

Desert Dwellers

Volume 12, Issue 41

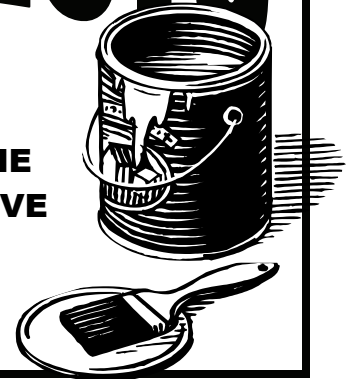
April 2009

CALLING ALL ARTISTS

OFNA IS LOOKING FOR YOU!

**YOUR TALENT IS NEEDED TO BEAUTIFY THE WALL AT THE
ORACLE FOOTHILLS ENTRANCE ON THE CORNER OF AGAVE
DRIVE AND FIRST AVENUE**

We'd love to find a neighbor for this project!



Entrance Signage at First & Agave

Many of you have noticed the low, curved wall at the Southwest corner of First Avenue and Agave Drive. This wall was built by our neighbors Bob and Camille Zachmeier and its use graciously donated to the neighborhood association for an entrance sign. The OFNA Board at its meeting on February 16, 2009, voted to move forward and contract with a local artist or sign company to paint the words "Oracle Foothills" or perhaps "Oracle Foothills Neighborhood" on the existing wall.

The Board is currently soliciting names of individuals or firms that might have an interest in doing this work. Many of you may have noticed similar painted signage at the entrance to the Northridge Estates neighborhood (east side of First at Estella) or to the Las Brisas Estates (west side of First north of Orange Grove). The Board elected to fund a painted sign even if less permanent than a metal or ceramic one to minimize the initial cost.

Please contact Board member George Grimm at george@gwgrimm.com, or **888-0621** if you know a person or firm that might be interested in doing this work. Each interested party will be asked to submit a formal proposal to the Board illustrating their proposed design, stating the estimated cost and listing references for previous work.



Manufactured Housing in Pima County

The Pima County committee focusing on manufactured and affordable housing (MAHSC), on which I have been serving as Ann Day's representative, has completed its work. The committee's final report has been prepared and will now be reviewed by the Planning and Zoning Commission as well as the Board of Supervisors. The full text of the report is available on our website, <http://www.ofna.org>, go to the **ISSUES** tab, then click on the **MAHSC Report** link in the article on Manufactured Housing.

As the report deals with two very complex issues, it is quite lengthy. The final recommendations for a zoning code text amendment regarding manufactured housing begin on page 18 of the report. If you are unable to access the document online and are interested in reading it, please contact Carole DeAngeli at **690-1107** or caroledeangeli@earthlink.net and I will get you a copy.

My goal in serving on this committee was to prevent another situation such as we experienced in Oracle Foothills with the manufactured home at First and Agave which became a terrible blight on the neighborhood.

Summarizing the recommendations regarding manufactured housing:

D. Final Text Amendment Recommendations:

The manufactured housing subcommittee's final recommendations to the full MAHSC committee addressed three workable elements: design criteria, enforcement, and location. The full MAHSC body reviewed and agreed to final modifications. Note: In addition to these final MAHSC recommendations, the Committee also recommends that the

County conduct educational forums in affected areas, beyond the required public notice and hearing activities associated with a zoning text amendment. The MASHC final zoning code text amendment consensus recommendations for the Planning and Zoning Commission for multi-sectional manufactured housing in certain CR-3, CR-4, and CR-5 residential zones are as follows:

A. Design Criteria:

1. *Housing units:* New multi-sectional only, with a minimum width of 24 feet.
2. *Foundation:* Permanent foundation that meets manufacturer and local code requirements including a recessed pit ("ground set") and a masonry perimeter for added support, or on a basement. Finished Floor Elevation (FFE) to be no higher than 16 inches above highest adjacent grade unless in conflict with any applicable flood plain requirements, which then take precedence. Exposed foundation materials must be treated to match home color.
3. *Exterior:* Exterior of building shall be stucco, or stucco with brick veneer accents.
4. *Roof:* Pitched at a minimum of 4/12. Roof material must be architectural shingles, tile or metal. Parapet roof is acceptable.
5. *Garage:* House-matching attached or detached garage, with minimum offset of 2 feet.
6. *Porch/entry:* Covered porch with masonry steps and landing, or recessed entry, must have a minimum area of 72 square feet.
7. *Energy:* Home shall be 2006 International Energy Code compliant.

B. Enforcement:

1. *Zoning Permit:* A zoning permit will be necessary to ensure that all of the proposed structures meet the minimum zoning requirements. These requirements might include: minimum setbacks from the

(Continued on page 3)

(Continued from page 2)

property line, minimum lot size, and minimum lot frontage requirements among other items. A zoning permit is the result of a simple land use review performed by zoning staff, usually minimal submittal requirements that include a detailed site plan that the average property owner is capable of performing.

2. Building Permit: The building permit process will provide a mechanism by which the County can check to make sure that each unit meets the seven design criteria outlined above in section A. The review will be conducted with existing building department staff that will use a detailed site plan and building elevations supplied by the applicant to ensure compliance with the seven criteria.

The applicant’s submittal for both the zoning and building reviews will be field checked for compliance by building department inspection staff, which will do a basic visual inspection. This should have a minimal impact upon building department inspection staff as they currently inspect the utility connections for the placement of any manufactured home, regardless of the zone that the unit is placed in.

3. Violations: A majority of the seven design items will appear within the zoning code, with some elements including foundation standards, and 2006 energy code compliance falling under the jurisdiction of the Building Safety Division.

Violations of items within the zoning code would be processed through the County’s existing zoning code enforcement process. Violations are allowed time to come into compliance with the code through alteration, removal, or variances approved by the Board of Adjustment. If compliance cannot be obtained, then the violation would continue to an administrative hearing officer for judgment. Finally, if compliance is not achieved, the violator would pro-

ceed to Superior Court for resolution through the court system. Building code violations typically have more of a direct health/safety impact and are often immediately addressed. Once a violation has been verified, a stop work order would be issued until the violator applies for and receives building permit approval. If a permit cannot be obtained, then the site, and/or violation must be returned to its original state. If a violator refuses to comply, they would then proceed through the administrative hearing officer and Superior Court process outlined above.

C. Location:

Under the subcommittee recommendation as adopted by the full MAHSC body, the pilot program is proposed to be in CR-3, CR-4, and CR-5 zones within the area delineated by the **Southwest Infrastructure Plan** and the **Airport and Flowing Wells Growth Areas in the 2001 Comprehensive Plan**. Table 2 below approximates existing vacant and available acreage for the program by area and zone utilizing Pima County MapGuide and the existing MASHC Display Maps.

Table 2: Approximate Vacant and Available Acreage

Area	CR-3	CR-4	CR-5	Total
SWIP	294	381	12	687
Airport	373	261	0	634
Flowing Wells	0	0	8	8
Total	667	643	20	1,330

Maps of the proposed areas are available as part of the report. Please don’t hesitate to contact me if you have any comments or questions on this report.

Carole DeAngeli

Baby Announcement

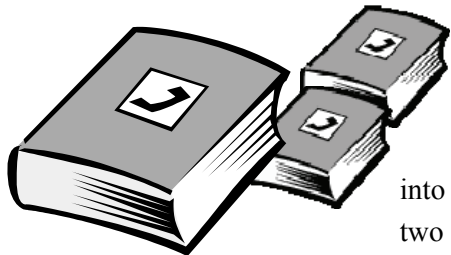
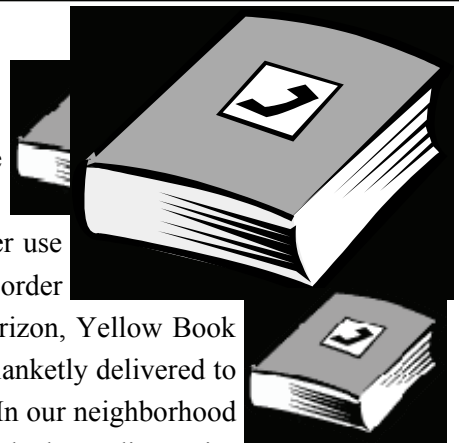
Mr. and Mrs. Harris’ Hawk would like to announce the arrival of their handsome new offspring. They are four growing little ones (well, everything is relative!) who are now standing up, flexing their wings and taking note of what’s going on outside the nest. Mom stays busy bringing the groceries for the hungry bunch who now fill the big stick nest completely. She can

only stand on the edge and feed them. About six weeks after hatching, these younguns will begin venturing out of the nest, but not too far. And they’ll probably hang around mom for a couple of years or more, helping to raise the next batch of offspring. We’re happy the Harris’ hawk family chose Oracle Foothills to make their home!



THE DIRECTORY DELUGE

When the most recent gigantic telephone directory was dumped in the street by my mailbox, it was, no kidding, the **sixth** such delivery this past year! Six phone books?? How many can one household possibly use? I rarely ever use one, let alone six. No one asked me if I wanted any of the directories, I didn't order or ask for one, let alone six!



The directories come from DEX (3 books), Verizon, Yellow Book and the latest, Tucson Pages. All are blanketly delivered to every home in the Tucson metro area. In our neighborhood of 275 homes, that translates to 1650 telephone directories

each year. Many never get picked up, sitting in the rain and wind, turning into litter and trash, becoming a blight on our streets. What's more, if you have two driveways you're liable to receive a copy of the books in each one!

Tucson Clean and Beautiful says, "To reduce outdated telephone directory waste, residents and businesses may order **The Dex Yellow and White Pages Tucson on a free CD ROM**, to be accessed on computers, and CD directory software is available to be placed on business networks. Complete elimination of wasted directories can also be achieved by using the Dex telephone directory on the internet for Tucson and many other areas." Contact **The Directory Source**, <http://www.dexknows.com/> or call **1-800-422-8793**.

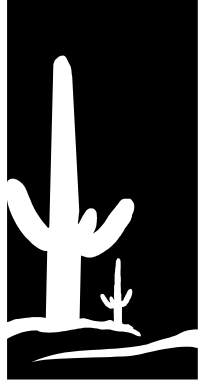
While I certainly agree with, and second, this advice, it does not eliminate all the unsolicited books that are delivered to your home. Surely there are better, more efficient methods for distribution of directories to those who need and want them; methods which don't produce such huge volumes of unwanted, wasteful material, as well as the wasted energy to deliver to every household. Perhaps some centralized distribution points (shopping centers, libraries, etc.) could be established where residents could pick up their desired directory. Or establish some means of individual requests for specific books. In the meantime, please **recycle outdated or unwanted books** in your **curbside recycle container**.

YellowPagesGoesGreen.org is a website dedicated to the elimination of unsolicited telephone directories. It contains a lot of good information on the amount of resources wasted on the production, distribution and disposal of a product that is unwanted, unneeded and unrequested. They also have an **opt-out form** by which you can **request that directories not be delivered to you**. If you do not want these directories, I urge you to fill out this form.

There seems to be no regulation or permit requirement for the businesses that distribute the directories. If you would like to reduce the wasteful practice of delivering multiple directories to every home, I urge you to call each company to complain and contact your state and local representatives:

- **Ann Day**, Pima County District 1 Supervisor, (520) 740-2738; Ann.Day@pima.gov
- **Al Melvin**, State Senator, District 26, amelvin@azleg.gov; 602-926-4326
- **Nancy Young Wright**, State Representative, District 26, nyoungwright@azleg.gov; 520-742-7283
- **Vic Williams**, State Representative, District 26, vwilliams@azleg.gov; 602-926-5839

Carole DeAngeli



WWW.OFNA.ORG

Have you visited yet? Please drop by to check out the OFNA website. It's your neighborhood place to find out the latest news, read about issues affecting our area, see photos from local photographers, learn about native plant and animal life, contact the Board of Directors, get links to agencies and businesses that may be of interest to you, find a contractor on the Recommendations List, buy and sell on the Classified Ads page, delve into the history of Oracle Foothills, join a neighborhood group, become involved in a community organization, stay up to date on crime issues or just

learn a little bit more about the place you live.

I do my best to update the site on a regular basis, and I'm always interested in getting input from neighbors on content they would like to see. Send your ideas or comments to me at caroledeangeli@earthlink.net, 690-1107.

See you on the web!

NATIVE WILDLIFE

Zebra-Tailed Lizard

A sudden movement catches your eye as you walk through the desert. If you are quick you'll see a tiny lizard moving so fast that it actually appears to float across the sand. Stop and wait and perhaps he'll stop too, waving his long banded tail over his back in the manner of a scorpion.



This is the zebra-tailed lizard (*Callisaurus draconoides*), one of the "sand" lizards in the Iguanidae family. The head is wedge-shaped with a counter-sunk jaw, the scales are smooth and granular and there are dark crescents on the sides of the belly. The zebra-tailed's diet consists mostly of insects. Spring is the breeding season and the female will lay anywhere from 1 to 15 eggs, which take 60 to 75 days to hatch.

The habit of wagging the curled tail over the back may serve to distract predators by drawing attention away from the head and toward the tail, which will detach easily if grabbed by a predator. Known as *autotomy*, this process allows the lizard to escape and later grow a new, smaller, cartilaginous tail.

The sand lizards have a high tolerance for heat and can be seen scurrying about on even the hottest of days. They prefer open stretches of sandy soil, but can be found just about anywhere in our neighborhood in the warm months.

Reference: *A Natural History of the Sonoran Desert, Arizona Sonora Desert Museum*

OFNA Financial Report - Fiscal Year to Date

Balance Forward (9/1/08)	\$13427
Income	2565
Expenses	4282
Current Balance (4/15/09)	\$11710

Membership Report:

There are currently **118** member households in Oracle Foothills Neighborhood Association

Neighborhood Update

Do you want to receive more current neighborhood news than the newsletter can provide? The weekly e-mail update notifies you of crime, lost pets, found items, community events, new recommendations, interesting activities, news about your neighbors and interesting information on the natural history of this beautiful area. To subscribe to the Update, just send a note to

caroledeangeli@earthlink.net

and ask to be added to the list. All residents are welcome to be on the list.

THE HOUSE THAT SHORTY BUILT

by Monica Hay Cook

The Cook home addition began with the need for a new bathtub. More on that later. Let's just say their project grew way beyond a tub. They had an architect friend draw up plans. Then they began searching for a contractor. Their home is made of mud adobe. That narrowed their choices considerably. They started with the original home builder. He'd just signed on to do a big house (plus he knew all about the bathtub, after all, he'd put it in sixteen years earlier and had scratched it then).

Monica (wife) thought Jude (husband) should build the house. He thought not, so, Monica continued calling other adobe builders. They received one high guesstimate, one itemized higher bid and several that decided not to do the project, because they turned tail and ran. Hmm?

Did I tell you the ground to the east side of their home drops into the arroyo? There's no way to get heavy equipment in to dig the foundation. There's limited space to stage the materials. Also, the adobe company was closing their doors. The adobe block had to be brought in immedi-

ately. Finally, the Cook's felt they'd exhausted their contractor possibilities and had wasted months in the process. So, Jude became the general contractor and Monica, the contractor's helper.

Things started to happen when Jude contacted a concrete company he'd worked with previously. They came back with a hefty price, but of course the foundation had to be dug by hand. Several weeks later, that company brought in a mason, by the name of Shorty, to build the stem walls.

One day, Shorty asked, "Do you have a mason to lay the block," You can guess the answer to that, so, Shorty laid the block. Shorty had more questions. Like did they have anyone for the framing, put in the floor joists, etc. Shorty and his small crew kept coming back. And so the house began to rise from the dirt.



The good, the bad and the ugly moments of the project. The good, Ted the Plumber, their neighbor, introduced them to great ideas. He's fantastic and should be on the neighborhood recommendation list. The bad, the electrician, who's on the neighborhood recommendation list, but never showed up on time. Also, when the door company took the Cook's money and forgot to order the doors and windows. This brought about a month delay. And the ugly, the night the monsoon drenched the addition (and Jude) because there weren't any doors or windows!

Even with the ups and downs of the building process, Shorty completed the Cook addition in about four months. And to this day, one year after breaking ground, Jude is still happily doing all the finish work on the weekends.

(Jude and Monica Cook live on Yvon Drive)



Do you know me? You should. I live in your neighborhood, maybe even dropping by your yard. I sing for you too. You might mistake me for my better-known cousin, that flashy red guy everyone thinks is drop-dead gorgeous. His name is cardinal. Mine is a bit more difficult to say, but much more interesting. It's Pyrrhuloxia. (try this: *per uh LOX ee a*) Sorry, I don't have a nickname. Some people call me the desert cardinal, but I like my name better. I wear mostly gray, but have some pretty red on my wings, around my beak and on my cool-looking crest. My lady prefers to wear almost all gray-brown with some touches of red. And check out my strong yellow bill that might remind you of a parrot. You won't mistake that for a cardinal's red beak! I use it for eating seeds and insects, maybe some fruit if I can find it. Listen for my song. It goes something like this . . . what cheer, what cheer what cheer . . . Or tseu tseu tseu tseu. Look for me in a mesquite tree, or a palo verde when I'm singing. Or you might catch me on the ground looking for something tasty to eat. And now you know me!



OFNA recently lost another neighbor and friend when **Frank Laird** passed away. Frank was always to be found helping out at the Annual Picnic and entertaining us with interesting stories of his life. Frank was the husband of OFNA President Sharon Laird. He was an accomplished man who lived a full and fascinating life. We'll miss him!

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THE **ofna.org** classified ads SECTION IS OPEN FOR BUSINESS!
 ALL ADS ARE BY AND FOR NEIGHBORS
 GO TO <http://www.ofna.org> AND CLICK ON THE **classified ads** TAB

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 - Jewelry Artist
 - Guitars and Ukuleles for Sale
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