Daniel	Singer	Chris & Sylvia	Whitson
Virginia	Singleton	Bert & Anne	Williams
Wayne & Petrina Marie	Smith	Christine Tucci & Mark	Wilsey
Stephen & Llewlyn	Smyth	Henry & Phyllis	Wilson
Jeff & Jaycie	Sorrentino	John & Tracy	Wisner
Robert & Emily	Spackman	Dane & Nancy	Woll
Bryan & Kim	Stacey	James & Laurie	Wood
Charles Story & Robin	Steel	Steven & Diana	Wright
Natalie Camras & James	Sterhardt III		
Curtis & Kimberly	Swanberg		
Abbott & Martha	Taylor		
E Thompson & Maria	Thayer		
Mike & Beth	Thompson		
Roderic D & Velda M	Tizzard		
William N & Sharon F.	Treumann		
Heather Ward & Jeffrey	Tuttle		
E W & Lorraine	Unruh		
Tommyee & David	Vanderpot		

