



April 2013

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Flecha Caida Homeowners Assn. Inc.  
PO Box 64633, Tucson, AZ 85728  
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## **History of Flecha Caida**

Diane Flores FCHOA Treasurer

There are so many newcomers to Flecha Caida that I thought a little history might be of interest. I found an article in the Arrow dated March 2003 that covers the beginning. Since I'm a relative newcomer myself, June 1997, I'm quoting a prior long-time Flecha resident, Sue Jamison.

In the mid-fifties, developer John Bender, his wife Mary, and a few partners created Flecha Caida Ranch Estates. This was a unique subdivision that covered nearly 1,000 acres, stretching from roughly Alvernon to the west, Craycroft to the east, Sunrise to the north and the northern banks of the Rillito River to the south. A "rural" community was established right in the middle of the Catalina foothills. Protection of this "rural" atmosphere is a major value of the residents of our Flecha then and now and is one of the important roles of the Flecha Board.

Back in the 50s getting into town was not easy. The only way to get from town into Flecha when the weather was wet was a bridge over the Rillito at Dodge Rd. Swan was dirt and crossed the Rillito through the riverbed. Craycroft ended on the south side of the river and began again on the north bank. River Rd was paved with the construction of the first houses and remained a "country road" for many years. The subdivision sales office was located on Swan, just north of River and sold the 559 lots by the sixties. During this period Flecha Caida's Water Company joined Tucson Water.

In 1970 John Bender recorded the "deed of reversionary interest" that turned over the management of Flecha to the homeowners' association corporation. Our HOA is very unusual because of the voluntary dues. This limited budget, coupled with the time, efforts, and good sense of our volunteer board members are what works to protect our rural, yet upscale, neighborhood.

## LETTER FROM THE PRESIDENT

Bridget Barry

The *ARROW* is Back!

Sorry for the delay, it has been a few years since the FCHOA Board has published The *ARROW*, and in fact, we missed our 50<sup>th</sup> Anniversary, but we hope to reintroduce this publication to the residents of FCHOA for several reasons...

First and foremost, to provide pertinent information regarding your Homeowner's Association. We are a volunteer board made up of homeowners to enforce the CCR's of the neighborhood, to keep FCHOA the beautiful place it is, and to educate new residents of FCHOA to comply with the CCR's.

Remember to get approval for changes to the exterior of your property BEFORE you start the project! First step is to contact the Board architect, John Gabb, or a member of the HOA. Many issues do not require Board approval as long as they don't conflict with the CCR's. All of the contact information for the FCHOA can be obtained through our website at [www.flechacaida.org/](http://www.flechacaida.org/) or by calling the message center at 520-327-4240.

There are mandated 40 foot setbacks from the lot line for building improvements, however many times we are able to accommodate variances. One of the the most frequent issues in the past few years has been solar installations, and the Flecha Caida neighborhood has been very supportive of solar improvements. Changing the roofing material or color of the exterior of your home requires approval, as do moving a driveway, building a wall more than 30 inches high, and moving any protected plants.

Each Spring and Fall the HOA has consistently provided large dumpsters for 'members only' to utilize for clean up of vegetation on their property. This year we could use a few volunteer sites to locate the roll-offs for the Spring clean-up, call the message line at 520-327-4240 if you have a good spot, members are then sent a postcard with the location and dates of the roll-off dumpsters.

Last but not least – Calling for Volunteers! Please join us at the Annual Meeting on April 25<sup>th</sup> at 7 p.m. for more information! Join the HOA, dues are \$65 annually, help us keep the neighborhood a great place to live! Donate a little of your time and meet your neighbors too!

***DUMPSTERS COMING FOR  
SPRING CLEAN-UP!***

***All Members will be notified of  
Dumpster locations for Spring  
and Fall Clean-up!***

***Send in your Membership***

***Dues of \$65 Now!***

## Flecha Caida Ranch Estates Real Estate Review

### Active Properties for Sale

	Bedrooms	Baths	Year Built	Sq.Ft.	List Price
4340 N. Camino Arco	4	2	1970	1959	\$282,000
4245 N Camino Gacela	4	2	1974	2138	\$319,900
4910 N. Calle Bosque	5	3	1971	2825	\$325,000
5190 N. Camino Esplendor	5	4	1974	2766	\$325,000
4180 N. Swan Rd.	3	3	1968	2585	\$399,500
4105 N. Via Norte Talon	3	2	1994	2380	\$449,900
4635 E. Calle del Pantera	3	4	1977	2877	\$540,000
3600 N. Camino Sinuoso	5	4	1961	3459	\$825,000
4170 N. Camino Arco	4	4	1961	3102	\$535,000

### SOLD Properties

(between 3/18/12 and 3/18/13)

	Bedrooms	Baths	Year Built	Sq.Ft.	List Price	Sales Price
4030 N. Camino Gacela	3	3	1959	1908	199,900	200,000
4005 E. Camino Llanoso	3	4	1972	2426	209,900	211,000
4152 N. Via Norte Ala	3	2	1968	1798	234,390	237,009
4060 N. Camino Del Celador	3	2	1959	1790	255,000	246,500
4325 N. Alvernon Way	3	2	1968	1850	239,900	251,000
4235 N. Craycroft Road	3	3	1971	2265	266,300	263,000
4170 N. Camino Arco	4	3	1961	3102	275,000	275,000
5171 N. Camino Esplendor	3	3	1964	2178	300,000	275,000
4705 E. Calle de Carlos	4	3	1973	2805	284,900	285,000
4560 E. Cerco Del Corazon	4	3	1962	3268	319,900	285,000
5010 E. Calle Barril	3	3	1967	2156	325,000	300,000
4539 N. Flecha Drive	3	2	1969	1934	329,900	300,000
4925 E. Calle Barril	3	3	1959	2103	334,900	312,500
4165 N. Avenida Del Cazador	3	2	1995	2293	350,000	330,375
4530 E. Calle Barril	2	3	1968	1998	355,000	332,000
4146 N. Via Caberna	5	4	1994	3218	350,000	340,000
4005 N. Camino Llanoso	4	4	1972	2519	359,900	346,000
4940 N. Calle Bosque	5	3	1966	2800	365,000	365,000
4950 N. Calle Esquina	3	3	1972	2118	376,700	376,700
4351 E. Saranac Dr.	3	3	1972	2709	425,000	390,000
4950 N. Calle Bendita	3	3	1960	2720	400,000	390,550
3900 N. Calle Casita	4	4	1970	3118	415,000	400,000
4325 N. Camino Gacela	2	2	1963	2245	415,000	405,000
4115 N. La Linda Rama	3	2	1973	2200	425,000	415,000
4260 N. Camino Arco	3	2	1974	2545	425,000	420,000
4275 N. Craycroft	4	4	1998	2639	425,000	426,000
4140 N. La Linda Rama	4	3	1978	2744	436,000	429,500
4765 E. Calle De Carlos	2	2	1972	2113	459,000	432,000
4861 E. Calle Chueca	4	4	1972	3519	495,000	460,000
5110 E. Calle Barril	5	9	1974	7765	529,900	485,000
4170 N. Camino Gacela	5	4	1963	4065	525,000	490,000
4740 N. La Rueda	3	3	2004	3395	499,900	525,000
4935 N. Calle Bosque	3	3	1972	3123	579,999	550,000
4513 E. Calle Del Pantera	5	4	1994	3890	649,000	600,000
4950 N. Camino Arenosa	3	3	1972	3044	799,000	690,000

**Total Number of Homes SOLD, 35, Average Market time, 59 Days, Average Cost /SqFt, 140.54**

**Courtesy of Pima Valley Realty & Property Management, LLC, Information from MLS of Tucson**

PLEASE JOIN US AT THE ANNUAL MEETING

Thursday, April 25, 2013, 7:00 pm

4700 N. Swan Rd.

Our speakers will be

- Do It Yourself Video Surveillance: Nicholas DLorenzo with CCIS Soutions, LLC will give a short presentation about setting up your own home video surveillance system. We will cover common products and off the shelf, ready-to-use systems.
- Rural Metro: Home Fire Safety Presentation

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To: