

# Forty Niner



# Flyer

December/January

Your source for neighborhood news.

**H**appy Holiday's! I hope you had a memorable Thanksgiving and are enjoying this festive time leading up to the holidays. Please take a few minutes during this hectic time of year to read through our newsletter for the latest neighborhood updates and activities. One of these fun activities is our neighborhood holiday party on Sunday, December 14th from 2:00-6:00pm. Bring your families and join us in main dining area of the Clubhouse to build gingerbread houses, sip on hot chocolate and visit with Santa (who arrives at 3:00pm)! Then help us start the new year off right by attending the annual HOA meeting on Tuesday, January 20th at 7:00pm. We value this once a year opportunity to meet with you and gather your thoughts, concerns and ideas on how to continue to make our neighborhood a wonderful place to live. We hope that you enjoy this holiday season and wish you a happy and healthy New Year.

## Make a Difference Day

Thank you to everyone that attended and volunteered at our Make a Difference Day event. It was a great event and helped a good cause. The costume party was a blast! We danced the night away to music played by Desert DJ's. We even had the pleasure of having Sara Palin and her husband join us. Many of our attendees left with wonderful prizes from the raffle such as Mary Kay gift baskets, gift certificates from Viv's cafe, Giacomo's Italian restaurant, and Sunset Tan, handmade pottery, golf at Arizona National and a whole lot more. A HUGE thank you to Mary Altenbernd for her third successful food drive. We all know that Mary deserved it after all of her hard work organizing the food drive. All this fun was for a good cause of course. We collected 1127 lbs of food and about \$400 for Tucson Community Food Bank. Thanks again for making this a fun event and we look forward to doing it again next year!

## HOA Annual Meeting

**Tuesday January, 20th 2008  
at Forty Niner CC Clubhouse**

**7:00pm**

Please join us for our annual HOA membership meeting on Tuesday, January 20th at 7:00pm. Our annual meeting is your chance as neighbors to learn what your board has been doing this past year, where your dues have been spent and also voice your opinions and give your suggestions on how we can continue to serve this neighborhood. Keep an eye out in your December mail for information about your new board candidates and your annual dues renewal. We encourage all neighbors to attend the meeting and look forward to seeing you there.

## Santa at 49ers!

Santa will be available  
from 3pm-5pm

## 49er Neighborhood Holiday Party

**2:00pm-6:00pm on Sunday Dec. 14th at 49er CC**  
Build a Gingerbread house, Visit with Santa, Drink Hot Cocoa  
and wish your neighbors a happy holiday!

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## IRI Update

Things are going well at the Forty Niner Country Club. The course is beautiful and is in great playing condition. If you haven't been up to the Rincon Grill lately you should give it another try. Richard, the new food and beverage director, has been revising the menu and improving the overall dining experience. Rumor has it they now have a delicious angus beef hamburger (no more Costco patties!). Also, compliments to the current staff. They offer excellent customer service and will go out of their way to make sure you have everything you need. JoAnne is still offering the women's golf clinic on Thursdays at 4:30pm. The main concern of the course continues to be security. Six golf carts were stolen on Halloween Night (if you know anything about this incident please contact Todd Gadow). IRI will continue to increase security of the club and patrol of the course. Meanwhile, take advantage of this gorgeous weather and go play some golf!

## A note about Trailers and Sheds

Remember that when constructing something on your property, whether it be a room addition or Ramada, it must be approved by the architectural review committee. A friendly reminder that storage buildings "...shall be walled in or kept screened by adequate planting, walls or other means in such manner as to conceal them from the view of the neighboring lots, streets, or from the view of the golf course property."

Also, "No temporary house or trailer... shall be placed or erected on the lots..." Please remember that if you choose to keep a recreational trailer or any other type of trailer on your lot it must be stored OUT OF SIGHT in either your garage or in your backyard so as not to be seen from the street or by your neighbors.

For a complete copy of our CC&Rs, go to [www.49ersHOA.com](http://www.49ersHOA.com) and click on the "Remodeling?" page or the "Legal Docs" page.

### Could your neighbors be potential clients?

Advertise your business in the 2009 Forty Niner Flyer.

Just \$20 for the entire year.\*

Email [gross@crossfiretech.net](mailto:gross@crossfiretech.net) for details

\*You must be a paid HOA member for 2009 to advertise. This fee is in addition to the yearly \$50.00 HOA dues. Revenues generated will help pay for the increase in weed control costs.



## 49er Traffic Safety Update

Many of our residents may have noticed improvements made to the ninety degree turn adjacent to the driving range on Forty Niner Drive. This was done partially in response to the recent vehicle accident and as part of the regular maintenance on Pima Country roads. Specific improvements made by Pima County at no cost to the homeowners association were:

- Repainting of the solid white and double yellow lane markings with reflective paint
- Installation of raised reflective markings along the centerline of the curve
- Clearance of the overgrown vegetation on the inbound section of the road
- Installation of reflective poles on the outside of the turn

Some safety improvements are possible working through our local representative while others must go through the Pima County Department of Transportation (PCDOT). For issues regarding speeding and cut-through traffic, or a localized issue that affects only a portion of the development, a neighborhood committee must be formed for the affected area to work directly with Pima County DOT. For a development the size and shape and road configuration such as ours, we would need representatives in the west, central and eastern part of Forty Niners to coordinate issues specific to their portion of the neighborhood with PCDOT. Due to Pima County policy, the homeowners association is not allowed to deal directly with PCDOT on specific projects. We are looking for three representatives from the neighborhood to coordinate with PCDOT and the homeowner's association to make our roads as safe as possible for all residents and visitors. Please contact Gregg Montijo at 760-3346 if you would like to volunteer or if you have any questions.



**Architectural Change Submittal Form**

Date: \_\_\_/\_\_\_/\_\_\_

1. Owners Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Owners Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

2. Name of Contractor: \_\_\_\_\_

Contractor's Phone #: \_\_\_\_\_ Contractors License #: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

3. Description of work to be done: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Date Work is to Begin: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

5. Do changes infringe on CC&R boundaries? (See your copy of CC&R's page 2 paragraph 8 or see our website, [www.49ersHOA.com](http://www.49ersHOA.com) for CC&R's) Yes\_\_\_ No \_\_\_

6. Do the exterior material and color conform with existing structure? Yes\_\_\_ No \_\_\_  
*Please see CC&R's or submit a plan to conform.*

7. Are native trees or other large vegetation to be removed? Yes\_\_\_ No \_\_\_  
If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_

If you have questions please contact:

- Anthony Mastrangelo, 49'er HOA Architectural Chairperson, 907-6156 or
- Francie Hilkemeyer, Independent Architectural Review Agent, 749-4077.

Submit all plans and forms to:

Francie Hilkemeyer  
2060 N. Tanque Verde Loop Rd.  
Tucson, AZ 85749

**\*\*\* Include a check for \$100.00 made out to "Francie Hilkemeyer" \*\*\***

You will receive an approval/disapproval from the Independent Architectural Review Agent.