



Mesquite Ranch Community Crier

Mesquite Ranch Neighborhood Association

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2005-2006

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A WORD FROM THE PRESIDENT

Welcome to the first edition of the Mesquite Ranch Neighborhood Association's quarterly newsletter designed to keep Mesquite Ranch residents informed of activities that are happening in and around your community. Hi, my name is Randall Pierce, President of the Mesquite Ranch Neighborhood Association, and I would like to make you aware of YOUR **neighborhood** association and what it is doing for you in terms of community services, communication, and community safety.

MRNA Established

In June 2005 a concerned Mesquite Ranch resident submitted an application to the Department of Neighborhood Resources to establish a neighborhood association in Mesquite Ranch. Two months later, and with a lot of sweat equity, Mesquite Ranch residents officially established the Mesquite Ranch Neighborhood Association (MRNA) by approving bylaws and voting in seven association board members.

Committees Formed

MRNA Board of Directors quickly formed six key committees to meet the immediate needs of the community and to take advantage of useful community services available to registered neighborhood associations within the City of Tucson.

Committees formed are:

- Community Services
- Newsletter
- Neighborhood Watch
- Plans and Development
- Traffic and Safety
- Poorman Road Subcommittee

Community Involvement Initiated

The MRNA board immediately set a course to improve the safety of the community by addressing the high rate of City ordinance violations regarding vehicle parking, researching the need for stop or yield signs in the community, and highlighting needed traffic safety improvements at the Houghton/Poorman intersection. A special subcommittee was created to address commercial vehicle traffic on Poorman Road. At least one neighborhood watch area was established in our community with several other residents desiring to create a program in their area. A community clean-up was organized and residents filled four large dumpsters with unwanted items, yard clippings, old appliances and other worn-out items. I encourage you to read through this newsletter to learn what is planned for our community and I extend a personal invitation to all residents to participate in monthly MRNA meetings and to visit the MRNA website often for up-to-date community news. A great community does not happen by accident. Get involved !!

NEIGHBORHOOD WATCH

Several months ago, individuals severely damaged the lighting system that illuminates the trees and main entrance to our community. Thanks to the vigilance of an alert resident, the vandals were caught in the act by local police. This resident's action allowed appropriate action to be taken against the vandals and restitution to be placed where it belongs ... on the vandals rather than borne by the fine residents of our community. We can be grateful to this neighbor for saving all of us money in the form of homeowner association dues! Realize it or not, on the smallest scale, this neighbor was practicing Neighborhood Watch (NW).

Mesquite Ranch residents enjoy a very safe and secure environment. Let's keep it that way! Some residents have inquired about establishing NW programs to let folks know that we intend to preserve this environment for our families. They've asked, what does it take, and how do we get started?

National studies have repeatedly shown that people who are involved in a strong NW group have a significant impact on crime in their area. NW is a program of neighbors looking out for neighbors, creating an alert neighborhood using simple crime prevention methods. Police officers may not recognize strangers in your neighborhood, but you would. This program does not promote vigilantism. Members are never asked to place themselves in harm's way, but are educated on the most effective way to alert authorities.

A typical NW group is small, usually consisting of 10-12 homes. Getting started involves at least 50% of the residents meeting with a TPD officer to discuss NW and home security. Only annual meetings are required thereafter. Once established, the City of Tucson will provide and install NW signs, if desired. Our community already has one NW area established, and others are in the works.

Would you like to establish a NW program on your street? If so, contact me, Sam Hagadorn, at 270-3326, or by e-mail, mrnadiirector3@mesquiteranch.org. I have information that explains the program and will help you get started. You can also call our Tucson Police Department NW representative, Officer Bob Greenwood, at 791-5735, ext. 141.

PLANS AND DEVELOPMENT

PROJECTS UNDER CONSTRUCTION - Phase I of Sierra Morado, just north of Bilby, has sold out. The original Phase I called for 190 homes but this was expanded to 227 homes with the approval for putting 37 homes at the corner of Bilby and Houghton. This area was originally light commercial and retail space but was changed to residential when Tucson Medical agreed to build a hospital on the southeast corner of Drexel and Houghton and the commercial and retail area was moved to the same corner. Phase II of Sierra Morado, 579 homes, is scheduled to be built to the north and east of Phase I and is to start in the May/June timeframe. The phase II public notice may be found on the MRNA website under community activities. Another important construction project is the Carondelet Medical Center which is located on the southwest corner of Houghton and Rita Road. Completion of this project is scheduled for 2006.

PLANNED PROJECTS - A TMC Medical Facility is planned for the southeast corner of Drexel and Houghton. The facility will not be initially identified as a trauma center so we don't have to worry about Care Flight helicopters making low level flights over our homes. Projected completion of this project and the surrounding commercial/retail facilities is 2008. Another project with a huge impact was announced by Ward IV Council Member Shirley Scott at our February MRNA meeting. Vail School District has received approval to start planning and development of a K-5 school immediately behind the northeast corner of Mesquite Ranch. The project will include the extension of Bilby to just past the school property and will be the responsibility of the City of Tucson. There is no estimated start or completion date. If history repeats itself we will probably see a middle school approved and start construction right after the K-5 school is complete. Yet another project in the planning stage that has everyone talking is a 235,000-sq. ft. Walmart Mega-Store at Old Vail and Houghton. The last word we have is that due to projected traffic problems and a zoning problem involving the Davis-Monahan "paddle" the plans are on hold. For more information concerning plans and development around our community, please visit the MRNA website often for up-to-date news and information.

Thank you

Thank you for working together to make Mesquite Ranch a quality place to LIVE!

STOP! AND LOOK
please slow down when driving
in our community



25 MPH

**Mesquite Ranch
Neighborhood Association**

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Website: www.mesquiteranch.org

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 help keep our kids safe by pulling the car a little further up the driveway or detaching that trailer so our sidewalks and thoroughfares remain free from obstructions.

HOUGHTON/POORMAN INTERSECTION - Mesquite Ranch residents have seen quite a change at the intersection of Houghton and Poorman Roads. Roadways have already been re-striped, reflective poles have been installed on the corners, and bright reflective warning signs on Houghton (northbound and southbound lanes) have been added which warn drivers they are approaching Poorman Road. A traffic signal at Poorman is not yet feasible, however, the MRNA Board is working with Tucson Electric Power to have a "Dusk to Dawn" light installed at the intersection. A minor stumbling block exists because there is currently no existing electrical power at the intersection. The Mesquite Ranch Homeowner's Association voted to provide funding to pay for electrical usage of the 400 watt light, but a 400 foot trench is needed to bury electrical cable to the intersection. MRNA is seeking to secure \$2000 to pay for trenching and cable burial.

COMMERCIAL VEHICLE TRAFFIC on POORMAN RD - Mesquite Ranch Poorman Road Subcommittee presented quality of life concerns with business owners and representatives of L.A. Downey Sand, Vulcan Materials, and Rinker Materials. The presentation focused on commercial vehicle traffic and vehicle traffic violations on Poorman Road and offered several solutions to mitigate the heavy commercial use. Business owners and representatives were extremely receptive to the issues presented and committed to take steps to actively resolve many of the problems associated with commercial clients across the City. MRNA will continue to work with Arizona State Land Department and various City departments to resolve related road and traffic improvements. To view the presentation and past meeting minutes, please visit the MRNA website.

COMMUNITY STOP/YIELD SIGNS - Recently, MRNA spoke with the Traffic Engineering Department for the City of Tucson about placing Yield signs at some of the more heavily traveled intersections throughout our neighborhood. In speaking with the person who assessed our needs, Erin Everhart, she explained the parameters they use to place signs. Visibility is the overriding factor. A clear line of sight from each direction eliminates the need for many signs in residential areas due to low posted speed limits and light traffic flow (compared to thoroughfares). She offered to recheck our intersections in the spring when vegetation is blooming and the visibility is at its lowest. Since our neighborhood has had time to become established, and landscaping has expanded both in yards and common areas, she welcomed the idea of checking our intersections for obstructions in visibility. I plan to speak with her again in the near future to discuss other signs that she would be able to get for us such as Slow-Children at Play signs.

COMMUNITY SERVICE

SPRING CLEANING COMIN' UP! - Still have some "treasures" left over from the Community Yard Sale? Got some tree trimmings? Here's your chance to unload those items once and for all! Last fall's effort was a huge success; this time, we'll double the number of receptacles. Four large trash bins will be placed at convenient locations throughout our community from 28 April - May 8. Many items may be placed into these bins, but there are some restrictions. A list of acceptable and unacceptable items can be found at <http://www.cityoftucson.org/pdf/bb-eng.pdf> If you have any questions, call Sam Hagadorn at 207-3326.

COMMUNITY YARD SALE - It has been said, "One man's junk is another man's treasure." Here's your opportunity to market your treasures on a grand scale ... The Mesquite Ranch Annual Community Yard Sale!! OK—the "annual" part may be a bit optimistic—we'll see how it goes before we schedule another one. We will advertise our yard sale in local publications, and place A-frame signs to notify treasure seekers. There's no cost; all we need is your participation to make this a success! Yard Sale date is set for April 29, 8:00 A.M – 3:00 P.M If you have any questions, call Sam Hagadorn at 207-3326.

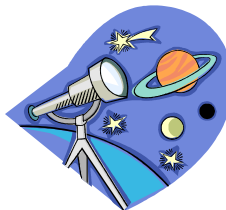
NIGHT SKY ADVENTURE

Coming this Summer to Mesquite Ranch

A night observing the heavens with some AWESOME telescopes!

Look for specific times and dates in future Mesquite Ranch Neighborhood Association postcards and newsletters.

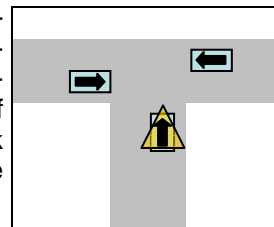
For more information, please contact David Jones at mrnasecretary@mesquiteranch.org.



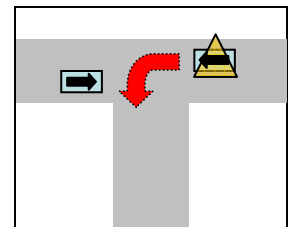
Yielding 101

There are 21 "T" intersections in Mesquite Ranch. Be sure to yield the right of way according to basic traffic rules.

Need a refresher?



Vehicles in the stem of the T always yield.



Vehicles turning left always yield.

CRIME STATS - Interested in what's going on in our quiet community? It may not be so quiet ... check the MRNA website for the latest crime statistics in Community Activity.



MESQUITE RANCH NEIGHBORHOOD ASSOCIATION

Regular Meeting

Next meeting will be held on **April 5, 2006** at **Desert Sky Middle School** 9850 E. RANKIN LOOP, **6:30p.m.** in the multipurpose room (next to the gymnasium). Guest speaker Mary Ann Cleveland will present information on the "Passages of Tucson". The 300-acre outdoor center will include unique cluster villages. Location: Frontage Road of I-10 and Camino Loma Alta. All Mesquite Ranch residents are encouraged to come and participate in meeting activities. Check the Mesquite Ranch Neighborhood Association website (www.mesquiteranch.org) frequently for the latest in community news and updates. **DON'T MISS OUT!!**

DO YOU KNOW THE DIFFERENCE?

Neighborhood Association	Homeowners' Association
Created and run by Community residents Have own Board of Directors Recognized and Supported by City government <ul style="list-style-type: none"> • Mayor and Council • Ward IV (Council Member Shirley Scott) • Many funded services available Supported by resident volunteers (no dues)	Viewed as a club by the City of Tucson Have own Board of Directors Not recognized by City government Assisted by Property Manager and homeowners Supported by homeowner "mandatory donations"
Responsible to the community for addressing: <ul style="list-style-type: none"> • City/County safety and ordinance issues • Vandalism • Graffiti abatement • Certain legal benefits • Zoning and development within or adjacent to association boundaries 	Responsible to the community to manage: <ul style="list-style-type: none"> • CC&Rs (Big Black Book) • Parking • Architectural Change Maintain common areas Recreational areas Entrances and park areas

