



THE ARROW

The newsletter of Flecha Caida Homeowner's Association

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LETTER FROM THE PRESIDENT

HELLO FLECHA CAIDA MEMBERS,

We always appreciate thank you letters and notes, but sometimes we received a few critical opinions. It occurs to me that some of you might not understand who we are, what our limitations are and what responsibilities include. Please feel free to call me any time. And, if you can lend a hand, we appreciate that as well!

We have eight incredibly talented Board Members. We are busy with jobs and elderly parents or kids. We know that if we don't support the community by serving on the Board, Flecha Caida will not be the same. It is likely to deteriorate as many other communities that have lost their volunteer HOA Board. Without a Board to assist neighbors and enforce rules, communities often begin to look unkempt. Fortunately, the Flecha Caida Conditions, Reservations, and Restrictions (CRRS) give us clear guidance on how to maintain our community. They are clearly designed to maintain consistent natural looking neighborhoods with lots of open space and wildlife. We are fortunate to live in this unique rural environment just minutes from the city. That is what buyers appreciate and what helps maintain our property values.

What you might not know is that while we are charged with enforcing rules as written, we really don't have much authority to change them or apply them differently. Unlike other HOA's that can add and delete rules all the time, we cannot. There is no "amendment clause" built into our documents. When they seem dated, we look to how the issue has been treated historically and/or we seek legal counsel. We do try and work with you when and where we can but we are somewhat limited.

I encourage you to look at the CRR's. They are quite good! Those rules hold our community together and provide the foundation for securing your property value. Although written in the 50's and 60's, there are very few areas that aren't still relevant and important. When all of us purchased our homes, we agreed to these restrictions. As Board members we agree to enforce them uniformly and without prejudice or bias. There are certain violations that are common and might even occur inadvertently. There is an illuminating article in this edition that addresses the problem of incorrect interpretation of the CRRs problem.

Please work with us and help us as a volunteer. Please send us an email if you have any questions or concerns.

Deidre Larrabee
President, FCHOA



(Right) Late Bloom, Sept 6, 2020

CR&R VIOLATIONS

One of the major responsibilities of the Flecha Caida Homeowners Association Board of Directors (FCHOA Board) is to assure that the Flechas retain the high quality and the value that has made our subdivision a desirable place to live. To do this, we consistently and fairly enforce the recorded Conditions, Reservations and Restrictions (CR&Rs) that govern the ten subdivisions of Flecha Caida Ranch Estates.

In years past, the FCHOA Board would conduct surveys of all ten of the Flecha neighborhoods looking for violations. As the number of homes has increased and the number of Board members decreased, such systematic surveys are no longer conducted. Instead the Board has focused on the following events:

1. Neighbor Complaints.
2. Property Sale or Transfer
3. Submission of Plans
4. Observed New Activity

Once the FCHOA becomes aware of an issue, an investigation must first be conducted to determine if a violation of the CR&Rs exists. If confirmed, a Violation Letter is sent via USPS and email (when an email address is available). The letter outlines the issue(s) along with the relevant covenants, as well as a deadline for compliance. If you receive such a letter, please address the issue within the expected time frame. If additional information is needed, or you have questions, please contact the Board as soon as possible. This allows for ample time to address questions and concerns within the timeline. Violation Letters that are ignored will ultimately be turned over to legal counsel. Once Counsel is involved, it is the practice of the Board to seek reimbursement of costs incurred as provided by the CR&Rs.

-Mark Buchanan

RVS & TRAILERS

The presence of travel trailers, motor homes, camper shells, utility trailers and boats are one of the more common violations that we encounter, along with the occasional commercial vehicle or tractor. The relevant covenant states (applicable to Flecha #2-10):

No commercial vehicles, construction or like equipment or mobile or stationary trailers of any kind shall be permitted on any lot of the subdivision, unless first approved by reversionary owner and kept in a garage completely enclosed.

We are frequently told that “motor homes are not trailers”, so the covenant doesn’t apply to them. The FCHOA Board has long interpreted this covenant to include motor homes—once they started to become common—and this position has been validated by our legal counsel. Did you know that Winnebago produced their first motor home in 1967, eleven years after this covenant was first recorded for Flecha #2. For residents in Flecha #1, please be aware that Pima County CR-1 zoning also does not allow for the open storage of trailers.

The CR&R’s allow for such vehicles to be on the property **only when kept in a completely enclosed garage** with approval of the Board. Approval is typically granted in such situations. We urge those homeowners who currently are in violation of this covenant to come into compliance as soon as possible.

We are in the process of creating a list of RV Storage businesses to share. If you have a recommendation, please shoot us an email so that we can expand the list.

-Mark Buchanan

FLECHA CAIDA REAL ESTATE MARKET



Currently 5 Properties are Active. 20 homes have sold in the last 8 months. Generally, Flecha Caida Real Estate mirrors the Tucson Metro market. Inventory remains very low. Surprisingly, the real estate market has been very active, even since the COVID outbreak. The data below are for 2020 Year to Date. They are realistic approximations for single family homes in Flecha Caida and Tucson Metro area.

	FCHOA	Tucson
Average Listed Price	\$640,380	
Average Sales Price	\$557,368	\$315,788
Average Days On The Market	20	36

-Deidre Larrabee

ROOF COLOR

The Flecha Caida Homeowners Association, Inc. Board of Directors requires all roofs to be coated and/or recoated with compliant paint colors upon the following conditions:

1) Any new roof construction; or 2) Upon transfer of lot ownership, **prior to** conveyance to a new owner; or 3) Upon the painting or maintenance of the roof coating; or 4) No later than April 22, 2025, in the event none of the above are applicable.



Get out the pruners It's Dumpster time!

It's that time of year again—time to rake up the leaves and prune trees and shrubs!

Please remember that only plant material is allowed in the dumpsters—NO TRASH! Dues-paying Flecha Caida HOA members will receive a mailing this October with a map of the specific dumpster locations. This is required to be on your dashboard when visiting the dumpsters. Our dues are \$65.00 per year, due in April. While doing your clean-up, it is crucial to keep in mind the provision in the CRRs to protect native vegetation!

If you forgot to make your annual dues payment, it's not too late! Visit our homepage at <https://flechacaida.org> and pay your 2020 dues today!

LOOKING FOR MAILBOX HELP

We are looking for someone interested in maintain mailboxes within the Flecha's. The Venerable Patty and Scott Sea are retiring from their long time work for our community. We thank them for all their years of service! The schedule of services are shown below. This is the perfect for a handy person willing to earn some extra cash while helping to keep our neighborhood looking sharp. If interested, please shoot us an email at fchoa@flechacaida.org, or give us a call at (520) 327- 4240.

Schedule of services offered:

Straightening of stand or arrow	\$15-\$25
Installation of a new box	\$25
Re-welding of arrow	\$50
New stand	\$95
Driveway arrow	\$65
Install of stand	\$25

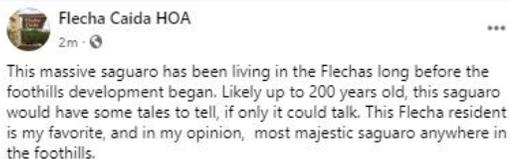
THANK YOU TO THE 208 MEMBERS WHO HAVE ALREADY PAID THEIR 2020 DUES.

FLECHA CAIDA HOA

Flecha Caida Homeowners Association Inc.
PO Box 64633 Tucson AZ 85728

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Flecha Caida HOA Board of Directors

President Deidre Larrabee

First Vice President Jerri Szach

Second Vice President Sara Morris

Treasurer Charlene Castillo

Communications Secretary Brooke Dray

Members Cap Pearson, Kathleen Buchanan, Mark Buchanan

Consulting Architect John Gabb III

Help keep our mailing costs low by sending your email address to fchoa@flechacaida.org. Please include your name and lot number.

The **Flecha Caida Board** meets at 6:30PM on the **3rd Wednesday** (unless stated otherwise) each month. Currently, meetings are held via Zoom, please contact us if you wish to attend.