



Mesquite Ranch Community Crier

Mesquite Ranch Neighborhood Association

Fall 2006 Volume I Issue 3

2006-2007 Board of Directors

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Keith Miller
Vice President

Sam Hagadorn
Secretary

Bill Hughes
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Chip Ellis
Director

Sylvia Katvala
Director



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Community Services
&
Newsletter

Randall Pierce
Keith Miller
Plans & Development

Sam Hagadorn
Neighborhood Watch
&
Social

Bill Hughes
Sylvia Katvala
Traffic & Safety

A WORD FROM THE PRESIDENT

As the monsoons subside and Fall approaches I am compelled to take a step back and reflect over the past year. Fall represents the end of the first year for the Mesquite Ranch Neighborhood Association (MRNA), and what a short year it was! From it's inception, the MRNA was formed by residents to serve the community by helping keep residents safe, becoming involved in issues that affect the community, informing the community of current and future changes within and outside of the subdivision, and providing useful and fun services that residents can use and enjoy.

MRNA registered with the City of Tucson, are recognized by city government, and can take advantage of many free services including monthly meeting mailers and newsletters like this one! Rollaway trash bins were made available for Spring and Fall community cleanups over the last year and were heavily used.

The Board of Directors worked hard to tackle issues that affect the community by forming a subcommittee which dealt with, and continues to deal with, commercial vehicle traffic noise and traffic violations on Poorman Road. The board worked with the City to make the intersection at Poorman and Houghton safer by installing reflective markers and signs to alert drivers of the intersection. The board was also extremely active in obtaining a community position concerning student access to the newly planned Senita Valley Elementary School.

Board committees have been responsible for recognizing student achievers, helping residents form neighborhood watch areas, keeping street signs in good repair, managing civil violations like parking on the street and blocking sidewalks, advocating MRNA positions on zoning and land use actions, and organizing community events and services like yard sales, clean-ups, barbeques, star parties, and participating in volunteer work. Twelve guest speakers addressed our residents at monthly meetings from Council Member Shirley Scott to representatives from Ward IV, Tucson Police, Transportation, Vail School District, and Dept of Neighborhood Resources.

Looking forward promises a host of service opportunities as development continues to surround our once rural community. State land will be auctioned, Houghton Road will begin it's widening transformation, and schools, businesses, and medical facilities built. MRNA will focus on curbing vandalism working with law enforcement to expose those responsible for very expensive damage to our environment. Fun things will also be planned so residents can meet others in the community, form new friendships, and get that "community" feeling you've always wanted.

Every resident is valuable to the community and it only takes a little time and effort to participate in the neighborhood you live in. Why not join us the first Tuesday of each month to have a little fun and voice your opinions. See you there!

NEIGHBORHOOD WATCH

If you would like to establish a Neighborhood Watch program on your street, contact Sam Hagadorn, at 247-7522, or by e-mail, mrnasecretary@mesquiteranch.org. Sam has information that explains the program and will help you get started. You can also call our Neighborhood Watch coordinator, TPD Officer Corina Chavez, at 791-5735.

NEWS & EVENTS

NATIONAL NIGHT OUT - In conjunction with National Night Out, the August MRNA regular meeting was held at the East Pool on August 1st. Several board members and residents provided delicious barbecue and fixin's to be enjoyed before and during the meeting. We had a great turnout of 45+ residents, and if you didn't attend, you really missed some good food and socializing. Between mouthfuls, the board still succeeded in holding a great meeting with excellent communication between the Association and residents. The evening finished out on a high point as Community Resource Officer Corina Chavez, from the Tucson Police Department, delivered a presentation on Neighborhood Watch and Graffiti Abatement, and provided handouts to interested residents. Combining the regular meeting with a barbecue was the brainchild of MRNA Secretary Dave Jones, and it was a special event indeed. Many thanks to **Dave Jones, Randall Pierce, Sam Hagadorn, Keith Miller, Sylvia Katvala, Raymond and Charmaine Alston, Dwight and Joyce Gano, Roger Montemayor, and Della Ellis** for supplying the delicious barbecue, side dishes, as well as drinks and supplies. If your name was missed, we apologize, but please know that your contribution to this event was appreciated!

STAR PARTY POSTPONED - The Star Party, which was to have taken place immediately following the September 2nd Annual Meeting, was postponed due to heavy cloud cover from remnants of Hurricane John. This event, organized by **Dave Jones** with support from members of the Tucson Amateur Astronomy Association, promises to provide exciting viewing of the night sky using some terrific telescopes. The event WILL be rescheduled, so watch for updates on the MRNA website.

MRNA ANNUAL MEETING - The first annual meeting of the MRNA was held on September 4th. Guest speaker Joe Frannea of the Southern Arizona Dark Skies Association provided a presentation on the impact of excessive night-time light on wildlife, safety, and human health. A CD containing his presentation is available. If interested, please email info@mesquiteranch.org. Three board member positions were up for election at this meeting, and we were saddened to learn that, due to an extremely busy schedule with family and volunteer work, **Dave Jones** chose not to run for re-election. Dave is a founding MRNA board member, serving as Secretary. He organized several events, and we will miss his dedication and hard work. With no additional nominations received, incumbent board members Sam Hagadorn and Chip Ellis were re-elected to their positions.

PLANS & DEVELOPMENT

SENITA ELEMENTARY SCHOOL - Construction is under way on Senita Elementary School, directly east of the US Homes quadrant of Mesquite Ranch. Bilby Road is being extended eastward to provide the primary access to the new school. As discussed during previous MRNA meetings, secondary access to the school will be provided by extending Marquette Street east onto the school site. Plans currently provide for only pedestrian and bike access to the school from Marquette Street, with a gate restricting vehicular access to emergency use only. School construction is scheduled to be completed in time for the July, 2007 school year. Construction of a middle school on the same site is expected to commence after Senita Elementary is completed. Visit the MRNA website's Community Activity page for a link to the school planning website.

HOME DEPOT - Plans for a 61-acre retail development at the southwest corner of Houghton Road and Old Vail Road are still in the early stages. Initial plans for Wal-Mart to anchor this development were withdrawn, due in part to city concerns over traffic congestion. It now appears that a Home Depot will be built instead. Home Depot envisions a main building covering 102,000 square feet and an additional 35,000 square foot garden center. A portion of the parcel will likely be zoned for small retail stores and restaurants. Visit the MRNA website for updated information concerning this development.

OTHER DEVELOPMENT - Construction continues on industrial and retail space south of the ACE Hardware on the east side of Houghton Road. The development includes a Self Storage facility, BrakeMax Auto Center, and a Chuy's Restaurant.

ERZ REZONING - MRNA board members attended a public hearing to voice support for the proposed rezoning of designated washes and Environmental Resource Zones. This rezoning impacts washes within and nearby our neighborhood by placing restrictions on their development. However, due in part to the manner in which these Zones were selected, the matter has been taken off the rezoning agenda indefinitely. MRNA will continue to follow this issue and provide updates on the website.

Mesquite Ranch *Neighborhood Association*

9136 E. Valencia #110 PMB #111

Tucson, AZ 85747

Phone: (520) 444-2024

Email: mrna@mesquiteranch.org

Website: www.mesquiteranch.org



HIGHLIGHTING OUR YOUTH!

MRNA has devoted this segment of the community newsletter to the recognition of youth in our neighborhood that have excelled in their participation in academics, arts, sports, and community service. Mesquite Ranch has a diverse and talented youth population, and we want to highlight their positive impact on the community. If you know of a student that deserves recognition in a future newsletter, please forward a description of the student and their accomplishments to mrna@mesquiteranch.org for consideration. Congratulations to the following student for his outstanding achievements:

Joseph Pierce, son of Randall and Wendy Pierce of Woodland Hills Drive, is a sophomore at Regina Coeli Academy and also attends classes at Cienega High School. Joseph is heavily involved in music and drama at Cienega and was selected as the Concert Choir's Most Outstanding Student, with honors, and Freshman Drama Student of the Year. He is an Honor Bar Thespian in Cienega's Thespian Society, has played supporting roles in high school performances of "Fiddler on the Roof" and "Once Upon a Mattress", and played the role of "Marcellus Washburn" in last summer's Fine Arts Youth Academy presentation of "Music Man". Joseph serves as the vice president of the Cienega High School Choir Council and sings in Cienega's top choir, the award-winning "Unlimited Voices". He was a featured singer at Tucson's 2006 Fourth of July concert at the Tucson Convention Center and regularly performs with the Tucson Arizona Boy's Chorus High School Choir. Joseph desires to continue improving his voice and acting skills and plays piano in his spare time.

TRAFFIC AND SAFETY

PARKING - Blocking sidewalks and parking on the street (in either direction) or next to a cul-de-sac island is a violation of City Ordinance 9196, Section 20-277, and may result in a traffic violation or fines imposed by City ordinance inspectors or the Tucson Police Department (\$25 - \$150 per violation). Please keep our neighborhood safe for the kids and accessible by emergency vehicles by following all traffic and parking rules. Thank you!!

CRIME STATS - Mesquite Ranch is quiet, but our community does experience some vandalism and other crime. Check the Community Activity link on the MRNA website for the latest crime statistics for our community. Keep your eyes and ears open for unusual activity and do not hesitate to call 911 to report suspected crime or suspicious activity to the Police.

COMMUNITY SERVICES

UNWANTED GUESTS? Recently, a very nervous resident called the neighborhood association to tell us a rattlesnake was in her garage. The resident MRNA snake charmer was dispatched, tools in-hand, to Haymarket Street, to capture the unwanted guest. When he arrived, the snake had made it's way through the garage and rested behind a mirror, right next to the entry door to the house. While attempting to dislodge the snake from behind the mirror, the snake began to rattle, to which the resident responded, "I thought that sound was crickets!" The point of this story is that many residents may have never heard a rattlesnake actually "rattle" its warning to an intruder, so the sound may not be immediately recognized. Crickets "chirp", but the rattlesnake's "rattle" is a constant, rapid rattling sound. In the case above, the snake's warnings had been dismissed as crickets for 3 days! Residents are asked to carefully analyze and investigate sounds they may hear in garages or around the house. Keep your garages closed to minimize entry of desert wildlife, as mice, and even crickets, can attract predator animals such as snakes. If you find a dangerous critter call animal control first. If people or pets are in immediate danger, you may call MRNA at 444-2024 to help resolve the issue.

WARD IV BACK-TO-SCHOOL BASH - Volunteering your time and talents is fun and rewarding, as seven Mesquite Ranch residents found out by participating in the 6th Annual Ward IV Back-to-School Bash. The Bash focused on kids, providing useful items for the upcoming school year including school supplies, backpacks, zoo passes, free ice cream for a year (Sorry Randy...kids only!) and several bicycles. Parents weren't left out of the fun, though, with several awards for personal services like manicures, pedicures and free oil changes! "You learn a lot about your neighbors in different environments and this was no exception", said Randy Pierce, MRNA President. "As the music began to play, it became apparent that these folks have rhythm, especially Joyce Ganoë, who just flat "ROCKS!" Many thanks to all who participated, including **Sylvia and Deborah Katvala, Dwight and Joyce Ganoë, Danira Marquez, Cindy Copley, and Randall Pierce.**

FALL YARD SALE - The Fall Community Yard Sale is scheduled for Saturday, November 4th, from 8:00am until 3:00pm. As in previous sales, there is no cost to participate, and we will advertise and place signs to attract bargain seekers. We need a good turnout to meet or beat the success of the last yard sale, to see if this will continue to be a semiannual event.

FALL CLEANUP - Four large roll-off containers will be placed at convenient locations around the community during the period of November 3rd through 13th, for collection of trash, lawn refuse, and other bulky items. A list of acceptable and unacceptable items for disposal in these bins can be found at www.cityoftucson.org under the Brush & Bulky Pickup link. In conjunction with the container drop-off, a Group Cleanup activity involving neighborhood youth and adult volunteers is also being planned, where we will be doing a "sweep" of the neighborhood to remove litter and other debris from common areas. Contact Chip Ellis at 664-2018 or email mrnadirector1@mesquiteranch.org for more information.



MESQUITE RANCH NEIGHBORHOOD ASSOCIATION

Next Regular Meeting:

Tuesday - Oct 3, 2006 - 6:30 P.M.

Desert Sky Middle School - 9850 E. Rankin Loop

Multipurpose Room (Next to Gymnasium)

MRNA meetings are held on the **first Tuesday** of each month. All Mesquite Ranch residents are encouraged to come and participate in meeting activities. Check the MRNA website (www.mesquiteranch.org) for the latest news and updates.

This is YOUR Neighborhood Association! **DON'T MISS OUT!**

MRNA & MRHOA - BOTH ARE IMPORTANT, BUT WHAT'S THE DIFFERENCE?

Neighborhood Association	Homeowners' Association
<ul style="list-style-type: none"> • Created and run by Community residents • Has own elected Board of Directors • Recognized and supported by City government • Supported by resident volunteers (no dues) • Funded services available via City government 	<ul style="list-style-type: none"> • Established by CC&R mandate • Has own elected Board of Directors • Not recognized by City government • Assisted by Property Manager and homeowners • Funded by mandatory homeowner dues
<p>Community responsibility to address:</p> <ul style="list-style-type: none"> • City/County safety and ordinance issues • Vandalism and graffiti abatement • Certain legal benefits • Zoning and development within or adjacent to association boundaries 	<p>Community responsibility to manage:</p> <ul style="list-style-type: none"> • CC&Rs (Big Black Book) enforcement • Parking and Landscaping Issues • Architectural change approval • Maintenance of common and recreational areas • Upkeep of entrances, pools, and park areas