



THE ARROW

Winter 2007

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<http://www.flechacaida.org>

COUNTY WORKING TO TAME FLECHA FLOODS

by Sue Jamison, FCHOA Executive Secretary

Last summer's flooding was especially severe along Valley View wash area west of Swan. FCHOA has met with representatives of Pima County, including Supervisor Ann Day and County Administrator Chuck Huckelberry, to try to control the wash. As in the case of the widening of Craycroft Road which seriously impacted Flecha residents, we were able to influence decisions as they affect our area.

The county has initiated a comprehensive study of how development to the north is changing drainage patterns in the Foothills. New subdivisions north of the Flechas and commercial construction around Swan and Sunrise and the expansion of St. Thomas the Apostle Church have altered the flow of the Valley View Wash. Now, big rains bring big floods along Calle del Pantera which are digging new channels that are causing damage to homes and driveways.

It will take some time for the County to find practical solutions. Homeowners may even be expected to contribute to funding for new drainageways. Many of the affected homes were constructed before the current more restrictive County Floodplain codes. Even with them in place, upslope development has been done without due consideration given to runoff. The floods have given the county a wake up call. We will soon see surveyors and engineers working in the area checking the roads. We will just need more patience as the process continues.

FCHOA ANNUAL MEETING IN APRIL WILL EXPLORE THE LATEST TECHNOLOGY

by Sue Jamison, FCHOA Executive Secretary

As we were searching for a topic and speaker for the Flecha Annual Meeting in April, we received a call from a resident who had recently attended a program about the basics of solar energy and thought the topic might be interesting to us all. We agreed and have found a speaker who is really on top of solar technology, solar economics and the state legislation that governs them — B.J. Cordova, Director of Development and Community Outreach at "Tucson Clean and Beautiful". As the representative of an agency that promotes the environment, he will show us the newest technologies of solar power and practical ways of amortizing the initial costs of installation. Mr. Cordova practices what he preaches and has recently installed a solar hot water system in his own home with a tankless hot water heater and some photovoltaic roof panels. As a bonus, he will also discuss the other missions of TC&B that can be used by Flecha residents, such as their tree-planting program of which we can take advantage. We look forward to getting some valuable information. This is a meeting you will not want to miss!

Our aging homes are being remodeled and updated so, considering rising utility costs, the relatively uncomplicated installation of solar equipment has become more attractive. We already have many solar installations in the Flechas, dating from the late 1970's—some energy early birds. So take a 'heads up' and learn something to save money.

This Annual meeting will in mid-April, 2008 at 7:30 p.m. at our usual place, the First Evangelical Free Church at 4700 North Swan Road. The next Arrow will contain the exact date.

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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 in March. Classified ad info. submitted to the editor by Feb. 25th

Contributions:

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

Pima County Dept. of Environmental Quality

The Dirt on Dust newsletter from PDEO contains information regarding regulations and airborne dust control methods to protect the health of our community. Call 740-3340 to ask them to send you their latest edition. Or go to www.deq.pima.gov The focus is on keeping the dust down.

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...



Season's Greetings,

The Flecha Caida Homeowners' Association thanks all of you for helping us complete another successful year. As usual, Board members have been kept busy dealing with the concerns that are abundant in neighborhood organizations like ours. Considering the size of Flecha Caida, it is amazing we don't have more problems, but happily, our homeowners are very considerate and show their appreciation of our special desert. We work together to keep it exceptional.

Flecha Caida members had another efficient fall cleanup — the dumpsters filled up almost as soon as they hit the ground and the member passes worked again. Dumpster Day has become one of our most popular activities.

Thank all of you for your continued support — the essential ingredient to another good year.



Merry Christmas, Happy Holidays and Happy New Year,
Carol Lescoulie
President, FCHOA

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 **299-1528** or e-mail me at **melly_navarro@yahoo.com**. Even if you think you're too busy to leave the house, contact me via e-mail for recipe swaps and maybe for an occasional Mom's Night Out date.

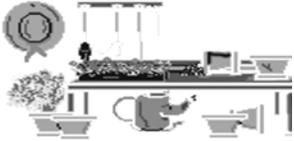
From the Editor: Check out <http://arizonamoms.com> for some holiday suggestions and also some fun tips from Mom's in AZ.

Valley Fever - Spores in the Soil

Valley Fever, *Coccidioidomycosis*, or "Cocc" for short -- The spores become airborne when the soil is disturbed and are inhaled into the lungs where the infection starts. The disease is not contagious from person to person and it appears that after one exposure the body will develop immunity. For those sick enough to go see a doctor, it can be serious, with pneumonia-like symptoms, requiring medication and bed rest.

Note: Walkers or joggers on dirt roads are cautioned to cover their nose and mouth after passing cars spurring up dust and possibly containing spores.

The Desert Green Thumb



Don't be too eager to cut back dead foliage just yet. Winter frost can damage plants that have been cut back too soon.

Late February - mid March is a great time to plant Lantanas. The plants come in many colors and are drought tolerant. Planting Lantanas is a great way to add color to your desert landscaping and a choice that is hearty. To grow Lantana, select a site with soil that is fertile and well drained. Well-drained winter soil will encourage a spring return. If your soil is tight and heavy, amend with 3 to 4 inches of organic matter and work to a depth of 6 to 8 inches. While preparing the soil, incorporate a slow-released, balanced fertilizer at a rate of two pounds per 100 square feet of planting area. Pot the Lantana and then apply a layer of mulch.

Keep protecting your cold sensitive plants until after the last frost date which, in our area, usually occurs around March 15th. A bathroom towel or plastic grocery bag will help to keep them warm.

Power Outage

Suggestion: During a storm, have a flashlight or candle/matches close at hand so you can locate them quickly when the lights go out. Purchase plug-in flashlights for dark hallways. Keep a cell phone charged by your bed at night. If your telephone stops working your cell phone is an emergency response tool.

ALERT

Flecha Crime Report

Mail box theft is still a problem in our area. It is strongly suggested that you purchase a locked mailbox for security in Flecha Caida. We continue to receive reports in all areas of Flecha Caida. Contact Patty Sea at 577-6226, if you are interested. Working together, we can make a difference and help to keep our neighborhoods safe and secure. The holidays are a busy time of the year for you and for those that steal. Please be alert for any suspicious activity in our neighborhood. Last year, several homes had their Christmas trees, ornaments, and lighting decorations stolen. Also, when you have a change in your e-mail address, notify Connie Beuerlein, Neighborhood Watch coordinator, of your new address. "Bounce backs" from e-mail accounts are hard to correct. If you have not received an "Alert", send your email address to: connie@chbdesignlink.com

Car Break-ins

We have had several reports of cars being broken into at night. Suggestion: Place your car keys beside your bed at night. If you hear a noise outside your home or someone trying to get into your cars, just press the panic button for your car. The alarm will set off, the horn will continue to sound until you reset the button on the key fob chain or the car battery dies. Of course, this also makes the thieves aware that someone is awake in your home.



Neighborhood Watch

If you are willing to be a block leader, contact the Sheriff's department Neighborhood Watch at (741-4972). The Sheriff's department will send information on how to set up the watch in your neighborhood. 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-mail addresses. 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 materials. She 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 not having e-mail accounts are notified via phone by the block leader within their area. Let's keep our neighborhood safe, start by becoming a block leader. We need more block leaders in many areas, please consider becoming one today. connie@chbdesignlink.com

Recent Homes That Sold in the Flecha's

Street	Yr. Built	Date Sold	Amt. Listed	Amt. Sold	Sq. Ft.	Price Per Sq. Ft.
Via Norte Talon	1960	07/06/07	\$399,900/list	\$350,000/sold	2021 sq. ft.	173.18
La Linda Rama	1973	08/10/07	\$399,900/list	\$365,000/sold	2200 sq. ft.	165.91
Camino Esplendor	1958	10/09/07	\$394,000/list	\$375,000/sold	1955 sq. ft.	191.82
La Cadena	1959	09/28/07	\$575,000/list	\$514,920/sold	2358 sq. ft.	218.37
Calle Barril	1972	09/05/07	\$599,900/list	\$548,500/sold	2629 sq. ft.	208.63
Via Norte Talon	1959	08/10/07	\$579,000/list	\$565,000/sold	2995 sq. ft.	188.65
Camino Arenosa	1963	11/21/07	\$695,000/list	\$660,000/sold	3011 sq. ft.	219.20

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

Name: _____ E-mail: _____

Address: _____ Zip: _____ Telephone: _____

Arizona Incentives for Renewables and Efficiency

Arizona provides an individual income tax subtraction to the original owner of a new energy efficient home. The credit may be claimed in the year that the house is sold. It is equal to 5% of the sales price excluding commissions, taxes, interest, points, and other brokerage, finance and escrow charges and cannot exceed \$5,000. Energy efficient residences include new single family-residences, condominiums, or town houses that exceed the 1995 Model Energy Code Threshold by at least 50% (90 points) as determined by an approved rating program. The subtraction is valid for taxable years beginning after December 31, 2001 and ending before December 31, 2010.

Instructions for receiving the subtraction can be found in the instructions for Form 140, available under "Forms and Instructions" at www.revenue.state.az.us

Amount: 5% of sales price excluding commissions, taxes, interest, points, and other brokerage, finance and escrow charges Maximum Amount: \$5,000 Project Review/Certification: Home must score at least 90 points on a home energy rating, provided by a Certified Home Energy Rater

Website: <http://www.azdor.gov/ResearchStats/legislative%20summaries/2000leg.htm>

Magazine on Solar Information has a **(two for one)** offer to subscribe to their magazine. www.HomePower.com or contact them at **800-707-6585 or 541-512-0201**

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Happy New Year!