



The Mt. Lemmon Echoes

Serving the Homeowners of Mt. Lemmon

Annual Homeowners Dinner April 16th

Annual MLHO Dinner

Remember to mark your calendars and send in your reservations for the annual dinner Tuesday, April 16th to be held again at the Savoy Opera House in Trail Dust Town on Tanque Verde Road. Cocktails at the no-host bar at 6PM, Dinner at 7PM and Program at 8PM. Door prizes will be drawn through out the evening! The menu is T-bone steak or marinated chicken with pinto beans, salad, baked potato bread and strawberry short cake. We need to give the Savoy a head count by April 11th so please respond soon. We'll try to have one more issue of the Echoes with the reservation form out before the Annual Dinner, but just in case, please send in your reservations now while this form is in front of you! The reservation form is on the next page.

Speakers include Pima County Supervisor Paul Marsh, District Ranger Tom Quinn, Fire Chief John Roads, Water Co-op President Larry Waldron, and the 1996 Summitt Award recipient. You'll get the latest updates on the road construction, future control burns, water issues, and safe guarding your cabin through what may be the worst drought/fire season of the decade.

We'll also be electing board

members. Of the present board members, Frannie Crowe, Red Greth, Sheri Lee, Larry Waldron, Florence Wilhoite, and Carrie Reitz terms are expiring. These board members are willing to serve another 3 year term. If you think you ☺ have an interest in serving on the Homeowners Board, please contact one of the board members (list on last page of Echoes) and find out what is involved time-wise and energy-wise to serve.

Highway Update

On February 19th, the Federal Highway Administration (FHWA) awarded the project to low bidder Granite Construction Company. This reconstruction will be from milepost 7.7 to milepost 9.6 and repair work at mileposts 3.5 and 12.7. The proposed traffic control

schedule for the first 3 months was printed on page 3 of the February Echoes. Residents will note that instead of March 1st through June 1st, the schedule will read early April to June 1st and that on Monday through Thursday the highway will open from 6:30AM - 8:30AM, 3:30PM - 6:30PM, 10PM -11PM with 15 minute delays or optional one way pilot car operating every 30 minutes. On national holidays and from 6:30AM Fridays to 11PM Sundays there will be no delays.

The road reconstruction traffic control schedule lists varying schedules through January 5th, 1997. The schedule from June 2nd through September 21st is printed in this issue of the Echoes. If you have further questions, you can contact Rick Kaneen, or Joan, Local Community Relations for further information at 885-9009.

Continued page 3

Phase IV Mt. Lemmon Highway Reconstruction beginning early April 1996 - low bidder Granite Construction Company !

MT. LEMMON HOMEOWNERS' ANNUAL DINNER

TUESDAY, APRIL 16
SAVOY OPERA HOUSE
TRAIL DUST TOWN
6541 E. TANQUE VERDE

COCKTAILS 6 PM DINNER 7 PM PROGRAM 8 PM

RESERVATIONS

Since there are two different entrees offered this year and at two different prices you must specify whether you want:

12 ounce T-bone Steak for \$17.50
or
Marinated Chicken Breast \$14.00

(If you need a special diet, we will try to arrange for you. Please call Sheri Lee, 299-7143 to inquire.)

Both menus include salad, baked potato, their famous "Pinnacle Peak" pinto beans, thick sliced bread, coffee, iced tea, and strawberry shortcake. There will be a cash bar.

You need to indicate the NAME of each person and his choice of entree. We will be making up name tags in advance. Red for steak orders, and blue for chicken. Please cooperate so we do not have to call you for this information.

Our contract with the Savoy says that we will give them a final guest count on APRIL 11. We must have your checks by then. Any questions, call Sheri Lee 299-7143.

Mail your check to Mt. Lemmon Homeowners' Assn
P O Box 699, Mt. Lemmon, Az 85619

| Name | Entree | Amount |
|----------------|--------|--------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total enclosed | | _____ |

cont page 1 Remember, traffic delays of any kind are not permitted on weekends between 8:30AM Friday and 11PM Sunday or on national holidays, except for bridge and retaining wall construction which restricts traffic to one lane during non-working periods. For the purposes of these specifications, the day before a holiday will be treated as if it were a Friday and the day after will be treated as if it were a Monday. Throughout the entire project emergency vehicles, including those carrying County, State and US government personnel responding to medical emergency situations, shall be provided access through the work zone immediately upon arrival at the job site. The contractor shall either adjust the road closure periods or provide immediate escorted passage through the work zone for scheduled school bus trips. Maintenance of bicycle and pedestrian traffic is not required.

BIRDS AND BEES, FLOWERS AND TREES

by Sheri Lee

After gardening, birdwatching is Americas second most popular passive sport with over 30 million participants. And one of three North American households feeds birds in the winter using an average of 60 pounds of birdseed a year. New Englanders are the most generous with 40% of the households feeding birds. Cornell's Project Feeder Watch had

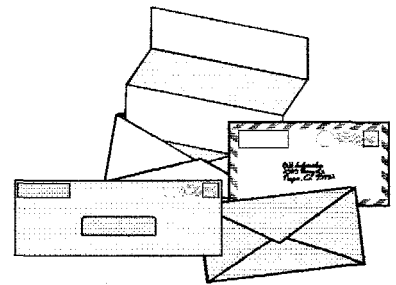
over 7000 participants last winter. The results reported the Dark-eyed Junco was the most widespread species at the nation's feeders (we have the yellow-eyed junco on the mountain).

Ornithologists believe if we all stopped feeding birds tomorrow, no species would become extinct, but some might disappear from some regions. Feeding may pull many birds, especially ones that are weak or sick, through the winter. After snowfalls and ice storms when food is nearly inaccessible the birds rely on feeders for survival. Many remain daily poised on the edge of starvation all winter. Those unable to find food at sundown quite likely will not survive the night. Studies indicate chickadees are particularly at risk of freezing. Chickadees fed sunflower seeds are able to increase their body fat by 4% thus helping them survive cold nights. Beef suet appeals to some 80 species. However, suet warmed by the sun can result in matted feathers resulting in poor insulation and loss of waterproofing. Also it can cause loss of facial feathers and skin infections. From this I deduce we should keep our suet hanging on the north side of the house where the sun never sees it.

All birds need water even on the coldest days. A wildlife magazine says one tablespoon of glycerine in one gallon of water will not hurt the birds and yet will keep the water from freezing. So far this winter my birdbath containing this solution has not frozen whereas my other birdbath remained frozen solid all one week. (Do not use antifreeze as it is poison.)

Erratic feeding and watering can result in death for birds on cold

cold nights. If they have been conditioned to depend upon a feeder that suddenly is empty just when they need it the most, they will not or cannot have time before sundown to search out a new source of food. If you are feeding the birds all winter and plan to take your annual Caribbean Cruise, arrange for a fellow bird lover to maintain your feeder and water until you return. With a little help from us more will survive yet another winter on Mt. Lemmon.



Follow-up to last Echoes; Bible mentions Snow by Sheri Lee
In the last Echoes I wrote about snow and happened to mention something I read in the Encyclopedia Americana, that the first recorded observation of snow was by a Chinese poet in 157 B.C. It happens that Mt. Lemmon has more Bible scholars than you might think and two, Mark and Chriss, promptly came forth with Bible references to snow. Since I know there are more of you who enjoy reading your Bibles, here are some Old Testament references from the New International Version: Psalms 148:8, Proverbs 26:1, Jeremiah 18:14, Job 37:6, II Samuel 23:20 and Isaiah 55:10. The book of Job was written somewhere between 1446 B.C. and 970 B.C. That makes the account of snow by the Chinese poet relatively recent.

Highway Schedule:

June 2, 1996 through September 21, 1996*

Maintain continuous two-way traffic, except traffic may be delayed during the following periods:

Monday thru Thursday: 15 minute maximum delay

Friday: 12 Midnight - 6:30AM: 15 minute maximum delay
6:30AM - Remainder: No delays

Saturday-Sunday: No delays

* If unforeseen construction issues or severe weather conditions occur during the project the traffic control schedule for this time period may be adjusted to allow for occasional longer delays. Unforeseen circumstances will likely be in effect for a short period of time - a few days to a week.

September 22, 1996 through October 12, 1996

Maintain continuous two-way traffic between 6:30AM Friday and 11:00PM Sunday. Between 11:00PM Sunday and 6:30AM Friday, except holidays, traffic may be maintained under continuous alternate one-way operation using flaggers or a pilot car operation, except the contractor may delay traffic during the following periods:

Monday thru Thursday:

6:30AM - 8:30AM: 15 minute maximum accumulative delay or optional one-way pilot car operation every 30 minutes.

8:45AM* - 3:30PM: Closure allowed (6 3/4 hours)

3:30PM - 6:30PM: 15 minute maximum accumulative delay or optional one-way pilot car operation every 30 minutes.

6:45PM* - 10:00PM: Closure allowed (3 1/4 hours)

10:00PM - 11:00PM: 15 minute maximum accumulative delay or optional one-way pilot car operation every 30 minutes.

11:15PM* - 6:30AM: Closure allowed (7 1/4 hours)

Friday: 6:30AM - Remainder: No delays

Saturday: No delays

Sunday: Up to 11:00PM: No delays
11:15PM - 6:30AM: Closure allowed (7 1/4 hours)

* An additional queue shall be piloted from the Mount Lemmon end at the 8:30AM, 6:30PM, and 11:00PM cycle to clear traffic in both directions prior to road closure. A 15 minute cycle is required prior to the beginning of each road closure period to allow the final queue of traffic from both ends of the project to pass through the construction.

Mt. Lemmon Woman's Club

by Sharon Thomas

The Mt. Lemmon Woman's Club enjoyed a very informative March meeting at the home of Dorothy Crawford. John Roads, Fire Chief of the Mt. Lemmon Fire Department demonstrated the new Air Packs that the club donated to the Fire Department.

The month of March is proving to be a very busy month for our club. We are very proud of our "own" Dannie Hayhurst who will be installed as GFWC Southern District President on March 23 at the Spring Conference held at the Tucson Woman's Club. I would like to extend an invitation to all of our members to come and join us. Reservations must be in by March 15 so please call me as soon as possible. Mark your calendars for our April 3 meeting as a "Do Not Miss" meeting. It is our Annual Spring Luncheon and a great opportunity to sample the wonderful cooking of our members. It will be held at the home of Patty Haskell at 12 Noon. Bring a salad dish to share.

We will also have the election of officers at this meeting so plan to attend.

I hope you all are having a great spring. I think we missed winter this year. Aren't we lucky! If weather permits in May we will begin our hiking treks again on Saturdays.

Mt. Lemmon Fire Department -

I feel that I owe you an explanation! The reason I fell and broke my hip was to find out how efficient our fire department can be. I hasten to say that their response was immediate and thorough!

John gave me great options:

- 1. Stay there on my back in the snow*
- 2. Go for x-rays*

Leroy was a careful, smooth driver - with admonitions from DeAnna to "take it easy".

DeAnna made sure I was kept warm and made as comfortable as possible. She was also very competent with scissors - cut my pants and shorts off me.

Also, thank you for the tremendous help you gave Nancy when she followed her car off the road!

Can the fire department afford new scissors? My Santa Claus boxers are so jagged that, unlike Humpty Dumpty, they can not be put back together again!

Thank you all for your help and excellent care!

Phil Archambault

(dated 2/6/96 and written to the ML Fire Department)

Trico's 1996 Annual Meeting

Saturday morning, March 30

Sahuarita High School Auditorium

350 W. Helmet Peak Road, Sahuarita, Arizona



The Mt. Lemmon year. For those who have your check arrived to the Homeowners Association is not yet paid, we will PO Box 699 the first week pleased that many of you include another general of March).

responded to the statements statement in this issue. If *Thanks for paying*
 in the December and you notice an asteric (*) on *your dues so*
 February issues of the your mailing label by your *promptly!*
 Echoes to forward your name, we have not yet
 dues for the 1996 calendar received your dues (unless

**MT. LEMMON
 HOMEOWNER'S ASSOCIATION**
 P.O. Box 699
 MT. LEMMON, ARIZONA 85619

| | |
|----------------|------|
| STATEMENT | |
| DATE | 1996 |
| <i>March</i> | |
| ACCOUNT NUMBER | |

Name: _____
 Mailing address: _____

AMOUNT ENCLOSED \$ _____

RETURN THIS PORTION WITH PAYMENT

| DATE | CHARGES AND CREDITS | AMOUNT |
|--------------------------|---|--------|
| | (Please mark the appropriate lines) | |
| | membership dues (\$25) | |
| | associated members (rentors, friends (\$20) | |
| | Please indicate your choice: | |
| <input type="checkbox"/> | I am enclosing a self addressed, stamped envelope for my membership card | |
| <input type="checkbox"/> | I will pick up my membership card at the Annual MLHO dinner in April 1996 | |
| <input type="checkbox"/> | I do not wish to receive a membership card | |
| <input type="checkbox"/> | mail my membership card to the address above | |

**MT. LEMMON
 HOMEOWNER'S ASSOCIATION**

PAY LAST AMOUNT
 IN THIS COLUMN

Thank You

T a x e s

Anyone?

by Bob Zimmerman

Its that time of the year! The assessor's "white" cards are out and most Pima County residents are enjoying substantial increases in property values for the 1997 tax year. This is a result of a continuing effort by the state to induce all county assessors to set property values close to the market values. In addition, the procedures for assessing property values on Mt. Lemmon has been changed to a market approach which recognizes more value to newer properties and less to older (other elements being equal). Finally, the appeal procedure has been changed.

It appears that Mt. Lemmon residential property values were increased substantially. It is too early to tell, but it is probable that older cabin values were increased by the largest percentage, while land values saw little, to no increase in value. Last summer, the assessor's office re-evaluated residential properties, but perhaps they did not get around to land. If so, land values

may suffer substantial increases next year.

However, increases in values does not mean (at least theoretically) that your taxes are going to go up this fall. As Rick Lyons, Pima County Assessor, recently pointed out in his public statement, his job is to value properties – it is the Board of Supervisors, in setting the tax rate based on budget needs, that increases our taxes.

Never the less, if you feel your taxes are excessive, please file a protest. Perhaps a horde of protests will send a message to the supervisors. And, if your value is too high, this is the only way to get it lowered.

In an effort to speed up the appeal process, the tax appeal procedures were simplified. If you want to talk to the individual who set the value on your property, please check the box provided on an appeal form. Appeals forms are available by phoning the Pima County Assessor's office 740-8630 and requesting an appeals form. An instruction sheet and an appeals form will be mailed to you. Or stop by the Assessor's office located in the old courthouse building

downtown during business hours.

To find comparable values and sales of properties in your area, stop by the Assessor's office, or ask at the reference desk of the 9 public libraries to see the records of the Pima County valuations. There is now only one hearing, instead of two. The Board of Supervisor's "Board of Equalization" and the state's, "State Board of Tax Appeals" were replaced by the State Board of Equalization.

The property owner has 60 days from the date the notice of property valuation card was mailed (March 1st) to petition the assessor. The petition must be filed with the assessor in the county which the property is located.

**Petition forms
and information
sheets to appeal
your notice of
p r o p e r t y
valuations can
be obtained by
contacting the
Pima County
Assessor's office
740-8630**

(this information was made available through the county assessor)

Helpful information for Property Tax and Classification Appeals

There will be significant changes to the local property tax appeals calendar for 1996. In addition to a new calendar, the notice you receive from the Assessor will be for 1997 taxes. You may appeal this notice in 1996. The following information is offered to help clarify general misconceptions about property valuation, classification and property taxes.

- 1) You may only appeal the valuation and classification of your property, not your taxes.
- 2) The valuation of your property (by law) should reflect what you could sell your property for in the open market (market value), without undue pressure, and in a typical arms-length transaction for cash or its equivalent. Typically, the valuation of homes are set by comparing the sales of similar properties which are adjusted for differences in function, physical age, location, etc..
- 3) The Assessor's valuation should be equivalent to the market value of the real property, not some fixed percentage below market value.
- 4) Your valuation may be higher or lower than your neighbor's if your property is significantly different. This could be caused by a difference in size of your home, a swimming pool or other characteristics.
- 5) The Full Cash Value is not restricted by law in the amount it may increase in any one year.
- 6) The Limited Property Value is calculated through a formula set by law, and is restricted in how much it may increase in any one year.
- 7) The property owner has the burden of proving the Assessor's valuation is wrong, so if you choose to appeal your property valuation or classification bring evidence/proof of the correct value or classification.

"the Way it Was"

Mt Lemmon Ranger Station



Mrs. FEA Kimball - Ranger Jim Westfall - Mr. FEA Kimball

(602) 576-1333 OFF.
(602) 576-1512 RES.
(602) 298-6328



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Home Inspection Report
VA & FHA Termite Wood Infestation Report

KEN VAN ZANDT, Owner
2569 E. FT. LOWELL
TUCSON, ARIZONA 85716

PHONE 681-8535



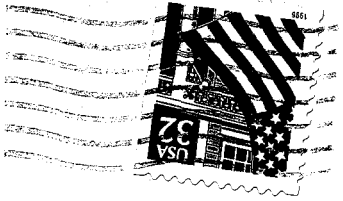
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Mt. Lemmon Homeowner's Association
P.O. Box 699
Mt. Lemmon, AZ 85619-699

Main Street Summer haven



This Echoes is brought to you courtesy of the Mt. Lemmon Homeowner's Association. It is one of the benefits of being a member. Your board members are Bob Evison, Vice President, Fran Crowe, Red Greth, Paul Hawkins, Pete Krauss, Sheri Lee, Dannie Hayhurst, President, Florence Wilhoite, treasurer, John Mulay, Fran Zimmerman, secretary, Carrie Rietz, Carolyn Autrey, and Larry Waldron. Dannie Hayhurst is publisher and editor of the Echoes.

La Manipash Lodge Summer haven



Built by the Mt. Lemmon Homeowner's Association