

Its Summer!

...and it has arrived in all it's glory: school is out and play is in, the backyard pools are warming-up, the smell of BBQ permeates the air, and we're quickly reminded why early morning and late evening are the best times of day to do our workout or yard work! All of this is enhanced by living on a golf course located close to many washes which allows our neighborhood to warm-up a little later in the morning and cool-down a little faster in the evening... I can't imagine a better place to live and raise a family in Tucson. Viva 49ers!

Of course summer also brings with it seasonal dwellers that can be harmful to our pets, empty houses from vacationing neighbors that need your watchful eye, and monsoons that can fill our washes quickly and require caution when crossing. Be sure to read the following pages for info on the many happenings in our neighborhood.

Have you tried the Rincon Grill at the club house lately? I did, and I was happy with both the food and the smiling service. Let's not forget the important role the golf course plays in bringing value to ALL of our homes and be sure to patronize them once in awhile by stopping-in and having breakfast, lunch, or a cold refreshing drink. We need them just as much as they need us!

On a very serious note, two pets have recently died after being taken for their morning walk. At the time of this writing, we have no concrete information as to what exactly caused the loss of these pets. Please see the informational alert on the next page that was sent by e-mail by our awesome Neighborhood Watch leader, Claire Place. If you are not getting these alerts from Claire on your e-mail, be sure you get on her e-mail list!

See ya 'round the neighborhood,

Anthony Mastrangelo
HOA President

Flood Insurance—Deadline Approaching!

Submitted by
Carleen Lundquist

After attending a recent class with Terry Hendricks, Chief Hydrologist for Pima County Regional Flood Control District, I thought it would be helpful to remind our homeowners that on June 16, 2011 the flood insurance rates will increase. Anyone who wants flood insurance should get it prior to the 16th as the rates will increase **SUBSTANTIALLY!** Anyone in Pima County that wants flood insurance can get it, regardless of whether they are/are not in a floodplain. Some properties may no longer be in the floodplain and therefore no longer require insurance. A homeowner can submit an "elevation certificate" if they are in a floodplain but feel their house is elevated enough that it doesn't require flood insurance. Also, if anyone is considering selling their home, the current flood insurance rates will carry through to the new owners as long as there is no lapse in coverage—this could be a huge benefit to seller and buyer. For further information you can call 243-1800 or go to these websites: www.rfcd.pima.gov/dfirm or http://azstarnet.com/online/video/vmix_5b7a63ce-6d3a-11e0-b566-001cc4c002e0.html (this is a video explanation of the floodplain done by Terry Hendricks)

I would be happy to talk to anyone that has a question!
444-2743 clundquist@longrealty.com

Informational Alert!



49ers Neighborhood Watch Program Claire Place, Area Leader

Hello 49ers Neighbors,

I am sad to report an incident that happened on June 8th involving two of our neighborhood dogs and hope, through this alert, to avoid any further pet illness, injury, or loss.

Two homeowners walked most of the last 9 holes on the golf course early in the morning with their dogs. Within half an hour of returning home, two of the dogs went into convulsions and died within approximately 15 minutes of each other. Both dogs were in good health prior to the walk. Other dogs were with them and so far show no signs of ill health. One dog was on-leash, the other was off-leash. It is not known what the cause of the illness may have been. Apparently the dogs were walking primarily down the center of the course, but not all were on leashes.

On the following day, June 9th, I received another report of dog illness. This again occurred somewhere along the last 9 holes of the golf course. This incident involved the same owner as one of the dogs which died the day before. The dog appeared healthy before going for a walk, but soon after had seizures and was immediately transported to the vet and was last reported to be recovering.

In light of the above information, we have learned that up to four weeks ago, two separate similar incidents occurred. Both dogs suffered seizures but thankfully survived. Again, the cause is currently unknown.

After checking with both the golf course manager and course greens supervisor, 49ers has confirmed that nothing different has been used on or around the course today or anytime recently. According to Wendy Cross, Manager of 49ers Golf Course, no chemicals were recently sprayed nor was fertilizer used. She also confirmed that the same products have been used over the course of several years without incident. The fertilizer, when used, is an organic, farm-grade fertilizer.

It is possible that these events could've stemmed from errant use of pesticides and/or poisons to control other problems around one's property. Please be sure to follow manufacturer's instructions for proper use and disposal or, given these recent events, PLEASE consider non-toxic methods of control.

Several additional dangers exist in our area in the natural environment. These include Colorado River Toads, Sacred Datura (Jimsonweed) and Rattlesnakes, as recently discussed. As we enter monsoon season, these hazards may increase.

It is advisable to keep your dogs leashed at all times, maintain an awareness of what they are "getting into" and keep an eye out for possible dangers. Also remember to secure your pets if they are sensitive to the thunder which precedes the monsoon rains, and watch for toads which come out of hibernation at that time.

If I am made aware of any new developments or information, I will pass them on to you.

Thank you, and again my sincere condolences to the families who have suffered this loss.

Claire Place
49ers Neighborhood Watch Area Leader
49ersNeighborhoodWatch@gmail.com



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 backyard 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.

Neighborhood Sewer Rehabilitation

by
Gregg Montijo

Even the best made plans change as Pima County has found out recently while working on our sewer system. The four phase plan to repair sewer issues progressed normally at West Wagon Trail. Sewer modifications at South Soldier Trail also went smoothly along with preparation work on North Wagon Trail. The manhole replacements on Barbary Coast turned out to be significantly more difficult due to a high water table only 5 feet below the road surface as well as an active underground spring. Each time the K E & G crew dug down, the sides of the hole would collapse. The crew had to continually pump water out for over a week in order to reach the sewer pipes almost 10 feet below the surface. Mr. Noel Ortiz, the Pima County Supervising Civil Engineer, said it was similar to the situation during the 2010 sewer problem on South Wagon Trail. Once the issues on Barbary Coast are resolved, work will commence replacing 350 of sewer pipe on North Wagon Trail. Mr. Ortiz also stated that the bids for lining all the sewer pipes has progressed and work should begin in August on the East end of the neighborhood and progressing in an sequential manner to the West end of the neighborhood. The KE&G crew and Mr. Ortiz wished to pass on their sincerely appreciation for all the support and cooperation Forty Niners residents have given them during the construction despite the inconveniences and longer than expected work.



Reddington Pass Use Changes

by
Gregg Montijo

The FRP working group continues to be very active with issues affecting Reddington Pass. The group is now incorporated and working on raising donations to support the group efforts to make our part of the Coronado National Forest a safe and desire area for recreation. Friends of Redington Pass advocates for the responsible stewardship of the Redington Pass area and the preservation of its ecological, recreational and cultural resources. FRP priorities are to:

- 1) Assure conservation and restoration of sensitive riparian areas along the Tanque Verde Creek, its watershed and wildlife corridors throughout the pass
- 2) Improve opportunities for non-motorized, quiet recreation activities such as hiking, biking, horseback riding, wildlife viewing, picnicking and camping
- 3) Improve safe conditions along Redington Road and throughout the Pass for residents and visitors.

The proposed shooting range is just one of many issues to be resolved. Soil samples taken in the area showed a higher than normal lead content, some samples in excess of federal limits, all due in part to the years of unregulated shooting in the pass. Land use compatibility, human and drug trafficking activities, dumping of trash, and activities outside of authorized boundaries are some of the others issues that FRP is working to resolve with over a dozen agencies.

By reaching out to as many people as possible and including them in working groups and meetings, FRP is working really hard to ensure that as many stakeholders are represented in the process so that workable solutions can be reached acceptable to as many people as possible.

If you are interested in supporting FRP efforts, contact Kirk Emerson at kirk_emerson@mindspring.com or 520-690-6575. The FRP website is <http://friendsofredingtonpass.org/>

“Soil samples taken in the area showed a higher than normal lead content...”

Neighborhood Watch Block Leaders Needed!

Block Leaders are needed in the areas of Sutter Mill/Gold Dust, and Dry Gulch.

If you are a resident of either of these areas and are interested in helping with the Neighborhood Watch Program, please contact Claire Place, at 749-0879 49ersNeighborhood-Watch@gmail.com.

This is not a time-consuming volunteer position, and it is a rewarding service you can provide to your community! All Block Leaders submit their information for a background check through the PCSD Auxiliary Volunteers.

Leash Law??



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

Pima County's Leash Law **REQUIRES** you to have Fido on leash when you take him for a walk!

But if that's not reason enough for you, please read the alert on page 2!



49er Riparian Ecosystem

We live in a Pima County Riparian Ecosystem which gives us many wonderful native trees -velvet Mesquite, Palo Verde, Arizona Ash and Cottonwoods. We have obligations because of both the riparian designation and section 22 of the Conditions and Restrictions for Forty-niners Country Club Estates often referred to as CC&Rs. In Section 22 of the 49ers CC&R's you will find the following:

“The native growth on said property, including cacti, mesquite and palo verde shall not be destroyed or removed from any of the lots in said subdivision by any of the lot owners except such native growth as may be necessary for the construction and maintenance of roads, driveways, residences, garages and other out-buildings and/or walled in service yards and patios, which native growth shall not be removed prior to commencement of construction, and unless written permission be first obtained from the Leiber & McCarthy Land & Investment Corporation, its successors and assigns.”

Your 49ers HOA Architectural Review Committee is one of those Successors and Assigns. The 49er Country Club Estates CC&R's run with the land and are **”automatically extended for successive ten (10) years each, unless there is an affirmative vote or written consent to terminate the declaration, as amended, by seventy-five percent (75%) of the owners of record of the lots within the subdivision for such purpose as stated in the First Amendment to Declaration of Establishment of Conditions and Restrictions for Forty-niners Country Club Estate and recorded the 1st day of December 1998 by 75% of the owners of record of the lots within the Subdivision.”**

A complete copy of the CC&R's and 1st Amendment quoted in the above paragraph can be found on the HOA website www.49ersHOA.com. Abiding by the CC&R's is MANDATORY even if a homeowner chooses not to join our voluntary homeowners' association.

Additionally, Pima County Regional Flood Control District, Water Resource Division (WRD) requires a grading permit if more than 1/3 acre is being cleared. The WRD recognizes that homeowners should also have a 30 foot defensible space around our homes for fire protection especially during this time of drought.

Your HOA has been called regarding tree cutting and removal by several of the 49er homeowners. The definitive answers and questions if there are any such things, will be addressed by the Water Resources Division at 520-243-1800. Ask for Carla Danforth.

Bob Hastings, HOA Director for Trees and Washes
Hastings.bob@gmail.com or 465-3975

A note about our CC&Rs...

Our CC&Rs were written in the 1960's. At that time, much of today's "world" could not possibly have been anticipated and as such, we are left with very minimal framework with which to govern our neighborhood. Compared to today's new neighborhoods with CC&Rs in the 100-plus page count, our CC&Rs have merely 6 pages. For anyone that has recently moved here from a more modern neighborhood, there is often frustration about the lack of appearance items, like weeds, paint, RVs, etc., that the Board can enforce. This makes adhering to what few "rules" we do have in our CC&Rs very important. You are encouraged to familiarize yourself with our CC&Rs. If you lost your copy, you can find them on our neighborhood website, www.49ersHOA.com, under Legal Documents. Once on our website, you can also learn about the process we do have that must be followed before improvements can be made to the exterior of your property!

Thank You!

209 Forty-Niner Neighbors supported our HOA with their 2011 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.

Adams	Alfred & Lynda	Dunn	William & Judith	Kelly	Kirk & Marci
Armstrong	Wayne & Jolanta	Duperre	Joseph & Rosanna	Kopiec	Scott & Becky
Ashbrook	George & Monica	Edmunds	Teri & Robert	Lamb	Robert & Molly
Baca	Phillip L. & Marie	Efnor	Dave & Judy	LaRue	Bob N. & Joan M.
Baine	Robert & Susan	Egan	Gilbert & Candyce	LaRue	Jim E.
Barkan	Michele	Eger	John & Patricia	Lawrence	Sandra Tosha & Bradner
Bene	Dennis & Mistie	Ellis	Sharon Young & Keith	Levene	Alan & Linda
Bennett	Paul & Janet	Elmer	Ferroll & Jody	Lewis	John & Agatha
Berger	Richard & Beverly	Emrie	Fred M & E Suzanne	Lindsay	Michael & Kathleen
Biesterfeld	Orren G & Diane L	Estok	Corrina Perino & Paul	Long	JoAn
Bish	John & Helena	Fahring	Paul & Sandy	Lowy	John & Connie
Bistline	Paul & Marla	Frankovich	John A & Theckula M	Maciulla	Gregory & Jill
Black	Rich Davis & Pamela	Gabriel	Frank Ferrante & Shirley	Manciet	Robert
Blase	Tom & Deborah	Gajewski	Michael and Jocelyn	Mariani	Stephen & Joseph
Bourguet	Richard and Robbie	Garcia	Ralph	Marner	Jim & Jennifer
Bowden Jr.	Pete & Marita	Gibron	Merry & Courtney	Martin	Kenneth
Boyle	Patrick & Catharine	Godbey	Dee	Mastrangelo	Anthony & Heather
Briggs	Robert & Dawn	Goehrig	Dick & Patricia	Maxwell	Richard & Judy
Broughton	Bruce & Mary	Granoff	Jonathan & Liza	Mayo	Joanne
Brownlee	Cal & Leann	Greenlee	Wilford & Nancy	McCarthy	Craig & Judy LaRue
Bruce	Douglas F	Grove	James G. & Joanne E.	McGregor	John & V Lynne
Bubany	George & Chris	Hallsted	Clay & Linda	McGuire	Michael & Deborah
Burdett	Barry & Paula	Hammarstrom	Michael & Margaret	McKenzie	Gordon & Janet
Casadei	John & Lori	Harpel	Lenor Gillett & Brian K.	McKenzie	Ronald & Cheryl
Castillo	Gilbert & Joanne	Harrison	Bert A & Sheila	McManus	John M & Dana
Cernyar	Kelly & Matt	Hastings	Robert	Miller	Joan
Chambers	David Daniell & Joseph	Hauer	Michael & Maralyn	Minkus	Bruce & Michelle
Chapman	Mike & Lori	Heller	Paul J & Donna Jean	Moeller	Dean & Kara
Cochran	Doug & Frances	Herron	Greg & Patricia	Montijo	Gregg & Deirdre
Colson	Keith (Louie K) Jacquelyn, Ralph & Charles	Herron	Steve & Sandy	Moraila	Sergio & Amy
Comey	Lawrence E & Jenny	Hill	Mary Domoto Hill & Mark	Trueba	Joseph
Condit	Christopher & Sara	Hogan	Charles & Marilyn	Murphy	Patrick & Shannon Roseann Decesari & Jeffrey M
Cooper	Anthony & Jacqueline	Hutcheson	Brian & Jill	Neff	Karen & Katrina
Coulson	Nancy	Hutchison	Scot & Jennifer	Noble-Roehm	Stephen & Nancy
Cressler	Eric & Ginger	Illanas	Mark & Sheree	Olszewski	Daniel & Gretchen
Cross	James & Kathleen	Johnson	Jeffery & Rosemarie	Osburn	Matthew
Cullinan	Larry & Judy	Johnson	Larry & Suzanne	Owen	John & Jacqueline
Daggert	David G & Julia Ann	Johnson	Suzanne B. & Kent	Parker	Paula Mannell & Roy
Dalby	Steve & Genie	Dean, M.D.	Gayle Elaine & Maria	Parker	Ronald & Kathleen
Daly	John & Kimberly	Johnston	Suzy & John	Patterson	Bill & Maria
Dangremond	Randall K & Laurel C	Jones	Darryl & Sandra	Peerenboom	Christopher & Lucy
Decker	Mike & Diana	Jones	Gordon & Betty	Peterson	Paula Creager & John
Dessy	William & Barbara	Jongsma	Cornelius & Joanna R	Phipps	Larry & Glenda
Dietrich	Brandon & Jean	Kaneen	Kathy Jirschele & Rick	Place	Scott & Claire
DiMaria		Keely Jr.	Thomas & Ursula B		

Posey	Dennis & LuAnn	Varenyi	Laszlo & Faith
Price	Jeremy & Patty	Varin	Jim & Kathy
Prinster	Carla	Vaughn	Alan & Linda
Pyle	Stephanie Chin & Jon	Wall	Loren & Jane
Rankin	M Dennington & Cathy	Wallace	Kevin & Clare
Rebenstorf	Norm & Becky	Watson	Byron & Rebecca
Redmann	Jeff & Lori	Webb	Jeremiah & Kristen
Reed	David & Carol	Weber	James & Mary
Reed	David & Lee	Wert	Scott
Reilly	Thomas & Adrienne	West	Ruth Stockdale & Herb
Richman	Stephen & Sally	Whitson	Chris & Sylvia
Rieck	Richard & Vicki	Wiese	Terry & Laurel Lynn
Roberts	Carl & Connie	Williams	Bert (R.V.) & Anne
Rooyakkers	David & Lisa	Wilson	Henry & Phyllis
Rotkis	Thomas C & Eileen	Woll	Dane & Nancy
Rutschman	Wayne R & Marilyn S	Wood	James & Laurie
Scala	Robert & Janet	Wright	Steven & Diana
Scerbo	James & Tracy Joy		
Schafer	Col. Jeffrey & Charlene		
Schaffer	Barbara		
Schneider	Michael & Parralee		
Schulz	Brad & Anita		
Schwimer	Bonnie		
Shellhorn	Dale		
Shields	Edith		
Simkins	James & Pamela		
Singer	Daniel & Brenda		
Skuro	Alvin		
Smith	Wayne & Petrina		
Smyth	Stephen & Llewlyn		
Soape	Robin Lemon & Tommy		
Spackman	Robert & Emily		
Stacey	Bryan & Kim		
Steel	Charles Story & Robin		
Sterhardt III	Natalie Camras & James		
Swanberg	Curtis & Kimberly		
Taylor	Abbott & Martha		
Thayer	E Thompson & Maria		
Tizzard	Roderic D & Velda M		
Travers	Chip & Joanne		
Treumann	William N & Sharon F.		
Tucci	Christine & Mark Wilsey		
Tuttle	Heather Ward & Jeffrey		
Unruh	E W & Lorraine		
Vanderpot	Tommyee & David		



Got What It Takes?

We need YOU...
to put this newsletter together about 5 times per year.

The pay is terrific...
smiles and “thank you’s” from all of your neighbors!

A great way...
to express your artistic ability and to help with our neighborhood
communications!

If you are interested...
please contact Anthony Mastrangelo at 907-6516

We need your help!