

THE ARROW

January 2007

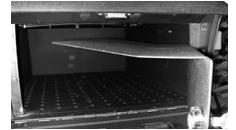
Published by: Flecha Caida Homeowners Association, Inc.
<http://www.flechacaida.org>



FOCUS ON MAILBOX SECURITY

Protect Yourself Against Identity Theft

by Connie Beuerlein & Ana Watson



Thieves are trying to get to our mail. Lockable mailboxes are definitely the best way to protect your mail and the only lockable mailbox approved by Flecha Caida is pictured here. Neighborhood Watch receives many e-mails regarding mail theft. One home owner placed his mail in his mailbox to have the mailman pick it up and it was never delivered. Another homeowner also had someone take mail from his mailbox and then received a call from the bank asking questions regarding his account. After calling the bank, he realized that the caller was the thief that had taken his mail and he then called the Sheriff's office. The photos show that the slot above is large enough for the mailman to slide your mail inside the mailbox. You receive two keys with each box, the second photo shows how the door swings open to the side to retrieve your mail. We hope that most of the members of the community will switch over to this type of secure mailbox.

Price of lockable mailbox is **\$80**, it has a durable hard plastic exterior with an interior steel lock box. All mailboxes in the Flecha Caida subdivisions are required to be painted one color - "**Caida Brown**" and have the "Fallen Arrow" as part of the unit. Caida Brown (DC79489) paint is available at Pioneer Paints. Write down the "DC" number to make an easy match. Pioneer Paint's two locations: The Factory Store, 3765 E 43 Pl. (747-3030), Eastside Store, 919 N Swan (795-2284). **Current association members are entitled to their mailbox being painted at no cost every 3 years** (however, you need to put in the request); for non-members the cost is \$30. Contact Patty Sea (577-6226) to receive further information about having a new lockable mailbox installed at your home or your mailbox painted.



LONGER CONSTRUCTION TIMES CREATE PROBLEMS

by Sue Jamison

In Article 13 of all the Flecha Caida CRR's, it states that "all construction shall be completed within six months from the start..." They also say that the reversionary owner of all the lots (this being Flecha Caida Homeowners Association, Inc.) may "extend the time" if it is necessary.

With today's more complicated building practices (with complex wiring and the difficulty of scheduling contractors and subcontractors, for example) your Board is aware that it is almost impossible to complete new construction, or even a significant remodel, in this time frame. However, some current projects have gone on for several years and this is not an acceptable situation, particularly when the property is maintained in a manner that is offensive to neighboring property owners.

There are also cases where plans are changed or work is begun without having the altered plans approved, which causes further difficulties. Please remember, if you plan to build a new home, remodel or even tear down and rebuild your home, to observe the following procedures:

1. **Submit two sets of plans** (including driveways, outbuildings, covered porches, etc.), drawn to scale and including all measurements and material specifications, to our consulting architect **BEFORE** you move the first shovelful of dirt. Nothing is to be done until the architect - and the Board in the case of a variance to the 40-foot setbacks - have returned your plans with the approval signatures (and written agreement from any neighbors affected by a variance).
2. **Follow the County guidelines** as to hours of work allowed to avoid disturbing those in the vicinity, and do not encroach on any neighbor's property without express permission.
3. **Keep the construction site as clean** as possible. Do not store the debris from any demolition on the property. Use a dumpster to keep this on YOUR property or haul trash away promptly.
4. **If your six months deadline** is approaching and the work is not finished, please call the architect or the Association to **request an extension**.
5. **Try to be a good neighbor** - control noise whenever possible.

If you follow the above guidelines, you will create good will, as well as avoiding the possible incurring of legal fees if the Association is forced to turn the matter over to our attorney. We do not like to do this, but we are responsible for the well-being of everyone in Flecha Caida. You are moving into, or creating a home for others to move into, in one of the most desirable subdivisions in Pima County. Please share our pride in keeping up its reputation.

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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 March, Classified ad info. to be submitted to the editor by February 15th.

Contributions:

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

Committee News

Architectural Committee

Some Do's and Don'ts

DO refer to your CR&Rs.
DO submit all requests for property improvements to AC & 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 Welcoming Committee with new homeowners in your neighborhood. We would like to offer a packet to welcome them to the neighborhood. Call (327-4240).

Spot a mobile home or RV that has been standing on a neighbor's yard for some time? Call 327-4240. The homeowner or renter may not be aware of the CRR restrictions regarding this.

From the President's desk...



2006 was a good year for our association. Our membership roles are at an all time high and we thank you for joining. Your support is important to us to keep Flecha Caida the wonderful place it is.

The Stealth Dumpsters worked! The fall clean-up dumpsters were done with a new process and it worked. Dumpsters were placed in more secluded locations. We sent out permits with a list of times and places to our members, and monitored them more carefully. There were no problems and lots of trash got hauled away. It was a good solution for our old problem of uninvited contributions from far-flung donors.

Our Board has successfully completed some long-term projects. Hundreds of dusty architectural plans have been scanned, compiled into digital format and moved into a fireproof locker. Keeping track of records will now be a lot easier. Plans for most Flecha Caida lots are now available digitally. If you are planning alterations and want copies of your plans, call our office or email us and we can now write a CD for a nominal cost of \$25 for members and \$100 for non-members.

We look forward to another successful year with best wishes for a Happy New Year to everyone.

Sincerely,
Carol Donner



Starting Your New Year Remodel With a Guest House? Check the CRR's

First consult with Pima County Zoning Dept. as they have many guesthouse regulations you must comply with before it is approved.

Here is some guidance per Flecha Caida - Guesthouse is an allowable amenity in Flecha Caida.

1. You will likely need a separate septic system to satisfy Department of Environmental Equality - OK.
2. Separate electrical is not restricted by Flecha Caida with exception that a guesthouse cannot be rented out separate from main residence. Pima County will not allow separate utilities for this reason.
3. Tying into your existing water service line is OK.
4. Setback variance approval is up to Homeowners Association Board. You must demonstrate real need or hardship. Adjacent neighbor input is sought as a routine policy.
5. A guest house cannot contain a separate kitchen.

Recommend you sketch out a site plan and visit Pima County for their input. Then contact our architect to pursue with Flecha Caida. The size of the guest house can not exceed 51% of the footage of the main dwelling.

Recent Homes That Sold in the Flecha's

Courtesy of Flecha Caida homeowner Danelle Kornberg (Long Realty Realtor)

| | | | | | |
|------------------------|-----------|------------|-------------------------|-----------|------------|
| Camino Cardenal | \$363,000 | 1673sq.ft. | Flecha Drive | \$551,000 | 1990sq.ft. |
| Camino Arco | \$505,000 | 2334sq.ft. | Camino Esplendor | \$595,000 | 3794sq.ft. |
| Camino Arenosa | \$547,000 | 2277sq.ft. | Camino Esplendor | \$620,000 | 3525sq.ft. |



The Desert Green Thumb

February is the month to start both vegetables and flowers you purchased to be ready to plant when the

danger of frost has past. **Fertilize your roses, grapes, citrus, fruit trees and lawns.** Plant any bulbs and Spring annuals for color. Use annuals that are not frost sensitive as there is always a chance for more freezing nights.

Don't be too eager to prune frost damage off plants. The dead leaves and branches will help protect other area of the plant from further frost damage. When new growth begins to appear you'll know where to prune.

March is the month to control weeds by applying a pre-emergent. Divide and plant perennials. **Check your citrus for what looks like bird droppings.** These "droppings" are actually the young caterpillars of the Swallowtail butterfly. They won't do much damage to an adult tree, but can defoliate a young tree in days. **Control by picking the caterpillars off the leaves.**

You can receive additional information and literature through the Pima County Master Gardeners plant clinic at 626-5161; Monday - Friday, (8:30a.m. - 4:30p.m.)

Help with a Snake Removal?
Call Rural Metro at 624-9913.

Is Your Home Fire Safe?

by Connie Beuerlein

Rural Metro has been meeting the emergency needs of Pima Cty residents since 1963. *Are you aware that you can stop at any time at any firestation and have your blood pressure read?* If you live in the Rural Metro service area call them and schedule a **Free home safety review.** Home safety reviews will identify potential fire & safety hazards and hidden dangers in your home and are usually completed within 10-15 minutes. Call **219-2064.**

Rural/Metro recommends that you check your smoke detectors often, checking for low life batteries. A smoke detector outside each sleeping area and on each level of the home provides a reasonable degree of protection from the threat of fire. Make sure everyone can hear it. Make sure you specify a meeting place outside your home in case of a fire.

Additional fire prevention suggestions are: Clear a 30 foot area of defensible space around any structure. Defensible space is an area around the building that is free of highly flammable dead vegetation. Living plants and trees need not be removed, only those that are dead and dry. This will help ensure that a wildfire will not be carried directly to your home. It will also provide a space where the firefighters can position to protect your home.

Crime Report Neighborhood Watch

A homeowner just outside the Flechas had their 8 ft Christmas tree stolen during the holidays. Trespassers to our Flecha Caida properties seem to be high at this time. So caution your children about opening the door to strangers. A young man in denim shorts went around the neighborhood asking for money. He stated he had been locked out of his home and gave his address but there wasn't such an address on that street.

During Christmas some outside Christmas trees with lights were stolen from a neighborhood next to the Flechas. The Sheriff's department said they were probably in Mexico by now and dismissed the incident. Also a home under new construction had all their appliances stolen. Be Watchful!

1. Keep your pad and pen in your car.
2. Jot down any suspicious behavior. Call 911, if there is a question. They want to be notified, call them. Let them determine if it is a problem.
3. **Make and color of car, time of day, date and description of the individuals.** If you would like to volunteer some time to help, call Connie Beuerlein 615-9494.

Sheriff's Office - 741-4911

Make Sure "Your Dog" is a Good Neighbor

by Sue Jamison

Pima County's Leash Law prohibits you from allowing your dog to run at large outside your property at any time, it needs to be restrained on a leash.

There have been a number of complaints recently about man's best friend. In one instance a number of complaints were received from one neighborhood about a dog roaming at night and turning over trash cans and strewing the contents. It seems that no one in the neighborhood owned a dog of the description (a large, black collie type).

There has also been an increase in complaints about barking dogs, usually belonging to new owners in the area. Please remember to keep your dog on a leash when out and try to keep your pet from barking at night or when you are away.

Please consult Pima County Animal Control (743-7550) or your Flecha Residents' Handbook for information.

And if you own a dog that fits the "Midnight Marauder" description and live in Flecha No. 4 or any Flechas west of Swan Road, please keep the dog inside at night for the sake of your neighbors.

ALERT
ALERT
ALERT
ALERT

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**

Waste Not, Want Not

In 2003, the Pima County Supervisors declared a State of Emergencies due to drought conditions. The declaration is still in effect. Pima County's Drought and Water Wasting Ordinance became effective July 21, 2006.

What steps can you take to help with the drought situation outside your home?

- Don't let the water run while you are washing your car. Wet the car, wash the car, then turn the water back on to rinse the car.
- Water effectively, water infrequently, but water deep to train your plant roots to grow deep in the soil. (Example: Water for 12 min. wait 20 min. water again for 12 min.)
- Wait for fall to replant any new landscape plants.
- Choose an automative irrigation system, this waters evenly and a timely fashion.
- Position sprinklers to not water pavement. Use shut off nozzles on hoses.
- Keep your lawn free of weeds. Spot spray and remove as they appear.
- Use a broom to sweep the driveway, never spray with an open hose.
- Check for leaks in nozzles, hoses, faucets and pipes.
- Use a cistern to collect rainwater. Position a thin screen over the top to avoid mosquitos.
- Recycle your pool water. Place a cover over the pool while not in use, an average pool loses 1,000 gallons a month if not covered properly.

**Who do you call
if someone is
wasting water?**
Pima County
Health Dept.
740-3191

FCHOA - THE ARROW
P.O. Box 64633
Tucson, AZ 85728

PRESORTED
STANDARD
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TUCSON, AZ
PERMIT No. 950

*Plan to join the
Flecha Caida Board
this year and make a
difference. Call
327-4240.*