



Spring 2016

# THE ARROW

*The newsletter of Flecha Caida Homeowner's Association*

[www.fchoa@flechacaida.org](mailto:www.fchoa@flechacaida.org)

ANNUAL MEETING TIME IS HERE!

Join your neighbors at the Flecha Caida 47<sup>TH</sup> Annual Meeting

**Thursday April 21, 2016 at 7:00PM**

In the large church building at First Evangelical Free Church  
4700 N Swan

Come meet your neighbors, old and new  
Enjoy our program

A representative from Pima County Master Gardener Program will give a brief overview of its activities and services to the community. The Program will provide all the attendees at the annual meeting a complimentary 2016 Master Gardener's wall calendar. The calendar, which is also a gardening journal, contains valuable information, suggestions and ideas about gardening in southern Arizona.

Katie Gannon from Trees for Tucson will be here to tell us about a tree planting program right here in Flecha Caida. Learn how we can come together to plant and care for trees, harvest the rain, and renew depleted landscapes.

We will also have delicious desserts and coffee for you to enjoy  
Bring a neighbor!

## **SPRING DUMPSTERS ARE COMING SOON**

Flecha Caida Homeowners Association

Our biannual dumpsters are one of the benefits of membership, so take advantage of the convenience of disposing vegetation waste close to home.

The dumpsters are available for all Flechans  
who have paid dues for 2016.

Due date is May 1<sup>st</sup>

Send your dues to:

FCHOA P.O. Box 64633 Tucson, AZ 85728  
or bring a check to the annual meeting.

## **GOODWILL DONATION STATION FOR FLECHA CAIDA**

SATURDAY MAY 21, 2016

9:00 AM – 2:00 PM

FIND THE TRUCK AT THE CORNER OF CRAYCROFT & RIVER  
WALGREENS PARKING LOT

As part of our Spring beautification project we've partnered with Goodwill.  
CLEAN UP AND CREATE JOBS IN THE TUCSON COMMUNITY BY  
GIVING YOUR GENTLY USED ITEMS.

Dear Neighbors;

Do you know that white roofs are not allowed in Flecha Caida Ranch Estates? I bet many of you had no idea. Others think that white roofs were approved some time after our CRRs were written. However, the CRR requiring tan roofs is still in effect. The Flecha Caida Homeowners Association Board gets regular letters from Fechans who tell us that the glare from the stark white spoils their views and the enjoyment of their yards. At this point we must contact the owner of the white roof and tell them that they are in violation of the CRRs. The time come for us all to pull together and put things right.

The board has decided that a positive approach is the best way to begin. We will begin this campaign by first asking for everyone's voluntary compliance. We want all of Flecha Caida to show pride in our natural setting and show respect and consideration to our neighbors above us and below us by coating our roofs with desert tan colors. Approved colors can be found on our website at [www.flechacaida.org](http://www.flechacaida.org).

So join the effort. When the time comes to recoat your roof, choose the high road and use an approved color. You will be part of not only a neighborhood beautification project, but you will be saying to your neighbors "I consider you". To sweeten the deal, the Flecha Caida Homeowners Association will send a \$20.00 gift card to everyone who uses a tan roof coating. Just mail or email us a copy of your roof coating receipt showing you used the color tan and we will drive by to confirm and then the \$20.00 gift will appear in your mailbox.

Let me give you some background. When Flecha Caida was established in 1958, white roofs were not mentioned the CRRs for Flecha Caida #1, however, this oversight was corrected in CRRs for Flecha Caida #2-#10. Our developer, John Bender, wanted our subdivision to blend into the natural setting as much as possible. To this end, rules were established to protect native plant growth by insisting only the minimum of vegetation could be removed for the construction of homes, out buildings, driveways, etc. Many roads were not paved so they could double as equestrian paths. Lot sizes were established as a minimum of one acre to control density. Roofs were to be tan to blend with natural earth color. Mr. Bender strove to ensure that the view of the mountains from the city of Tucson would not be blemished by stark white roofs but, instead Flecha Caida would blend with nature. His feeling was that this was not only the right thing to do, but also to ensure that Flecha Caida would maintain its high quality atmosphere. Then began the energy crisis of the late 1970s and folks had fears of energy shortages. At an annual meeting it was decided that white roofs could be allowed with advanced approval by the Flecha Caida Homeowners Association board. A few approvals were granted, but then unapproved white roofs began to appear all over the subdivision. If you have a white roof, Join In, email us your pledge to change white to tan.

Diane Flores,  
Flecha Caida Homeowners Association President

### White Roof Fast Facts

White roofs are a violation of CRRs.  
Tan roofs blend with our natural surrounds.  
Tan roofs help your neighbors above.  
Aluminum coating actually attracts heat.

Tan reflects nearly as much light as white.  
Tan roofs help your neighbors below.  
Tan roofs have a rich appearance.  
Tan roofs beautify your home for little cost.

<b>Active Properties for Sale</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Year Built</b>	<b>Total Sqft</b>	<b>Lot Acres</b>	<b>Days on Market</b>	<b>List Price</b>
5198 N Camino Esplendor	4	4	1959	3807	1.53	12	\$575,000
4275 N Craycroft Road	3	4	1998	2639	0.77	75	\$479,000
4991 E Via Nuez	4	3	1962	4165	1.53	50	\$699,000
4755 N Caida Place	3	2	1958	1877	1.37	23	\$290,000
4210 N Alvernon Way	5	2	1972	2515	1.55	34	\$390,000
3936 E La Espalda	4	3	1980	2587	1.59	181	\$299,000
4510 E Calle Del Pantera	3	2	1970	2849	1.3	334	\$425,000
4950 N Camino Arenosa	3	3	1972	3299	1.76	151	\$716,500
4737 N La Rueda	6	6	1961	5412	2.71	159	\$975,000
4940 N Calle Esquina	4	5	1984	4813	3.1	435	\$995,000
4146 N Via Caverna	5	4	1994	3218	0.98	48	\$449,000
4365 N Camino Colibri	4	3	1962	2467	1.24	114	\$485,000
4950 N CALLE BENDITA	3	3	1960	2722	1.86	38	\$660,000
4150 E La Cadena	3	2	1958	1845	1.13	19	\$399,900
5045 N Camino Arenosa	3	3	1989	3378	1	124	\$585,000
<b>PENDING</b>							
4170 N Avenida Del Cazador	4	3	1977	2739	0.95	18	\$399,000
<b>SOLD Properties</b>							<b>SOLD Price</b>
4250 N Camino Colibri	4	3	1973	4051	3.93	226	\$395,000
4141 N Camino Del Celador	3	2	1978	2526	2.22	88	\$359,000
4255 N Camino Arco	3	2	1963	2004	0.83	25	\$382,500
4065 E La Cadena	4	3	1958	2268	1.05	186	\$406,000
5050 N Camino Arenosa	4	3	1969	4047	2.12	129	\$717,000
4051 N Camino Del Celador	3	2	1978	1530	1.11	54	\$325,000
4325 N Camino Gacela	4	3	1963	2783	0.76	122	\$480,000
4030 E Camino De La Bajada	3	3	1976	2645	2.35	42	\$365,000
4205 N Avenida Del Cazador	3	2	1972	1643	1.9	10	\$239,000
4245 N Camino Arco	2	2	1977	2036	0.84	8	\$345,000

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

### Lot Splitting

This past year the Board was asked in several occasions whether a Flecha lot could be split. The homeowners and the Realtors who had asked the question were referred to the following article in the CRR's of Flecha 2-10:

20. No lot subject hereof shall be resubdivided.

There are nearly 560 acre-plus lots in the ten sections of Flecha Caida Ranch Estates. The number of lots has not changed since the last section of Flecha was established in 1960. Today, even after close to sixty years, due to the existence of the CRR's, as the residents of the Flechas, we still enjoy the tranquility of natural surrounding, while living within a major metropolitan area.

### Flecha Caida HOA Board of Directors

President	Diane Flores
1 <sup>st</sup> Vice Pres.	V.C. Karumanchi
2 <sup>nd</sup> Vice Pres.	John Sharawara
Treasurer	Bridget Barry
Rec. Secretary	Parviz Nikravesch
Members	Bill Micka
	Stephen Poe
	Mark Cline
	Dan Paoli
	Ana Watson

Flecha Caida Homeowners  
Assn. Inc.  
PO Box 64633  
Tucson, AZ 85728  
Phone:  
520-327-4240  
[www.flechacaida.org](http://www.flechacaida.org)

The Flecha Caida Board has received inquiries from neighbors asking about an online network called "NEXTDOOR FLECHA CAIDA RANCH ESTATES." This appears to be a venue for advertisers. It has nothing to do with us. For information from your homeowners association, please visit our website: [www.fchoa@flechacaida.org](mailto:fchoa@flechacaida.org).

### JOIN THE BOARD

#### What can be more important than preserving your neighborhood?

This is an appeal to all of Flecha Caida for new members of our neighborhood association. We are experiencing the retirement of several of our long time members and your help is sorely needed. Flecha Caida has existed as a high quality urban rural area for nearly 60 years. The fact that in all that time we have maintained the character of our wonderful area owes much to the work of the board who has protected us from large scale clearing of native vegetation, building of structures right on property lines, neighbors ignoring the rights of their neighbors, and on and on. We will all be best served if the board has a member from each of our 10 sections.

We are looking for new members that are reasonable people and understand that Flecha Caida allows for great individuality in style, but that rules are important to keep our overall quality high. Preservation of the natural setting is in the forefront of board decisions.

New members of our community are especially encouraged to join us as your appreciation of our neighbor is keen. If you think you can spare a couple of hours a month to protect your neighborhood and enhance your property values; come join us. Send an email to Flecha Caida Homeowners [fchoa@flechacaida.org](mailto:fchoa@flechacaida.org) to express your interest, you and our whole area will benefit from your involvement.

**Volunteer – just send an email to [fchoa@flechacaida.org](mailto:fchoa@flechacaida.org) or call 327-4240**

### Flecha Caida Loves Native Vegetation

The Flecha Caida Board gets involved when native vegetation is removed beyond the minimal amount to build an approved home or driveway or septic. Wholesale removal of vegetation is not only a violation of our CRRs, it is unattractive and bad for our air and creates more heat. Over the years, however, trees, shrubs, and cactus die. We are partnering with TREES FOR TUCSON to add native growth to our wonderful neighborhood. We have the opportunity to purchase, as a group, quality, low water use trees that are either native or desert adapted. Come to the annual meeting to find out how you can get these trees or send us an email, [fchoa@flechacaida.org](mailto:fchoa@flechacaida.org). Or call 327-4240 to Sign up for a Fall planting.