



Catalina Foothills Association

www.catalinafoothillsassociation.org

P.O. Box 64546 • Tucson, Arizona 85728-4546

Devoted to the preservation of the unique residential character of the Catalina Foothills

Spring 2007

Legislature Attacks HOA's

By Jim Snedden

For the past couple of legislative sessions in Phoenix, we have seen the State Legislature mount a concerted attack on homeowner's associations. With the exception of HB 2593, a bill restricting HOA's ability to regulate solar devices, that shows Rep. Lena Saradnik as one of the principal sponsors, our district (District 26) representatives have not authored the bills; however, State Senator Pesquiera voted for SB 1062 in committee.

There are undoubtedly some HOA's that abuse their power; however, it appears to me that, as usual, when legislators attack a dilemma the ancillary fallout is sometimes worse than the perceived problem. Such is the case of Senate Bill SB1062, which limits homeowner's associations to regulate "home for sale" signs.

The way it is written, the bill not only prohibits neighborhoods to regulate the use of the signs, but states signs must, "conform to industry standards." Who sets the industry standard? The Board of Realtors, that's who.

Many gated communities allow Realtors to place "For Sale" signs for listed properties on the premises, but the signs are aesthetically pleasing so as not to be obtrusive. Under SB 1062 this will no longer be the case since the industry standard only refers to the signage dimensions. So, unless the Governor vetoes this bill, thanks to the Arizona Legislature, instead of each neighborhood regulating the signage in their own area, we have the Board of Realtors doing the regulating.

Homeowner's associations are in place when a person purchases property in an area. Prospective purchasers are given packets explaining the CC&R's. If the prospects disagree with the rules nobody puts a gun to their heads to buy. Also, if the majority of existing homeowner's don't like the rules they can vote to change them. I have yet to hear of an HOA being the cause for a decrease in neighborhood property values. Quite the contrary, the lack of the protection that HOA's give property owners usually lowers the desirability of the neighborhoods.

House bill HB 2595 is another example of the legislature dictating to the majority for benefit of a very few. This bill refers to the erection of amateur radio antennas. It completely ignores the rights of the neighbors, although it does state that an Association may set reasonable heights and dimension limitations.

What's next? The possibilities are endless. I'll make a bet right now that in the near future we are going to see a bill that reaffirms a homeowner's right to have a vehicle on the property whether or not it runs, as long as the piece of junk has the required amount of wheels.

The basic rights that the legislatures profess to be so zealously guarding are eroding the rights of people in a neighborhood to determine their own rules within the boundaries set forth by our National and State Constitutions.

Our hope to derail the momentum was stymied when the Homeland Security and Property Rights Committee, which is the House Committee with jurisdiction, passed SB 1062 by a 9-1 vote. Not surprising those who attended the meeting who spoke in favor of the bill were: Tom Farley, Arizona Association of Realtors; Pat Haruff, Coalition of Homeowner's for Rights and Education; CarraRiley, Realtor; Jeanne Reimer, Realtor; Mimi Lundy, Realtor. There was no one who spoke against the bill, so it probably will sail through the House.

It will be tough, but our only hope at reining in a legislature once again determined to make bad law become law is the Governor, so write or e-mail her. Her full mailing address is:

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You can also e-mail her by going to www.azgovernor.gov/contact.asp There is a form within that web site you can use. Before this article "went to press" I sent a copy to each of your elected representatives in our District for their comments. Their replies are self-explanatory. You will be able to query them in more detail about these bills and other subjects at our planned symposium this fall.

State Senator Charlene Pesquiera Reply



This year HOA's have been a target for one reason or another....unfortunately. One of the things I appreciate in NW Tucson are the safe clean communities that the HOA's take pride in. I can't speak for all legislatures but often an idea will appear to be a good piece of legislation, then often the

bill will get amended or is a "strike everything." When this happens, the whole purpose of the bill changes. On that note, it is too early for me to see what will come before me.

The solar panels bill was an effort to start moving Southern Arizona to a conservation level. People need to start thinking about our future resources. Perhaps this means town meetings where people can have input.

Representative Lena Saradnik Reply



Thank you so much for letting me know of your deep concerns regarding HB 2595 and my vote in support of this bill.

House Bill 2595 was written to bring Arizona in compliance with Title 47, US Code of Federal Regulations which states:

"(b) Except as otherwise provided herein, a station antenna may be erected at heights and

**DISTRICT 26
 Members Roster**

Senate Roster

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Charlene Pesquiera – D	26	cpesquiera@azleg.gov	417-3259

House Roster

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dimensions sufficient to accommodate amateur service communications. State and Local regulations of a station antenna structure must not preclude amateur service communications. Rather, it must reasonably accommodate such communications and must constitute the minimum practicable regulation to accomplish the state and local authority's legitimate purpose."

See PRB-1, 101FCC 2d 952 (1985) for details

If the bill passes the Senate, HOA's will still have the right to review any request for an antenna through their architectural committees. The various antennas can be displayed to show the radio operator what the association has approved.

Today, I met with the amateur operators and discussed the various antennas available. Many of them need not be over 10 feet high and can be disguised as flag poles. Rarely do the antennas need to be of the height Rep. Carejo-Bedford spoke about on the Floor. Mr. Dan Brown, mayor of a northern AZ town, said he would be glad to bring samples of these types of antenna to any HOA that wanted more information. His work number is: 928-645-8181.

Amateur radio operators play a significant role in state, local and national emergencies. For instance, when we had the fire on Mt. Lemmon a few years ago, the electricity was out on the mountain. The only communication the firefighters had was via amateur radio operators.

As to the other HOA bills:

HB 2593: I am proud to support all practical use of solar power. Many of the HOA's restrictions regarding solar hot water were written when the units were bulky and unsightly. A solar hot water unit can save a homeowner over 1/3 of their bill. Solar hot water is the most efficient and economical method of delivering hot water to home or business. The modern units are small and streamlined to fit almost any application. We must wean ourselves off foreign oil and one way to do that is by using alternative energy. Homeowners should not be restricted from installing solar units if they so choose.

SB1060 and SB1062 have yet to be heard in the House. Most likely I will not support those bills. I try never to commit until I hear testimony and see the final version of the bills.

Representative Peter Hershberger Reply



I have seen anti-HOA bills for my entire 7 years here in the legislature, mostly coming from the Maricopa County East Valley Legislators, including Chuck Gray and Eddie Farnsworth. Their argument is based on private property rights, but ignore the fact that homeowners benefit from associations, chose to buy into developments with associations, and can change the officers of their own associations. I have voted against these anti-HOA bills with few exceptions (one case was an issue relating most specifically to Marana). The issue of private property rights is much more expansive than just HOA's and would be a discussion for another day.

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President Jim Riley Area 7
Vice-Pres. David Hamra Area 2
Secre / Treas. Joel Berger Area 2

Secretary to the Board
 Jane Hoffman 327-9693



President's Message

Currently, Catalina Foothills Estates 1 - 9 have fire protection through individual subscription with Rural Metro. Potentially, a better way might be if the entire Catalina Foothills Association, over 1600 homes, contracted with a Fire Protection Provider. The advantages are:

1. Price control and specified service levels
2. A cost savings (State fire district assistance and a State/Federal tax write off).

Fire protection is a matter that affects us all (see Nancy Weeks article: RURAL METRO RESPONSE TO HOUSE FIRE/ ONE FATALITY on page 4).

In our last newsletter we informed you that the residents of Area #7 were in the early stages of forming an independent fire district, and the Area #7 board was in the process of surveying residents' initial interest in that endeavour. As a result of that survey they are moving to the next step.

This is not about building fire stations or purchasing equipment, but simply contracting with an existing low cost provider. The County Board of Supervisors requires a 51% vote approval by the affected residents to become, or be annexed to, a fire district.

Since the primary mission of the CFA is to act on behalf of all residents on matters that affect Catalina Foothill Estates 1 - 9, we are monitoring Area 7's activities to determine if a fire district would be beneficial to the entire CFA.

We will report their progress on our website at: www.Catalinafoothillsassociation.com.

Jim Riley

CFA Board of Directors 2007

Area 1 Annie Hart Chris Mathis	Area 4 Susan Petrus	Area 6	Area 8
Area 2	Area 5 Stephanie Maben Allison Megaw	Area 7 Ken Scoville Jim Snedden	Area 9 Charles Strub
Area 3 Nancy Weeks	Will Pew John Swain	June LeClair- Bucko	

Area Three Open House

The only thing better than the weather on a Sunday afternoon in March was observing Area 3 residents enjoying the hospitality of Nancy and David Weeks. More than forty Area 3 neighbors got acquainted, or reacquainted, with each other at the Weeks' open house at their foothills home.

It was also an opportunity for guests to interact with CFA Board members, and to meet with Nancy, the area representative on the board. Although it was primarily a social gathering, Jane Hoffmann, longtime secretary to the board, was there to share her considerable lore of area fact and fiction, and to assist residents.

CFA Area Representatives such as Nancy are the eyes, ears and voices of their neighborhoods, as well as their advocates on the Board. If residents are unsure of who represents them, the list of board members, by area, is found on page 3, or call Jane at 327-9693.



Nancy Weeks greets Area 3 Resident.

Will Pew and Jane Hoffman



Area 3 Residents and Jim Riley (foreground)

Rural Metro Response to House Fire / One Fatality

By Nancy Weeks, Area 3 CFA Representative

On February 12, 2007 there was a tragic house fire on Via Elena which resulted in one death and total destruction of the house. Since then there have been concerns and rumors circulating about how Rural Metro responded to this fire. Several days after the fire I spoke with Fire Marshall Stretch and Ms. Ann Marie Sweeney, of Rural Metro, to clarify some of our concerns. Below are the main points of our conversation.

*** *Why was the response time so slow?***

Rural Metro received three calls reporting the fire. The first two were phoned in from passers-by who reported seeing smoke but did not know the correct location. The first caller stated there was a fire off of Hacienda del Sol near the Eleven Arches area. The fire trucks were dispatched to this area. About the time they arrived, the second call gave a specific address in La Paloma. The trucks then headed up to Sunrise and La Paloma. Finally, the third call came in with the correct address. Then the trucks went back to Sunrise, to Campbell and South. They are aware that Via Alcalde doesn't go through to Hacienda del Sol.

*** *Was there enough water to extinguish the fire?***

Yes, three fire trucks, each carrying 1000 gallons of water were dispatched to the fire. Also two water tankers carrying 2500 gallons arrived. There was no shortage of water. Only 1000 gallons were used to put out the fire. At homes with swimming pools, that water can be used also.

*** *Why are there no fire hydrants in the foothills?***

When our area was developed there were no fire codes. In neighborhoods developed after 1985, hydrants were installed. Some foothills areas have worked with Rural Metro and Tucson Water to retrofit hydrants onto existing water lines. The size of the water main and water pressure are a few of the factors that determine if this is possible. On average, one hydrant costs about \$6,000.00.

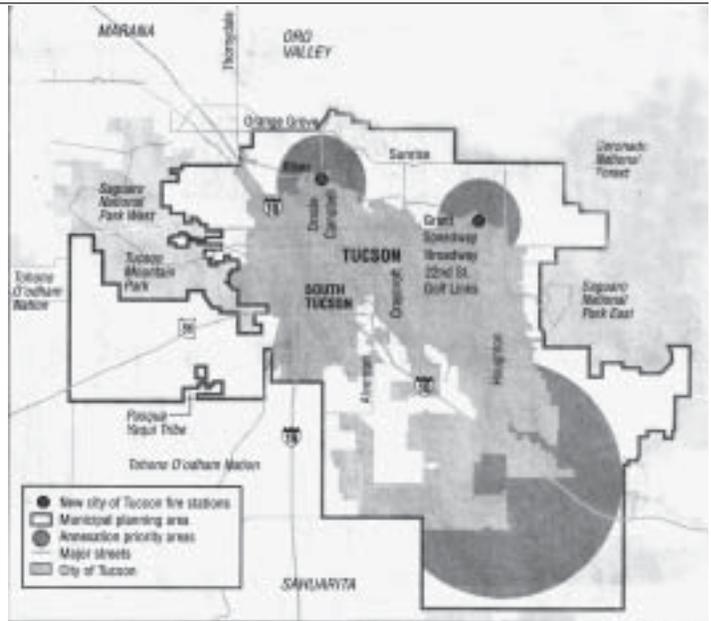
Privacy in the Catalina Foothills Estates

By Ken Scoville

Since 1930, new arrivals to Tucson have been seeking the lifestyle that was envisioned by John Murphey who was the founder and developer of the Catalina Foothills Estates. A total of 69 home sites ranging from 5 to 15 acres were available that year as announced in the Arizona Daily Star; three new homes were already finished in early November. From the beginning, the ideal has always been the same: beautiful homes surrounded by the natural desert with a level of privacy that insured a relationship with the Sonoran Desert and the Catalina Mountains.

This ideal reached its zenith when Louise N. Grace decided to build a home in Catalina Foothills Estates in 1937 that would be designed by Josiah Joesler and built by John Murphey. The Grace Shipping Lines had made her a wealthy heiress and given her the means to have a 15,000 square foot mansion, just for herself. Her desire for privacy at “Eleven Arches” is legendary. Murphey had Grace stand on the hilltop where her home would be built, and two workmen walked to the south carrying poles with pieces of white sheet attached. When she could not see the white banners in the desert, her privacy was assured. Louise Grace would have a homesite of more than two hundred acres for her retreat in the Catalina Foothills.

Today, Eleven Arches still survives, but the privacy that Louise Grace enjoyed is long gone. In 1976, the mansion and approximately 50 acres were purchased for \$275,000 by retired developer James Moore who renovated this landmark rather than bulldozing our past. If you drive south on Hacienda Del Sol from Sunrise past the road to the resort that the street was named for you can see the mansion on the hilltop to the west. The new “McMansions” surrounding the mansion are gobbling up the last remnants of another era’s privacy.



Source: City of Tucson Plan for Annexation

Help for a Hot Topic

By: David Hamra

It has long been rumored that a “gentleman’s agreement” exists between the cities of Tucson, Oro Valley and Marana concerning the divvying up and annexation of the unincorporated areas of Pima County to the north and northwest of Tucson. The cities deny that such an agreement exists, but it is undeniably true that Oro Valley has been very active in annexation and Mayor Walkup of Tucson has recently confirmed that Tucson would be interested in annexing the Foothills.

The Northwest Community Coalition (NWCC) was formed in 2004 as a community-wide alliance to support the best interests of the residents in these unincorporated areas with respect to issues of annexation. The NWCC is made up of representatives from a number of homeowner and neighborhood associations, including the CFA. Its mission is to be a source of information and, if asked, to assist neighborhoods in evaluating annexation or in negotiations for annexation agreements.

The NWCC strongly encourages residents not to wait until they are approached with a petition concerning annexation, but to identify specific issues of interest and educate themselves about the various jurisdictions and their services and costs. In support of those efforts, the NWCC has compiled data comparisons of Pima County and the three cities, and is in the process of developing a more extensive “FAQ” to address common lifestyle issues.

If you would be interested in learning more about the NWCC, or would like to become involved in their efforts (they are always looking for new members of the steering committee), contact Dave Hamra at 299-3275.





Homeowners Insurance Check-Up

Source: Arizona Department of Insurance

Even at today's reduced market value, compared to a few months ago, the value of replacing foothills property has escalated. Since most insurance policies are based on replacement value rather than market value, your property may be underinsured. This could mean that, should you have a total loss, your insurance may not be enough to allow you to rebuild. You should think seriously about an insurance check-up, which is simply a periodic review of coverage to make sure you have the appropriate coverage in place.

The Arizona Department of Insurance recommends this check-up be done on an annual basis when your policy is renewed, or when you know of a significant change in the value of your home or belongings. In the meantime, be sure and read all the notices and information you receive from your insurance company because insurers may change your policy terms at renewal, **but** must notify you of any changes.

To start the check-up procedure, call your agent and say you'd like to go over your homeowners coverage. Some questions to ask your agent are:

1. Do I have Replacement Cost or Actual Cash Value coverage on my dwelling and it's contents? You should know what it would cost to replace your house or any part of it, or replace your belongings with new items of "like kind and quality" without deduction for depreciation. Rebuilding your home could cost more or less than the "market value" of your house.

Insurance policies often restrict the amount of replacement coverage. Make sure you understand the *maximum limit* on your replacement cost coverage.

Actual Cash Value (ACV) is the cost to repair or replace the damaged property with materials of like kind and quality, less depreciation of the damaged property. This generally applies to your "contents" coverage but there are policies that pay ACV on dwellings, as well.

2. Is the coverage on my home's contents adequate? Before asking this question, make a list of new purchases such as a new computer or new appliances, or, on the flip side, have you sold off significant amounts of personal property.

3. How much will raising my deductible save me on my premium payments? Policyholders may significantly reduce their premiums by raising their deductible.

4. Do I need coverage for "Increased Cost to Changes in Building Ordinances?" When building a house, there are government requirements that builders have to follow (using a certain type of wiring, installing sprinklers, for example). These changes can increase the cost of rebuilding your home. You can purchase coverage on your homeowner's policy to pay this additional cost in the case of a loss.

5. Do I have or need "Inflation Guard" protection? Many homeowners insurance policies issued today provide this, but you should ask your agent about it. This coverage automatically increases the amount of dwelling insurance to help prevent your home from being underinsured.

6. Do I have or need special coverage for adjacent structures, jewelry, firearms, furs, art, computers? Most homeowner policies provide some basic, very limited coverage for these items. However, depending on the amount and value of your property, you might want to purchase additional coverage.

7. Do I need to appraise any of my belongings? It's a good idea to have valuable items appraised, especially if they cannot be easily replaced, like artwork antiques, jewelry, and coins. With an appraisal, your agent can more accurately evaluate whether your contents are adequately insured. Further, you should maintain a list naming each item and providing a brief description of it in case of loss.

8. Do I have an "all risk" or "named peril" policy? Be sure you know which type of policy you have and what causes of loss will be covered.

All Risk: Most, but not all, homeowner's insurance policies sold are "all risk" which means they cover the largest number of causes of loss (freezing, collapse, fire, windstorm, smoke, etc.). However, there are some exclusions in *all* homeowner's policies, including, but not limited to, damage caused by flood, war, neglect, and power failure.

Named Peril: Some homeowner's insurance policies limit the covered causes to loss to those specifically listed or "named" in the policy.



Pima County Two-Story Buffer Zone Ordinance

By William Pew

If there is a two-story house being built adjacent to your property, or one that MAY impede your view, Pima County has an ordinance on the books that MAY give you an avenue

to protect your investment, because “views have value.”

You’ll find detailed information at www.pimaexpress.com/. The ordinance is 18.09.110 Two-story residential buffer area. The purpose of the ordinance is:

1. To mitigate the impact of two-story development on adjoining residential development by reducing views into the side and rear yards of existing adjoining developments.
2. To encourage less intrusive siting of two-story development in residential and mixed density areas.

Go to the ordinance for specifics; however, below are some pertinent excerpts from the ordinance.

- The proposed two-story residential buffer area shall be set back sixty feet from the property line of the existing on-story dwellings; or

- The applicant shall prepare a mitigation plan showing how the proposed two-story dwelling units or buildings will not impede on the privacy of existing residences. The mitigation plan is subject to review by, and must receive approval

from, the planning and zoning commission and thereafter must be implemented subject to all conditions of approval, or

- The property owner shall submit to the development services department a recorded agreement among adjacent property owners within sixty feet of the affected property lines stating a two-story building is acceptable, or

- The property owner shall submit a site plan prepared by a registered surveyor showing the distance between the nearest existing dwelling on adjoining property and the proposed two-story dwelling is at a minimum hundred feet.

There are two more important elements in the ordinance. Although the two-story residential buffer area only applies along the perimeter of adjoining existing one-story dwellings and does not apply within the internal area of a subdivision or the internal area of a resubdivision with new dwelling under construction, there are two important exceptions, which are:

1. When an existing dwelling is being remodeled to add a second story, or a one-story dwelling is being replaced by a two-story dwelling.
2. When a two-story dwelling is being constructed on a vacant lot in a subdivision that was recorded more than ten years ago, and the subdivision contains existing one-story dwelling units.

Both of these exemptions would seem to apply to dwellings in the CFA areas.

We Have Our Own Neighborhood Preservation Zones- They’re Called Protective Covenants

By James Snedden

In an effort to give urban neighborhoods a chance to protect the character of residential areas, the city of Tucson is considering setting up Neighborhood Preservation Zones.

When I came across that and subsequent articles in the Daily Star the subject piqued my interest to dig further. Among the things the Tucson Planning Commission touted was that preservation zones would give neighborhoods the opportunity to preserve and set forth design guidelines and regulations the way they, the homeowners in the neighborhoods, want them.

Isn’t that a unique concept? Imagine the homeowners in the area being the ones who actually want to control the environment in their own neighborhoods. Not an easy task for established areas. One of the neighborhood associations involved asserted that the most difficult part of the exercise was to simply describe the neighborhood.

I couldn’t help but think, as I got deeper into the articles, how similar the problems being addressed are to the effort of the CFA to get residents of some of our areas to reinstate their covenants. Comments such as: “We all too often look at regulation as prohibiting growth and investment in the community,” and “people who own property for investment may not want to go along with reducing their options.” Sounds familiar, doesn’t it?

As Homeowners Associations (see HOA’s Coming Under Attack) are a topic of intense interest by the Arizona State Legislature, it is interesting that we now have a local elected body, the Tucson City Council, actually inviting the public to take control of their own neighborhoods. So why don’t you, who have let your covenants lapse, do just that? It really isn’t that difficult. Have a neighborhood meeting. Agree on some very basic covenants such as height restrictions, setbacks, etc. that aren’t invasive. You don’t even have to get involved in enforcing them. The CFA will do it for you, using your own guidelines. Bingo – you’ve just set up your own Neighborhood Preservation Zone, and you didn’t need the Board of Supervisors’ authorization.

Catalina Foothills #7 Neighborhood Watch Program

By June LeClair -Bucko

For the past three years, Cat 7 has monitored their crime statistics and concluded that there is a need for a more proactive neighborhood effort to combat crime, and, more specifically, home invasions.

Interviews with affected residents and neighbors enlightened us that considerable suspicious activity was not being reported and there was a lack of communication between residents and the Sheriff's Department. According to law enforcement the Foothills is relatively low in crime compared to other areas of Tucson. To influence an increase in patrols by the police we needed to educate and create an awareness amongst our residents and encourage reporting any suspicious activity.

The Sheriff's Department monitors area crime statistics on a daily and weekly basis. These statistics are available to patrolling officers as an indicator whether to increase or decrease their patrols in any given area. Since many area residents were not reporting suspicious activities, or not even reporting actual criminal activity, the police were not aware it was occurring.

Our research indicated that a formal communication network was called for to decrease the vulnerability of the neighborhoods in Cat 7. After speaking with the Sheriff's Department we concluded everyone would benefit by organizing a neighborhood watch. Sharing information among neighbors and the neighborhood is the best defense against local crime, particularly home invasion. Getting to know your neighbors and participating in a neighborhood awareness program, and supplying that information to law enforcement is a proven deterrent to local criminal activity.

How A Neighborhood Watch Works

The Neighborhood Watch Program utilizes a tier system of reporting. Using a bottom-up approach, the success of the system lies in the awareness of the residents. All suspicious activity is reported to a Block Leader via e-mail or telephone. These Block Leaders are key to knowing what is going on in their assigned areas. They in turn report activity to an Area Leader who keep records of all events and disseminates information to all of the Block Leaders, as well as being the liaison with the Sheriff's Department. This is an effective two-way communication system that heightens everyone's awareness.

Another benefit is the Sheriff's Department's link to the Area Leader, who is given crime activity reports on other neighborhoods. These reports are also shared with Block Leaders and their residents to make them aware of recent crime patterns – another proactive way to help stop crime. As you can see, this is truly a partnering with local law enforcement to keep our neighborhoods safe and crime-free.

It should be emphasized that the neighborhood watch system does not replace the call to 911, nor does it discourage direct calls to the police to report criminal or suspicious activity. Its purpose is to be an avenue to distribute information to area residents to increase awareness of questionable activity. Thus participating residents know what to look for so that law enforcement can follow up and pursue those causing the crime, and stop repeated offences.

If your area doesn't have a Neighborhood Watch Program, or perhaps has one that has diminished over time, you should seriously consider reviving it. It is important to take a proactive role in helping to fight crime in the Foothills. The Foothills are unique in the formation of our neighborhoods and sometimes the wrong people notice us. Criminals are opportunists, who usually know more about what is going on in our neighborhoods than our local residents. The only way we can counter them is to take an active role, know your neighbors, report suspicious and criminal offenses, and organize a neighborhood watch. It all comes down to communicating with each other and with local law enforcement.

Crime Statistics

Below is the crime activities in the CFA areas 1-9 for the past three-years and the first quarter of 2007. It goes a bit beyond our specific border, since criminals don't respect borders. It is meant to give you an awareness of what is going on around us. The following map coordinates were used to compile the offenses, E/W 700 - 4300 S/N 4000 - 7200 The offence codes have been condensed to keep the statistics simple.

Categories	2004	2005	2006	2007
Arson	2	1	2	0
Assaults	31	41	62	15
w/ weapon	9	5	6	4
Auto Theft	30	39	54	12
Attempt	13	17	6	7
Burglary	93	94	79	23
Attempt	16	12	18	4
Controlled Substance	39	27	36	9
Domestic Violence	3	5	1	2
Fraud	63	70	69	26
Larceny	152	119	133	43
from a Vehicle	96	173	142	53
Malicious Mischief	73	56	77	10
Robbery	9	4	0	0
Sex Offenses	9	10	3	3
Attempt Rape	1	0	0	0
Rape	3	0	0	0
Child Molestation	3	1	1	0
Vandalism	65	54	85	23
Yearly Totals:	710	728	774	231

Robbery: The taking or attempting to take anything of value from the care, custody, or control of a person or persons by force or threat of force or violence and/or by putting the victim in fear.

Burglary: The unlawful entry of a structure to commit a felony or a theft.

Larceny: The unlawful taking, carrying, leading, or riding away of property from the possession or constructive possession of another.



As We Enjoy Spring and the “New Growth” in the Foothills

“Our Native Host Mother - Bursage”

By June LeClair-Bucko & Jane Hoffmann

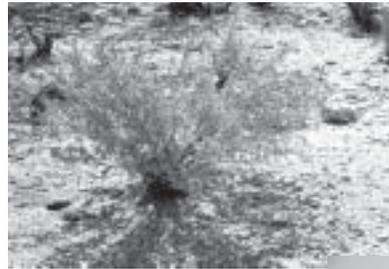
We have chosen to live in this unique area because it preserves the character of the foothills desert in a suburban neighborhood that is close to town. From the inception of the Catalina Foothills Estates, residents have worked diligently to retain this essence.

New residents often remove bursage groundcover, entire prickly pear and cholla plants, and palo verde trees. In doing so, one destroys the fragile character of the desert. Additionally, removal of the native vegetation opens our ecosystem to invasion by many opportunistic non-native plant intruders. If you remove the native vegetation you will battle weeds and other interlopers for decades as a result of your actions!

Often times, landscapers come to clean lots without close supervision and may “clear cut/blade grade” the property, leaving the neighborhood with a scar that will take years to re-vegetate, if ever. Homeowners must make contractors aware of the difference between pruning and removal, and be very clear as to which plants may be touched and which must be left alone.

The bursage plant is a groundcover in our desert most often removed. It is oftentimes thought of as a nuisance plant or dead, when in fact it is essential for seedlings of many of the native plants and cacti. This small perennial plant is the species that provides the greatest percentage of groundcover, giving shade, accumulation of humus and protection to young seedlings. If these shrubs are lost it will be very difficult for Palo Verde and Saguaro seedlings to germinate as well as other cacti; they will be more vulnerable to predation by animals and the intense solar radiation of the summer months during their critical first years.

These shrubs also provide shelter to their own seedlings and give longer periods of overall moisture to the landscape. They catch seeds that are spread by wind and / or are blown across the soil surface. Without these plants there is little to prevent the movement of seeds or the loss of soil. They also give cover to small animals such as cotton tails and Gambel’s Quail. Before you or your landscaper begins any landscape project be aware of Arizona’s laws that protect many of the native plants. We recommend you visit their web site (www.azda.gov/ESD/nativeplants.htm) for a complete listing of protected plants and specifics of the Native Plant Law Enforcement Guidelines. Be aware of the delicate balance of our desert vegetation. We were all attracted to our desert flora, lets all make an effort to keep it.



Bursage



**Hedgehog Cacti
in the shade of Bursage**



Fish Hook Cacti



**Palo Verde seedling
sprouting from the right side
of a bursage mother plant**



**A Prickly Pear Cacti
seedling getting a start
from a Bursage plant.**



**Saguaro seedling
being protected from
the burning sun**



Catalina Foothills Association

P.O. Box 64546

Tucson, Arizona 85728-4546

Dedicated to the preservation of the unique residential character of the Catalina Foothills

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Useful Phone Numbers & Web Links

Government

City of Tucson- www.Tucson.az.gov
Pima County- www.co.pima.az.us
Pima County Permits & Zoning- www.pimaxpress.com

Pima Sheriff Dept.- www.pimasheriff.org

Board of Supervisors meetings 1st Tues. of the Month @ 9am
County Planning & Zoning last Wed. each Month @ 9am

Barking Dogs - 743-7550
Graffiti- 742-8224

Foothill Associations

Catalina Foothills Estate No. 7 - www.CFE7.org
Catalina Foothills Estate No. 8 - www.dakotacom.net/~cat8
Catalina Foothills Estate No. 9 - www.cat9.org
Catalina Foothills Association (1-9)
www.catalinafoothillsassociation.org

Contractors

Better Business Bureau- www.Tucson.bbb.org
AZ Registrar of Contractors- www.rc.state.az.us

Animals

AZ Game & Fish- www.azgfd.gov
Humane Soc.- www.hssaz.org

Plants

Native Plants - www.aznps.org
Tucson Cactus & Succulent Soc.- www.Cactus.org
U Of A Cooperative Extension -
www.ag.arizona.edu/pima/garden
AZ Dept of Agriculture -
www.AZda.gov/ESD/nativeplants.htm