



# THE ARROW

September 2007

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<http://www.flechacaida.org>

## **THE RULES OF THE ROOF**

by Carol Donner, FCHOA President

"My neighbor's white painted roof!" is the most frequent complaint to us - second only to real estate signs. They are an affront to the eye - a conspicuous slab of white sticking out into your soft colored desert! What's more our CRR's state - "no white or light colored roofs shall be permitted."

There were some temporary allowances issued in the past, but they have long since expired and by now all roofs should be painted with approved toned coatings.

Technological improvements for roof coatings have made white obsolete.

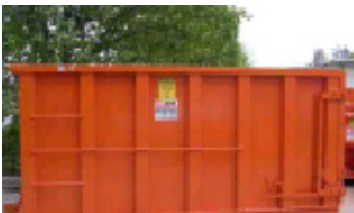
After an extensive study of various roof-coating colors, the FCHOA Board in June, 2005 established the standard that "light colored" means a Light Reflective Value (LRV) no greater than 60. The LRV is provided by the paint supplier for every color.

When you plan to recoat your roof with any change in color, just submit a LRV color sample to FCHOA. Any change of color must be approved by FCHOA.

## **FALL DUMPSTERS**

**Join Flecha Caida Homeowners Association by October 10th  
And receive your "Pass" to use the Dumpsters!**

by Cindy Ruedy



The new dumpster program is a success! Our semi-annual dumpster program is one more way your FCHOA dues work for you. The program saves FCHOA members time and money by eliminating numerous costly trips to the dump to get rid of yard waste and debris - and our beautiful Flechas benefit by this clean-up drive too! As a reminder, the dumpster program occurs twice a year. Several dumpsters are strategically placed around the Flechas for FCHOA members to dump their yard waste and debris. The dumpsters CANNOT be used to dump

paint and flammable items. Small household items that are not categorized as flammable or hazardous are allowed. If you use a yard service, they are permitted to use your "PASS" for YOUR yard waste. They must return your "PASS" when they finish dumping your yard waste. SO ACT NOW! There is still time to become a member of FCHOA in order to receive your "PASS" before the next scheduled clean-up drive in October - but membership dues must be paid by October 10. A form on the back of this newsletter makes it easy to join!

Dumpster passes will be sent to paid FCHOA members after the October 10 deadline.

## **"Pay Per View" and Flooding**

by Sue Jamison, FCHOA Executive Secretary

There are times when our spectacular views of the city and the mountains play a negative role in maintaining properties in fifty-year-old Flecha Caida. The recent historic floods from our summer monsoon are a case in point.

Residents of Flecha No. 9 and those in Flechas 1 and 2 downslope to the south, as unprecedented cubic feet of water per second rushed down the Valley View Wash, and are hoping for some help from Pima County in remedying the situation.

Parts of Calle del Pantera, Cerco del Corazon were washed out and berms in front of several homes, placed after the last major incident in 1983, were leveled. Portions of Corazon became ditches and several driveways were inaccessible. The torrent continued south and also destroyed several more driveways on the western loop of Flecha Drive. (continued on next page)

### **Inside this issue:**

Arrow News	2
Committee News	2
President's Message	2
Pay Per View (continued)	2
Recent Homes That Sold	2
Desert Green Thumb	3
Flecha Crime Report	3
Neighborhood Watch	3
Attention All Moms	3
West Nile Virus/St. Louis	3
Watch Your Car Program	3
Leash Law Safe for Your	3
Construction News	4

## Arrow News

Contact us at the Flecha Caida HOA office at (327-4240) FCHOA, Inc., P.O.Box 64633, Tucson, AZ 85728 or e-mail us at flecha@flechacaida.org

### About the Arrow:

The Arrow newsletter is published quarterly and distributed free of charge to homeowners. Next newsletter will be sent out in December. Classified ad info. to be submitted to the editor by November 25th

### Contributions:

Submissions may be edited to conform to space restrictions. Call (615-9494) or e-mail connie@chbdesignlink.com

## Consumer Health Department

For mosquito complaints, and control tips, or to report dead birds call (740-3191) - West Nile Virus has come back in force this year. Seven humans have been tested to have West Nile.

## Committee News

### Architectural Committee

#### Some Do's and Don'ts

**DO** refer to your CR&Rs.  
**DO** submit all requests for property improvements to the Arch. Comm. & John Gabb at johngabbarchitect@msn.com  
**DON'T** hesitate to contact us at (327-4240) with any architectural related questions.

### Grounds Committee

#### Some Do's and Don'ts

**DO** keep vegetation trimmed.  
**DO** remove mistletoe from trees.  
**DO** keep your property free from rubbish, abandoned vehicles, etc. Read your CR&R's for more information, found at www.flechacaida.org  
**DON'T** hesitate to contact us (327-4240) with any questions.

### Welcoming Committee

Please call the office for new homeowners in your neighborhood. Sometimes we are the last to hear. We would like to offer a packet to welcome them to the neighborhood. Call (327-4240).



## From the President's desk...

Hi Flecha Neighbors,



**Dumpsters.** You can start planning for the free fall dumpsters. We will be furnishing them again this year to FCHOA members. Last year, we hid them in undisclosed locations, their times and placement known only to our pass-carrying members. That outwitted the Dumpster Bandits and we had a great response. This year, we will follow the same stealth procedure. All paid members will receive special passes noting the dates, times and locations. The passes will be required to access the dumpsters. If you are not a paid member, or have forgotten to renew your membership, it is still not too late to join and get a pass.

**Signs.** This year there have been many real estate signs despite our CRR against them. Our rules are enforceable, although a new state law allows them in planned communities -we are not a planned community. We have established a new procedure to deal with them - zero tolerance. If you see a sign, please call us and we will contact the realtor to insist it be removed. If they refuse we will enforce our CRR, even if we have to remove it ourselves. Already we have had good results. Just call us or e-mail FCHOA when you see a sign.

**Roofs.** We all like to think we are good neighbors and we would never go sock our neighbor in the eye. But if we have a stark white roof, that is just what we are doing every day. Roof coatings no longer need to be white to be energy efficient and it doesn't take much color to make them so much more tolerable to the folks next door. So let's be good to our neighbors so they can eat breakfast without sunglasses. If you have a white roof, be sure to get FCHOA approval for a new color and re-paint it soon with a tint. Your neighbors will sigh with relief.

Have a great fall,  
Carol Lescoulie

(Continued from front page - "**Pay per View**" and **Flooding**)

Emergency grading by individual owners and the county provided a 'quick fix' but a second storm undid most of the repairs. Whose fault is this? We are reminded of a small news item about a legislator in the mid-south who is suing God for allowing tragedies to occur.

The problem is that most of the affected homes were built from the late 1950's to the early 1970's, before the problem of seasonal flooding was a matter of concern to County Public Works or there were ordinances and updated codes, and also when much of the land to the north was undeveloped. Advances in the science of hydrology have changed all that, but solutions regarding Flecha Caida and other subdivisions and commercial properties located in this major drainageway will be hard to find.

A meeting is planned with a committee including Flecha residents, County Administrator Chuck Huckelberry and Supervisor Ann Day. I will attend this meeting as an observer and the only person involved in FCHOA who was involved with the 1983 event - I was President at the time. We will keep you posted, but with private homes and public streets and rights-of-way, the answer will not be easy to find.

## Recent Homes That Sold in the Flecha's

Street	Sq.Ft.	Sold Amt	Street	Sq.Ft.	Sold Amt
Camino DeLa Bajada	1284	\$405,000	Calle Barril	2629	\$548,500
Via Norte Talon	2021	\$350,000	La Cadena	2894	\$600,000
La Linda Rama	2200	\$365,000	Via Norte Talon	2995	\$565,000
Calle Chueca	2290	\$480,000	Craycroft Rd	3372	\$500,000
La Linda Rama	2365	\$470,000	Camino Gacela	3452	\$460,000

## The Desert Green Thumb



Now is the time to scatter wildflower seeds. Prepare the soil by scratching the area before scattering the seeds. Protect the area from birds and rodents. If we don't have any fall rains, water lightly to promote germination. October /

November rains bring our beautiful wildflowers.

Fertilize any tomato plants that survived the summer heat. Also fertilize any landscape plants.

Prepare your vegetable and fall flowerbeds and plant fall herbs. Divide and transplant Iris and if you have blubs that need a cold spell to bloom, place them in the refrigerator for 4 to 6 weeks before planting.

Place Poinsettia and Christmas Cactus in a dark area so that they receive at least 12 hours of darkness each day to promote flowering.

### ATTENTION ALL MOMS!

Are you tired of being cooped up all day at home or work? Want to have some adult interaction and spend time with your kids all at once? Let's get together for walks, play dates, and even a possible babysitting co-op. If you're interested in meeting Flecha Caida moms, please contact me, Melly Lukso at [melly\\_navarro@yahoo.com](mailto:melly_navarro@yahoo.com) or call me at 299-1528. Even if you think you're too busy to leave the house, contact me via e-mail for recipe swaps and maybe even Mom's Night Out dates.

### Walmart Confirms Market Plans

by Cindy Ruedy

This was the headline of an article by Shelley Shelton of the AZ Daily Star published on Sept. 26, 2007. We have all heard the rumors - but the question is, what kind of "Wal-Mart" is coming to the River Center Shopping Plaza on the NE corner of River/Craycroft - and when?

According to this article, Wal-Mart has confirmed it's plan to build a "Neighborhood Market" in the River Center. The Neighborhood Market is more like your typical grocery store rather than the big box Wal-Mart or Wal-Mart Supercenter. The article goes on to say the completion date has been delayed by "contractual complications" such as whether a Neighborhood Market with a pharmacy can compete with the existing Walgreens and its pharmacy. The article ended with a statement that some neighbors in the Catalina Foothills area have complained that the proposed Wal-Mart Neighborhood Market "is incompatible with the neighborhood."

Because of these and perhaps some other concerns not mentioned in the article, construction of the Neighborhood Market has been delayed until 2009. For more details regarding this article, contact reporter Shelley Shelton at [sshelton@azstarnet.com](mailto:sshelton@azstarnet.com)

ALERT

## Flecha Crime Report

No reported crimes in our area at this time reported by the the Sheriff's website.

**For your information:** The Pima County Sheriff's Department Foothills District Directed Patrol Unit is spear-heading a Meth Free Alliance project in the area of the Flowing Wells neighborhood. The boundaries are: Roger Road North to the Rillito River, Interstate 10 East to Oracle Road. Keep up with the Neighborhood Watch. Working together, we can make a difference and help to keep our neighborhoods safe and secure.

## Neighborhood Watch

If you are willing to be a block leader, contact the Sheriff's department Neighborhood Watch at (741-4972). They will send you information on how to set up the watch in your neighborhood. Then contact Connie at (615-9494) Flecha Caida's coordinator for a listing of your neighbors to start making your calls. Set up a meeting with the your group acquiring their e-mails. Notify Connie of the meeting date and send her a listing of all the e-mails you have acquired. She will attend your first meeting and provide hand out material. Connie will add your list of e-mails to her master list and if a crime or incident happens in the neighborhood, she will notify everyone on the e-mail list. Neighbors that do not have e-mails are contacted by the block leader within their area. [connie@chbdesignlink.com](mailto:connie@chbdesignlink.com)

## Watch Your Car Program



The Watch Your Car Program is a free, voluntary program, vehicle owners enroll with the Arizona Automobile Theft Authority. The vehicle is then entered into the Motor Vehicle Department database and participants receive decals for their front and rear windows. By enrolling, vehicle owners convey to law enforcement officials that their vehicle is not usually in use between the hours of 1-5 a.m., when the majority of auto thefts occur. They authorize law enforcement officials to stop their vehicle at any time during the day or night within one mile of the international border, and verify it is being legally operated by the rightful owner. **Call 888-668-4433** or go on the web to sign up: [www.azwatchyourcar.com](http://www.azwatchyourcar.com)

## School Watch

by Cindy Ruedy

School is back in session! It has come to our attention that motorists in our area are not always stopping properly for stopped school buses. Be aware that school children could be crossing the street (to or from) the school bus when it is stopped. For the safety of our children, please remember: **"STOP"**

Join the Homeowners Association! Help us stay strong. Send your name, address and your e-mail address with a \$60 check made out to:

FCHOA  
P.O. Box 64633,  
Tucson, AZ 85728-4633

(Last chance for the Dumpster Pass, deadline Oct. 10th.)

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

## ***Craycroft Construction News***

- Northbound Craycroft traffic is switched to the west side of the roadway at Avenida Del Cazador. This switch allows the contractor to remove existing asphalt along the east side of Craycroft between Avenida Del Cazador and Territory Drive.
- The contractor will also continue work on curb installation along the west side of Craycroft Road and construction of the arch culverts and horse ramps. These operations are not expected to affect traffic.
- For the next several weeks, the contractor will be working on Saturdays. This weekend work is not expected to create any additional traffic impacts.
- **During the week of October 1, the contractor will begin paving the west side (southbound lanes) of Craycroft, between Avenida De Cazador and Camino Del Celador. Side streets within the area will also be paved during the week. Access to and from side streets will be restricted while the paving equipment passes in front of the street and while the asphalt cools. Delays of approximately 45 minutes should be expected.**

Please drive safely, give the workers a “brake” and obey all posted speed limit signs within the construction area. PCDOT and Hunter Construction Co. would like to thank the residents and businesses in the area for their patience and cooperation while this work is underway. To get up to-date information regarding the Craycroft Road improvement project, contact Carol Brichta at 740-6410 or Kathy Jirschele at 722-6900 or go to [www.roadprojects.pima.gov/craycroft](http://www.roadprojects.pima.gov/craycroft) or e-mail: [info@craycroft.info](mailto:info@craycroft.info)

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