



Mesquite Ranch Community Crier

Mesquite Ranch Neighborhood Association

Summer 2007 Volume II Issue 1

2006-2007

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A WORD FROM THE PRESIDENT

By the time this newsletter is delivered, I hope it's raining outside and the temperature has broken to something less than 113 degrees! We can really use the moisture and lower temps. The month of August marks the end of the second year of the Mesquite Ranch Neighborhood Association (MRNA) and the end of several board member terms. The current Board of Directors have served MRNA extremely well having been active in State, City and Ward IV affairs and were instrumental in maintaining a quiet and safe community.

One of the tenants of the MRNA is to look for ways to generate fun activities for the community, so the board established a social committee which quickly communicated with residents to determine what kind of activities or events YOU are interested in. The results of the questionnaire can be found later in this newsletter, but I am excited to think that our community has reached a level of interest where we can now move forward and plan a variety of events that residents can participate in and have fun. Can't wait for that Luau!!

A cattle guard road hazard was identified on Poorman Road that was identified to State and City officials which is still in the resolution stage. Residents are warned that the cattle guard on Poorman Road, east of the subdivision has a deteriorated foundation that will continue to worsen with every monsoon and continued use of heavily loaded commercial vehicles. MRNA notified many trucking companies of the hazard in a preemptive effort to avoid a serious truck accident. Residents crossing the guard do so at their own risk.

Seven guest speakers addressed our residents at monthly meetings from Council Ward IV representatives, Tucson Police, Parkwise, Transportation, I-10 Engineering Consultants, and Vail School District. It is interesting to note over 180 residents attended MRNA meetings over the last year, mostly from houses located near the perimeter of the subdivision and Marquette Street. I would like to encourage ALL residents to plan to attend at least ONE monthly meeting this year, especially from Haymarket Street. So why not join us the first Tuesday of each month to learn what's happening in the community. See you there!



MRNA SALUTES

MR. PAUL GROSS

WWII Veteran
and
ACTIVE PARTICIPANT
in the
Mesquite Ranch
Neighborhood Association

NEIGHBORHOOD WATCH

If you would like to establish a Neighborhood Watch program on your street, contact Sam Hagadorn via email at mrnadirector3@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.

CRIME STATS - Our Mesquite Ranch neighborhood continues to be regarded as a community with a very low crime rate, however, our community does experience some vandalism and other crime. Please check the "Community Activity" link on the MRNA website for the latest crime statistics for our community. Vigilance is key ... keep your eyes and ears open for unusual activity and do not hesitate to call 911 to report suspicious or criminal activity to law enforcement.

SOCIAL HAPPENINGS

COMMUNITY BBQ - What a great BBQ we had at MRNA's May meeting at the East Pool Facility. We had a great turn-out and all residents seemed to have a great time chowing down on smoked pulled pork sandwiches, BBQ'd chicken, a mess of ribs and many other goodies that really tasted GOOD! We had special presentations from the Tucson Police Department and Ward IV and some excellent interaction between residents. A special thanks to those who provided the fixing's, Ward IV for the drinks and all those who assisted in setup and clean-up. Looking forward to the next BBQ in Fall and you should TOO!!

Of special interest were the results of a social questionnaire which yielded several exciting community activities that are now being planned by the MRNA board. Some of the top activities highlighted for all ages were 1) Hawaiian Luau (with pig), 2) Dessert Concert with local talent, 3) Birder's walk with local guide, 4) Halloween Costume Party, 5) Garden walk with local guide. Activities highlighted for children included 1) Earth Day celebration and parade, 2) Easter egg hunt with blow-up bouncer, 3) Christmas party for children with a Pinnate, 4) Swim lessons for infants with certified trainer.

Karina Trumbull, MRNA's Social Director, would like to reach out to any community resident who would like to participate in the planning or execution of any social event. There are a lot of creative people out there who have great social skills and enjoy supporting worthwhile events that raise the quality of life in our community. If you would like to contribute your time or expertise putting together a community event, email Karina at mrnadirector1@mesquiteranch.org or call MRNA at 444-2024.

PLANS & DEVELOPMENT

SENITA VALLEY ELEMENTARY SCHOOL - Construction is underway on Senita Valley Elementary School, directly east of the US Homes quadrant of the Mesquite Ranch sub-division. Land for the elementary school has been cleared and is being prepared to tie-in utilities and establish building foundations. Bilby Road is being extended eastward to provide the primary access to the new school and a rough emergency access road and swing gate has been installed which ties-in to Marquette Street. The access road will provide pedestrian and bike access to the school from Marquette Street and emergency access if required. School construction is scheduled to be completed in time for the July, 2008 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.

HOUGHTON COMMERCIAL PROJECT - Plans for a 61-acre retail development at the southwest corner of Houghton Road and Old Vail Road are still in the early stages. A Home Depot is scheduled to be built with the 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 - The sale or auction of State lands surrounding Mesquite Ranch south of Poorman Road and east of Houghton Road has not materialized yet, however, another development master plan is in the works. Construction continues on industrial and retail space north of the ACE Hardware on the east side of Houghton Road south of Valencia Road. The development includes a Wells Fargo Bank and a Gas City complex.

PULTE HOMES MAKE REQUEST - Pulte Homes has requested that Mesquite Ranch residents not enter construction zones while walking or exercising. Instead, please visit their sales information center on Metropolitan Road to view model homes.

I-10 TRAFFIC ALERTS - The Arizona Department of Transportation (ADOT) periodically issues traffic alerts for the I-10 widening project from Prince Road to 29th Street. Please visit the MRNA's operator friendly website for the latest.

Mesquite Ranch *Neighborhood Association*

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Tucson, AZ 85747

Phone: (520) 444-2024

Email: mrna@mesquiteranch.org

Website: www.mesquiteranch.org



COMMUNITY SERVICES

ON THE LOOKOUT... A resident on Rose Hill made this year's first call to Mesquite Ranch's resident "snake charmer", after discovering a rattlesnake beneath a portable dog house in their back yard. While not the biggest snake sighted to date (this critter measured 10-12 inches), he could still have been a danger, particularly to a child or pet. It's that time of year when a periodic check of the less traveled corners of your back yard and garage can help prevent you, a child, or pet from a nasty surprise. Residents whose homes border open space should be particularly careful. Since snakes feed on small animals and insects, keeping garages closed and yards clear of debris to minimize entry of mice, crickets, or scorpions can help prevent a snake or other critters from taking up residence. 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.

SPRING YARD SALE - Despite rain that delayed the start, the Spring Community Yard Sale held Saturday, April 11th was another success. Participation was slightly down from the Fall sale last year, but this was likely due to the less-than-cooperative weather. Your Neighborhood Association provides signage and advertising in the AZ Daily Star for this event, and there is no cost to participate. It's a great opportunity to clean out the garage and meet your neighbors in the process. We will continue this tradition in the Fall, so visit the MRNA website and watch for signs at community exits for information.

SPRING CLEANUP - This biannual event, held in conjunction with the Community Yard Sale, continues to be a hit with our residents. The City of Tucson provided four 20' trash containers for our use from April 10th - 20th, and judging by the amount of debris collected, residents' yards and garages are a lot tidier as a result. A total of six loads of debris were hauled away, with two of the containers being filled twice. While participation was high, there were a couple of hitches. The City was initially unable to place one container in the planned area due to its being blocked by parked cars. Thanks to the cooperation of two homeowners, the container was temporarily located in front of their homes until the cars could be moved and the container relocated. Also, the City was reluctant to remove two of the containers because they had been filled way over capacity. In the future, we ask that residents not add additional debris to a container once it is filled to the top edge. Not following this rule could mean someone else (a certain MRNA board member) has to offload your debris into another container, and no one wants that to happen. Even worse, the City could restrict or discontinue this valuable service to our community. If a container is full, please refer to the map on the MRNA website and utilize one of the other containers located throughout the neighborhood so we can continue to provide this beneficial service. For more information regarding a future Yard Sale and Spring Cleanup, please contact Chip Ellis at mrnasecretary@mesquiteranch.org.

WARD IV BACK-TO-SCHOOL BASH COMIN' UP - On August 11, 2007, the Ward IV office will host the 7th Annual Back-to-School Bash at the Clements Recreation Center, 8155 E. Poinciana Drive adjacent to the Pima College East Campus. This huge event features a host of fun activities starting at 7:00am with a yummy pancake breakfast, a bike rodeo, lots of informational and interactive displays from police, fire, and water departments, a jumping castle and inflatable obstacle course, free raffles for participants and much more. Child ID and fingerprinting will be provided by TPD and free school supplies will also be distributed. A grand prize raffle drawing will occur at 11:30am ... and let me tell you the prize is BIG! MRNA will support the bash again this year with a group of volunteers from the community. Last year our group had a BLAST so if you would like to participate, please email your contact information to mrna@mesquiteranch.org or CALL us at 444.2024. Don't miss out on this one ... it's easy, fun, supports our youth, and hey, you get lots of FREE STUFF!

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 kids and accessible by emergency vehicles by following all traffic and parking rules. Oh...did I mention to always park with the flow of traffic? Doh!!

K-9 CORNER: UNLEASHED PETS - Several residents walking their dogs have had to deal with unleashed dogs that have charged their leashed dogs for whatever reason. Owners of unleashed dogs are warned that an unleashed dog violates the Tucson leash law and is punishable with stiff fines. Even a friendly dog can knock someone over and cause injury. Even if you think you know your dog, they can become unpredictable and frightening to other dog owners AND DOGS that are properly leashed !! Please be courteous and keep your dog on a leash and under control.

POOP - Mesquite Ranch still has some residents who walk their dogs but don't pick up after them. It goes without saying that pet waste is a health and sanitary problem, especially in the heavily used grassy play areas throughout our community. Residents are asked to please pick up after their pet and dispose of the bag appropriately. THANK YOU to all who are already cleaning up after their pet.

BARKING DOGS - MRNA has received numerous reports of barking dogs. If your dog is an outside dog or stays in the backyard while you are gone, make sure he/she has plenty of water and shade. If you have a barker, please allow the dog inside as a courtesy to your neighbors ... they'll thank you for it. If you are experiencing issues with barking dogs, talk with the owner, otherwise call Animal Control.





MESQUITE RANCH NEIGHBORHOOD ASSOCIATION

2nd ANNUAL Meeting:

Tuesday - August 7, 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 **AND VOTE** for new MRNA officers at this annual meeting. Check the MRNA website 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