



THE *foothills clusters*

HOMEOWNERS ASSOCIATION

NEWSLETTER

VOLUME 3, NUMBER 2

SPRING 2016



Dog Day Saturday - May 21st

The FHC Board is throwing
a Hot Dog cookout.



Come meet your neighbors, make some new friends.

The Ventana Canyon Dr. turnaround 4:30pm–7:30pm

Message From the President

Happy Spring, Neighbors

I hope everyone has been enjoying the great weather we have had this year. I know I have several real estate clients who can't wait to move out here and get away from the snow shovels.

We, your Board of Directors, have decided to have a hot dog welcoming dinner for the neighborhood. It will be on May 21st at about 4:30 to 7:30 in the evening. We haven't finalized everything yet, but the general idea is that every resident in The Foothills Clusters is invited. We will provide hot dogs and chips, lemonade and ice tea. Anything else is on the proverbial "bring your own" status.

We might need people to help with a few more grills for cooking and some folding tables and chairs. If anyone owns or has access to a generator, there will be music too. Please give me a call at 520-918-4854 and let me know if you are coming and if there is anything in the supply list you can help with.

I look forward to meeting everyone in the neighborhood. We do need some RSVPs so we know how much food to bring in. We are getting donations for some of the food and supplies. If you happen to want to donate a few bucks to the cause, everything collected will go back into the HOA funds. We are doing this to bring our community together. Also, we need all of our residents to see we can work together for the good of the community. We may even get some of you interested in participating more. We need every one of our neighbors to be part of The Foothills Clusters. Please join us on Saturday, May 21st from 4:30 to 7:30. Bring a smile and anything you might want that we won't have at our table.

Aletha Kalish



VP Viewpoint

Living on a corner near Evans Mountain as I do, it's not uncommon at all to see neighbors passing by. But on a recent afternoon, as I was working in my garage, I saw movement out of the corner of my eye and looked up to see a doe and her fawn gracefully trotting along the cul-de-sac. Shortly after that, I was serenaded by a brilliant red cardinal perched in a green tree about 15' away. It's moments like these that remind me why I love living in this area so much ... as if I needed reminding.

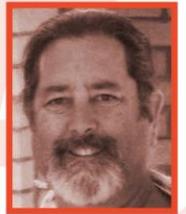
Spring is in full swing, and it looks like we had a very successful yard-cleaning opportunity with the dumpsters and a successful community yard sale.

Please note the invitation below to the HOA Community picnic and get-together. The idea of a community event has come up many times and it met with enthusiasm, but we never seemed to find anyone to take the reins and make it happen. Well, Aletha & Dave Kalish have very graciously and enthusiastically taken this on, and it promises to be a good time for all! There will be hot dogs, chips, ice tea and, if we're lucky, music.

Please join your neighbors for a bite and a chat and the opportunity to meet others in your community.

As always, you (yes, you – the person reading this newsletter) are very welcome at Board of Directors meetings, where you can stay apprised of the goings on of your board and you will have the opportunity to voice your opinions.

Bob Newcomb



www.foothillsclusters.com

Committee Reports & Information

Architectural Control Committee

Fhchoa.architecture@gmail.com

812-7292 (Bob Newcomb)

We're not seeing a lot of construction these days, but we have gotten several applications for replacing old driveways – usually removing old, broken asphalt and replacing it with anything from new asphalt to granite to pavers.

We continue to get a steady trickle of apps for rooftop photovoltaic (PV), or solar, installations. Solar power seems to be becoming more and more popular here in Tucson, not too surprisingly.

Please feel free to contact the committee any time if you have any questions or need an application form.

Obtain Architectural Change Forms from:

- Website – www.foothillsclusters.com
- Email – fhchoa.architecture@gmail.com

Submit completed applications via email or to the HOA post office box, below.

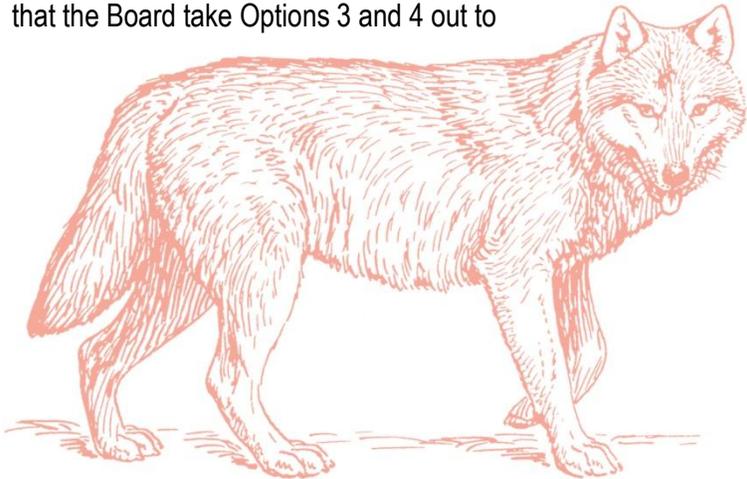
Bob Newcomb

Landscape & Roads

Roads Rehabilitation/Renovation Project

A summary of PSOMAS final Memo (Engineering Assessment) was presented at the April 4th Board Meeting. This presentation can be read from the Cluster Web site: [Apr 04 2016 Roads Presentation](http://foothillsclusters.com/road-docs/4.4.16-roads-presentation-v4.pdf) (<http://foothillsclusters.com/road-docs/4.4.16-roads-presentation-v4.pdf>). PSOMAS Final Memo can be found here: [Mar 09 2016 PSOMAS Report](http://foothillsclusters.com/road-docs/20160309-psomas.pdf) (<http://foothillsclusters.com/road-docs/20160309-psomas.pdf>). Hard copies are available on request.

After reviewing the engineering report the Roads Committee (Committee) recommends that removing the existing, crumbling surface and replacing with new asphalt will be the most beneficial and cost-effective option to improve our roads. This was PSOMAS recommendation as well. PSOMAS recommends that the Board take Options 3 and 4 out to



bid in a competitive bid process. While a competitive bidding process will give us a more realistic estimate for the pavement costs alone for Options 3 & 4, it does not give us a cost estimate for the entire project. Additional costs include items such as construction management services, permits, testing, bonding, surveying layout, survey monument adjustments, removal of obstructions in, above and below sub-grade, and any other item not specified in the bid specifications. Before we go to our members to ask them to approve taking out a loan or increasing our annual assessment to pay for this project, we must know the “total estimated costs” for this entire project.

The next goal of this Committee is to obtain proposals to provide project management from start to finish, including estimated costs for ALL aspects of the entire project. Target date for this work is June.

Landscape

The old lights at the Skyline entrance are being replaced with low voltage LED lights. This required removing the old lights, installing new wiring to support low voltage transformers, installing the transformers and LED lights. Work will be completed before the end of May.

We Need Your Help

Please consider contributing some of your time to our community by, becoming a Board member or joining the Roads Committee. The Roads project is the biggest project our association has ever attempted to do. It's going to cost a lot of money and time and requires project management that is difficult to achieve using a handful of volunteers. Help us make this a community effort.

Irene Barg, Landscape and Road Committee

Barking dogs

We have heard several comments recently regarding barking dogs, although not many people are formally reporting these incidents to the board. Not many are reporting them to the County, either.

We strongly prefer that people speak up rather than let something like this fester. But it's important to begin a conversation in a non-confrontational manner. One person may be angry about the situation by the time they feel they've had enough and approach the dog's owner, but the owner may have no idea that the dog has been barking and almost certainly had no intention for that to have happened.

If you have been bothered by such noises, we would like to suggest that you kindly inform the dog owner, but please keep it neighborly. If one person starts off angrily, it's human nature for the other to respond defensively and what could have been a calm discussion and search for a common solution might end up

as a conflict and damaged relationship for no reason. [OK, off soapbox now – but seriously, approach can be everything.]

Alternatively, you could contact the Architectural Control Committee, who is also responsible for helping with CC&R compliance and could possibly be able to help you avoid a confrontation.

We've heard several perspectives about what causes dogs to bark. We have heard from those who feel that excessive barking is indicative of a larger problem and that the dog is in stress. We have also heard from those who feel that all dogs bark ... that's what they do, and it's pointless to attempt to change that. More likely, both have a point, but it depends on context.

Oh Rats

Along with all the blossoming vegetation and the increased fauna activity, we also are seeing increased activity of our justifiably maligned rat population. Rats are fairly prolific and as the babies grow up they need to find homes. Creating those homes often involves pretty significant damage to our property – especially our cars.

A few things to keep in mind regarding our rats (aka White-throated Wood Rat, or "packrat"):

- We will always have rats roaming the area and they will always be looking for homes
- Rats have a biological need to chew on certain textures, one of their favorites being small coated wires like the ones in our cars
- They build nests ("middens") from materials such as mesquite pods, Cholla pieces, sticks, and just about anything they can find, including man-made objects
- Engine compartments are perfect locations for them, providing a small enclosed area protected from larger predators
- Very important to note – rats do a very good job of leaving their scent all over the area where they have a nest
- Once their scent is in an area (e.g. your car), it becomes a rat real estate beacon advertising to other rats to move on in, first month rent free. This is a big deal; please don't underestimate it.

Some effective techniques to dissuade (not prevent!) rats from building nests in your car:

- Leave the hood up at night (rats are nocturnal)
- Leave a light on in the engine area – either shining on the top of the engine or placed on the ground
- Flashing light in the engine compartment – Ace sells a Rid-A-Rat device that runs off a small battery and can be fairly effective
- Spray with peppermint oil

Here's the huge caveat to all of the above: once they have built a nest in your car, unless you completely remove the scent, none of the above techniques is likely to keep them out again. Washing off the area with water isn't sufficient – you need to use something like Pine-Sol to really eliminate the odor.

In addition to prevention, the decision whether to ignore, trap, or kill them comes up and can be controversial. This may be a topic for another newsletter. But if you catch rats in a live trap, like a Havahart, please PLEASE don't release them near a neighbor's house!! This really means anywhere in the Clusters, even the Common Area, since the rat can easily settle into a nearby house or car.

Valley Fever

Many of us are spending more time in our gardens and may be moving soil by raking, hoeing, etc. It is possible for some of the soil in our area to contain a fungus that, when inhaled, might cause an infection called coccidioidomycosis, or Valley Fever. This can be very mild or could possibly be dangerous. We're not going to dispense any medical advice here, but we wanted to make people aware of the possibility. There are many sites providing good information on this (e.g. <http://www.vfce.arizona.edu/>). People in our neighborhood have contracted Valley Fever while working in their yards, so don't discount this. And wear a face mask when possible.

Please let us know if you can provide a generator for music. (Write to fhchoa.board@gmail.com)

Future Board Meeting Dates & Times

May 2, 2016	6:30 pm
June 6, 2016	6:30 pm
July 11, 2016	6:30 pm
August 1, 2016	6:30 pm
September 12, 2016	6:30 pm
October 3, 2016	6:30 pm
November 6, 2016	2:00 pm (Annual mtg)
November 7, 2016	6:30 pm
December 6, 2016	6:30 pm

All Board Meetings will be held at CFHS House #1 Seminar Room

Contact Information

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Email Addresses Please!

Thanks to everyone who has consented to receive the newsletter by email only!

LETTERS TO THE EDITOR

If you have something on your mind that you want addressed, or if you have a question for the board or the newsletter editor, please write to:

Newsletter
FCHOA
PO Box 64569
Tucson, AZ 85728

Or email us with "Newsletter" in the subject at
fhchoa.board@gmail.com

News & Notes

If you have items of interest, send them to the HOA PO Box or email them to the board email address to my attention and I will include what I can, based on space. Thanks!

Bob Newcomb
Newsletter Editor

