

The

Mt. Lemmon Echoes

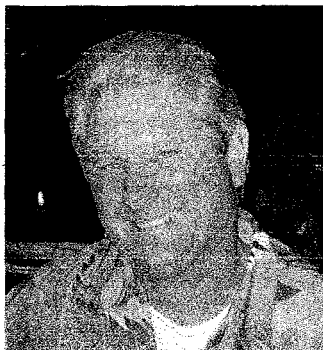
Serving the Homeowners of Mt. Lemmon

"You can overlook Tucson, but you can't overlook Mt Lemmon"

Message From The Pres.

Hello again! After a two month break for the holidays, we need to catch up on community events. Much has occurred with the highway construction (destruction) and Hunter seems to be making much better headway than McCrossin ever did. There is still the problem with the traffic signals on the one-way portion of the road. I personally think Hunter should post flaggers at each end of the light with radios so the light could be allowed to remain green when there is an extremely long line at one end or the other. At the end of a ski day (or snow day) it makes no sense to keep backing up traffic, leaving the mountain, so two or three cars can go up. With flaggers at both ends of the light a smooth flow of traffic could be maintained and help alleviate the road-rage which can occur when long lines of tired visitors are leaving our mountain. I plan on calling Kaneen (885-9009) with this suggestion and I think it would help if others did also.

While the process of receiving permits from the county has been slower than expected, some have finally been approved. Having not yet applied for my building permit, I am not familiar with the hang-ups. Some problems which I am



aware of are related to the hillside ordinance which requires a complete plan submittal before a septic permit is issued. This process puts the cart before the horse because many people don't have large enough lots to decide where they will place their home until they have successfully found a location to install a septic system. It's one thing to draw out a septic plan and quite a different one to be able to dig it in the desired location without hitting a rock ledge. As we all know rock won't leach and the leach lines often have to be moved some. We addressed this problem with county staff and it was decided that a Code Text Amendment would be processed to exempt us from the ordinance. The county has placed it on the agenda and should have it completed in approximately 45 days. Other problems that were identified and repaired by the County dealt with setbacks on side and rear yards. A provision has been inserted in the RVC that allows for a variance to 10 feet when certain conditions are met.

Also note worthy is the issuance of a variance to Bill and Mary Lou Piatkewitz to allow a temporary concrete batch setup and portable sawmill to be installed on their property at the end of Carter Canyon. These facilities should help us all save some money on our concrete and provide a way for those of you who wish to use the sawmill, to create some usable wood from your lost trees. Inquiries should be made to Bill Slanaker of Quest Design & Construction. (229-0020)

A request to rezone two properties on Sabino Canyon Parkway near Carter Canyon Rd. was made by Tom & Patty

Cut along Dotted line and return coupon with payment, Thank you from the MLHO Association

It's time to renew your

Mt. Lemmon Homeowners Association

2004 Annual Dues

Voting Member (must be a property owner) \$25.00

Non-Voting Member -renter or friend of the mountain \$20.00

Make checks payable to MLHO and mail to address on back of coupon

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For your Records

20004 MLHO Dues

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Thomas late last year. Their neighbor, Carl Mangelsdorf, also wished to be rezoned. These properties are in the NAC area set aside by Pima County more than 30 years ago and qualified for potential commercial zoning. The Thomas's requested to be granted RVC zoning (a new commercial zoning created after the Aspen Fire) The County then decided that they should rezone all of the NAC to RVC, but they were met with opposition from a number of property owners on the East side of Sabino Canyon Parkway who wished to remain ML zoned (residential). After a great deal of misinformation was disseminated through a newsletter, we managed to prevent a major battle by having the majority of the affected property owners sit down with a county staff person (Jim Mazzocco) and listen to the facts. At this meeting a potential compromise was reached. We would request that the county remove all of the property on the East side of Sabino Canyon Parkway from The Mack's store south from consideration for rezoning at this time. The Thomas, Mangelsdorf, and Zimmerman properties would be granted a rezoning to RVC. A public meeting has been set for all interested members of our community to come and hear the facts. The county Planning and Zoning Commission will hold a hearing on February 10th at 6:30PM at the Four Points Sheraton 1900 E. Speedway to decide whether to approve this compromise or rezone the entire NAC to RVC. With your support, we can make all of the affected property owners happy by convincing the County to alter their rezoning. Of course, not everyone will be happy, as there remain a few people in our community who are never happy! They continue to protest every application that is filed with the county (thereby slowing down the community's recovery even more). They would like to control what you can do with your property even when they are not your immediate neighbor and your request meets current County guidelines. We have all seen these NIMBY's before, but it is truly unfortunate that they continue to harass a community that needs a speedy recovery!

The last issue I would like to address is our dealings with the insurance companies. More and more folks are coming forward with underinsurance issues. As we find out what it will cost to rebuild our homes in the current economy, we re-

alize how badly underinsured we were. With construction costs approaching \$200 per square foot, I seriously doubt that anyone had adequate insurance. Many of us have taken advantage of Peter Romero's offer to council us on how to recover more on our policies, and many of us have hired him, or other Public Adjusters to proceed further with our claims. When the fire had just occurred I urged everyone to "give their insurance companies a chance to treat them fairly", but I am hearing more and more stories of denied requests, inadequate coverage, and excessive depreciation. The answer is to band together and seek further relief! These insurance companies had an obligation to sell us enough insurance to rebuild at today's costs and they failed to do it. If you have found yourself in the same boat as me, please give Peter Romero a call for a free consultation (290-3341).

Keep in mind our upcoming Annual Homeowner's Dinner on the 20th of April. We should have a great slate of guest speakers, as Governor Napolitano has given me a tentative acceptance to speak that night and we have a new FS District Supervisor (Larry Raley) who we hope to have attend also. If there are any issues you would like to have us address at the meeting, please give me a call.

Mount Lemmon Memorial Quilt

By Tina Hanks

Many blocks have been received and the quilt promises to be really lovely. Thank you to everyone who has sent in a square.

The due date for the submission of the squares was extended to Feb 1. During the month of February we will be meeting with the Tucson Quilter's Guild who will be giving us their expertise in the piecing and the quilting and finishing of the project. We will be meeting on a weekly basis at Cathy's in the JoAnn's store on Roger and Oracle.

Please call Tina Hanks at 760-4552 for the times of the meetings. Everyone who would like to is invited to attend.

2004 MLHO Dues

Mail to

**Homeowner's Assoc
P.O.Box 699
Mt. Lemmon, Az**

Fire District Update

By D&D Barnella



It has been quite a while since our last article with the "Extreme" changes on the mountain. Thanks again to all of the members in the community who during and after the fires, continue with your support of the fire district activities and your dedicated efforts and time in rebuilding Summerhaven. We would like to thank our firefighters, the water Co-Op, and members of fire support who sacrificed in an attempt to save what they could before, during and after the Aspen Fire. It would be a complete novel to thank each individual, but we hope to point those specific individuals out in our own way.

We would like to recognize Fred Pace for his decade of guidance for the district and wish him the very best, thank you Fred!! We welcome Chip Delay as our new chairperson. Chip has given unbelievable dedication and support for the district and the village. Chip not only delivers ice to the station, he delivers trucks to California! We would like to thank our salty nails, Bob and Dani, for their guiding light over troubled times and their insight to see the big picture and give us the helm to do what was needed to get through these extremely trying times, we love you!!!

Enough with the past! We must look toward the future as it is upon us. We have been actively involved with Pima County to try and streamline the process of planning, zoning and inspections. We hope this gets even easier and puts buildings back on Mt. Lemmon for recreation and business activity. Harry will be assisting in reassessing every property for severity ratings. These ratings are part of the permit process that follows the Wildland Urban Interface Code adopted by Pima County. Call the fire station for an appointment with Dean or Harry.

The FireWise committee is currently in the process of developing a Fire Management Plan. With the assistance of the Arizona State Land Department, this will be our final piece of the puzzle to become a recognized "FireWise Community". Our first meeting this year was held on Friday, January 23rd. We look forward to a mini FireWise break-out session to be held in March. Intentions are to provide resources for our community members to assist with questions/answers and education on forest health and survival on Mt. Lemmon. Please watch for further information on this event, and/or please contact DeAnna with any suggestions or concerns.

MLFD has created a small team of sawyers that are working on fuel reduction projects funded through grants by The

Arizona State Land Department. If any property owner would like to employ this team for personal lot fuel reduction contact DeAnna and acquire the information and forms required.

Last, we would like to welcome Dan Leade as our newest full-time firefighter. Dan filled Joe Gunia's position. Joe has filled our shift supervisor position of Captain in his fourth dedicated year with MLFD. Congratulations to Joe and Dan.

Real Estate Values on Mt. Lemmon

By Bob Zimmerman



Bruce Greenberg, an experienced MAI appraiser, dropped by my office shortly after the Aspen fire to find out what affect the fire had on property values. It was too soon then to know, but I learned that in other burned areas, property values dropped to half or more and sales activities dropped substantially. Later, I spoke at the Tucson Appraisers Society and at the time I felt Mt. Lemmon would do better than the other burned areas because we have no new areas to develop and we are primarily a second home market.

Since that time, the Mt. Lemmon real estate market has been unusual from several perspectives. Our office is receiving a high volume of inquiries, when things typically slow down after September. There is a great deal of interest from Tucson regarding Mt. Lemmon properties. Most who call are expecting to hear that everyone has put the properties up for sale, which would tend to force property values down.

Fortunately this has not happened. A number of properties have come on the market, but sales have been strong so that much of the inventory has sold.

We have enjoyed a much higher than normal sales activity, mostly in land. What is most amazing is that property values seem to be holding to pre-fire levels. Lightly burned areas are definitely holding to pre-fire values and heavily burned areas are doing very well.

Our office has been very aggressive in attempting to hold to pre-fire values. We liken the heavily burned areas to the excitement of a new subdivision where trees and grasses are to be planted. Views have never been better. There are many positive elements to discuss when looking to the future. There still is only one Mt. Lemmon so close to Tucson, the road will soon be finished and we still have our beautiful weather, birds and squirrels. It is just a matter of perspective.

Woman's Club News

By Luann Waldron,
President MLWC
743-3034

January 1974 our Mt. Lemmon Woman's Club became part of the General Federation of Woman's Club (GFWC). We are now celebrating our 30 year anniversary with this outstanding organization. Since 1974 the GFWC has now grown into an International Organization. Many of the early Woman's Clubs were formed to create community libraries and I am sure they also provided a needed social atmosphere. I think our club has been fortunate to have had women who have brought us to an elite level.

I have been humbled by the experience of being Co-President for 2 years and President for the last 4. It is time to pass the torch on to someone else. Our Club has grown significantly in the past few years. When we now attend District and State meetings we are one of the larger clubs. It is sad to see many others are declining in membership while our club has prospered. We can attribute our growth to members who have been loyal over the years and realize that our club's goal is to better our community.

March 6th is the Southern District GFWC meeting at the Tucson Woman's Club. Again we will be having an Arts & Crafts Contest. If you have something that you have completed this past year and want to enter it please call Fran Zimmerman or me.

The categories are:

- HOMEMAKING ART (knitting, cross stitch, quilting, macramé etc)
- HOBBIES & HANDICRAFT (bead work, paper art, candles etc)
- FINE ARTS (original painting, drawings, collage, sculpture etc)
- PHOTOGRAPHY (black/white, color, portraits scenic, natural history Features etc) 10x12 matted no frame/glass.
- SEASONAL & ETHNIC (wall hanging, stocking, ornament, and centerpiece)

Our scrapbook is always an entry, and it is fun to look at other clubs book (ours is always one of the best).

Our nominating committee is in search for candidates for the President & Secretary positions this year. They will present a slate to the membership at our March meeting. Please contact Linda Mulay (327-4615), Fran Zimmerman (576-1333), Renate Beer (299-4588), or Carol Niehoff (529-0580).

Rebuilding-"On the Fast Track"

By Dani Hayhurst

If you go to the Internet page set up by Pima County, <http://www.aspenfirerecovery.org/> and read the information online in the paragraph that starts with **Pima County Development Services Department**, Property Consultation meetings with property owners ", there is a phone number (740-6490) to set up an appointment that individual homeowners can call to set up a time to meet with Development Services representatives concerning building codes, permits, zoning, Wastewater, DEQ, flood control, and grading & hillside development requirements for their specific property. These appointments are being scheduled in the morning hours Monday through Friday.

My husband Pat & I lost our 2 cabins on Carter Canyon in the Aspen Fire. Both cabins were built long before the permitting process ever affected Mt Lemmon, and this was all new territory for us. We scheduled an appointment for Friday, January 16, 2004 at 10AM. We arrived promptly. We took our preliminary plans for 1 of the 2 cabins we are rebuilding, the survey maps for both sites with topography (elevation) markings, a huge file regarding our attempts to get our septs permitted with all the application work done to date, a copy of the letter from **Chief Barnella** addressed to **Bill Jones** of P. C. Development regarding the fire hazard rating for our specific sites, and our contractor, who also lost his cabin in the Aspen fire, to this meeting.

This particular Friday must have been meeting day for some of the departments, as some departments had no representatives available for the individual property consultation. Unfortunately, the "no shows" included representatives from DEQ, Wastewater and Hillside Development. But we were advised that we could set up another time to meet with these representatives

Those members of Development Services who took the time to make them-selves available were extremely helpful to us. **Thomas Hudson**, senior planner answered the questions we had regarding zoning. That's a fairly basic black & white issue for those of us rebuilding a home and not a business in the ML zone- the only question we had concerned the maximum lot coverage of 50% with regards to how decks fit into the equation. The ML zoning 18.15.040 E reads: Maximum lot coverage: Fifty percent of the lot or leased area including all building and patio areas. The decks would be considered "patio" so they will add into the equation when you or your builder or architect looks at the total footprint on the lot. That guarantees most of us will be building "up". Since the maximum number of stories is now three instead of 2 and the maximum height is 34 feet this makes a replacement home workable on a small 50 by 100 foot lot.

Roland Morales, plan review supervisor, and **William Kout**, certified building official, plans examiner and combination inspector were at the table to answer building codes questions permitting questions. These gentlemen were extremely professional and very helpful. **Bill Jones** stopped in and cleared up a remaining question we had regarding interpretation of the new code. Pat had a question on interpreting the International Urban-Wildland Interface Code Flowchart (Appendix H). This flow chart is intended for instructional purposes to help us to grasp the type of construction materials we would have to use in the reconstruction of our two homes. I will also say that it helped to have a letter from **Chief Dean Barnella** specifically rating the Fire Hazard for our sites. The Mt Lemmon Fire Hazard Map that has been available on a link through the aspenfirerecovery.org web page is rated by NeighborWise sections (originally used in the FireWise program) 1 through 13 as Moderate, High and Extreme Hazard. That map will soon be replaced with a map showing only those lots already reviewed and individually rated by the Fire District. The original severity ratings map evaluation was done immediately following the Aspen fire, and the intent was to have something initially to use for informational purposes prior to the adoption of the code on September 11th. Using the Firewise Neighbor wise sections was painting with too broad a brush. (Some lots had better severity ratings than the area they were in, and some have worse severity ratings than the section they are in.) Each lot will be rated individually instead of by sections by the Mt Lemmon Fire District, and accessed again as needed in the future as development and re-vegetation continues. Since this severity rating affects the type and cost of materials used in rebuilding, it is important for anyone planning on building to contact **Chief Dean Barnella** (576-1202) or **Battalion Chief Harry Findysz** for an individual Fire Hazard rating for their site. Planning and Development will be requesting this Hazard Rating letter from the MLFD to be part of your building plans when you apply for a building permit in the near future. The MLFD is not charging any fees for this.

We now have a firm grasp on the choices available to us for decking materials, siding, etc for our specific sites. We also have a better handle on the costs of materials. And, because of the conversations with those Pima County department representatives that made themselves available to us at this consultation, we do feel better about some of the rebuilding process. Hopefully we can get through the septic approval process soon and have something positive to share regarding the septic permitting process for next month's issue of the Echoes.

We got a quick review of the number of permits in the county system on Mt Lemmon since the fire and it looks like eighteen properties have applied for permits so far. I'm not sure if all eighteen are for rebuilding structures or if some of those are just septic permits only. We had a permit for temporary electric and that was one of the permits in the system. Considering around 340 cabins were destroyed in the Aspen

fire we hope that the number of permits applied for and approved will increase radically in the early spring.

This could be a fun spring and summer watching the new construction. Good neighbors **Bill and Mary Lou Piatkiewicz** are trying to help the community in the rebuilding process by offering their site (the old Jenks cabin site) at the end of Carter Canyon for temporary storage of cement batching materials and a portable saw mill area. Like all participants in a race, we'll each find out more about the track conditions, who will spin out and who will go on to finish the race. This is a race where everyone can finish and there are many winners. Here's hoping for the checkered flag.

OOP's

The last issue of the ECHOES included an article of a very political nature called "A Call to Action". This was a mistake on my part that hopefully will not be repeated. I heard from several members and I promised Eric Force a chance to respond to this article in the next issue. Here is his response.

We think the Echoes' "Call to Action-Now" (v. 30#9) supporting Bush's Healthy Forest Initiative is misleading and inappropriate. Ms. Boatman claims environmentalists who oppose this initiative "would rather have your house burn down than have foresters clean up the forests. ." The problem is that this is not a forest-cleaning initiative (not in the forest-thinning sense) mountain people would support.

While we realize that some environmentalists have not taken the new forest realities to heart, our main opposition to this initiative is that it is written in such a way that logging companies (not government foresters) can clear cut (not thin) timber far away from communities that need protection. And why would they do otherwise, when the big timber is elsewhere? Where is the best remaining timber here in the Catalinas? All the forest service would do is build roads to this distant big timber for the logging companies. The best-case scenario for this type of contract to date has been a stipulation that SOME of the timber be thinned around communities needing protection. A common logging company response has been to clear cut the distant big timber first, then go "bankrupt".

All of us on the mountain are here because of its forest environment, and to that extent we are all environmentalists. This forest needs to be thinned to be healthy, but this "Healthy Forest Initiative" is a serious misnomer.

Eric and Jane Force

Flame Stop Group Purchase

by Judy Epstein



Since people have already been asking about Flame Stop products, I'm organizing another group purchasing plan. **FIRE DANGER is still extremely high for unburned areas on the mountain.** If you are one of the lucky survivors or one expected to be newly constructed soon and would like to participate, **please contact Judy Epstein, ASAP** to place your order as part of a group buying plan to purchase Flame Stop products. Judy can be reached at nRichLife@aol.com (preferred method) or (520) 760-2802.

The following is based on Judy Epstein and Dennis Cozetti's personal experienced with Flame Stop. Neither one is a qualified representative of Flame Stop -- this information is just "neighborly" input. Please refer to Flame Stop's website, www.flamestop.com or 1-877-397-7867 for all "official" information.

- **Flame Stop II** is for applying a clear (may leave a temporary milky white appearance over darker wood) **coating to exterior wood**. Initially I was given the impression that it would serve as a sealer, however, I can not attest to its sealer properties as compared to more hardy yet much more flammable sealers such as what owners have used over the years. The fire retardant qualities should last around 10 years given our dry weather conditions.
- **Flame Stop III** is designed to **mix in with latex-based products** such as **paint** and stains. However, Dennis found that the mixing was incapable with the stains he tried.
- **Flame Stop I-DS** is listed as "the most concentrated" product. One cabin owner off of Upper Loma Linda Rd. put it on their asphalt-shingled roof and credits their cabin's survival during the Aspen Fire to the use of this product.

To review, if you are interested in participating in a group purchase of a Flame Stop product (usually better rates and a break on shipping costs), please research the information with **Flame Stop directly**. Then notify Judy Epstein as to what

you want to get along with your contact and credit card info so she can add it to the "group" purchase order. No official deadline has been set but the order will be placed ASAP, so **DON'T** delay! Our fire season is expected to start very early this year! (Memorial Day Weekend may be too late to make preparations such was the case for many in 2002 with the Bullock Fire!)

Review of Aspen Fire outcomes: Some cabins destroyed in the Aspen Fire had used a Flame Stop product however they may not have protected the area under their cabin or deck from being ignited or other fire circumstances may have been too great. **Closing off all open spaces underneath your property can be very critical to survival.** The Zimmerman's office (Mt. Lemmon Realty) deck offers an illustrative example.

Bob Zimmerman had "FireWised" his office, removing ladder fuels and had removed flammable materials out from under his deck. He then applied **Flame Stop II** to his wooden deck. Here's what we believe happened during the Aspen Fire: Very large embers and fire brands (parts of trees, decks, and structures) were being blown as the fire path ran through Summerhaven. A large burning mass landed underneath his open deck and with time the deck began to burn from the underside. However, the **Flame Stop II** had actually slowed the burning time so his deck was burning very slowly. Best guess is that the large burning piece that landed under his deck was exposing the underside of the deck to constant flames yet the top part, since it was treated with a flame retardant, was retarding the fire's progression. Due to Bob's location of great accessibility and visibility, Harry Findysz with MLFD (when the situation was VERY dangerous as LPG tanks were still exploding after the fire's passage through Summerhaven) came upon Bob's burning deck and saw how slowly it was burning. He was able to put it out and Bob's structure was saved!

I've heard that a few cabins that survived the Aspen Fire wind-swept "firestorm" were later lost during that first night - it was too dangerous to have firefighters in the village exposed to exploding LPG tanks. The belief is that these cabins were unable to "survive" embers on their own. Please also read **"Will It Survive Embers"** in this newsletter.

"Will It Survive Embers?"

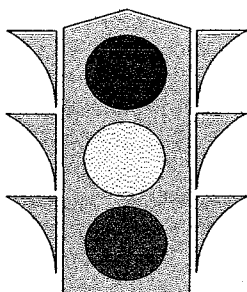
DeAnna Barnella and I came up with **"Will It Survive Embers"** to educate and make sense of the word **"WISE"** in FireWise. The reason is that being FireWise doesn't "fire proof" your home; it increases your property's survivability. The goals are to make your property as **RESISTENT** to fire as possible, surviving fire brands and embers without the need of firefighters (in case firefighters can't be there!).

There are several ways to do this: thinning trees, removing ladder fuels, keeping roofs and rain gutters clear of pine needles and overhanging branches, closing off areas under all structures, and safe storage of flammable materials away from burnable structures and trees. Reducing the flammability of construction is also advantageous, such as having window shutters, under-eaves and attic openings covered with fire screens, metal roofing and use of other fire retardant products such as Flame Stop. Also, harmless looking personal items may put your place at risk. Chair cushions, wooden bird feeders, etc. might ignite when exposed to fire brands or embers. These could then begin to burn the structures around them and possibly the whole place if the structures are unprotected flammable materials (hence the reason for the new building codes being required!).

There is also an excellent product called "Fire Stop" which is being promoted by Jim Paxon (Information Officer during the Bullock Fire) which is applied as fire is approaching. It is a foam product that is sprayed on with water that coats and protects your home for a few hours. Although this type of product is very effective, there are several points that make it difficult to use by the majority of homeowners on Mt. Lemmon.

First, access may be restricted to your home when prepping is required because the road is immediately closed -- only those who happen to be at their cabin would be able to apply it. Secondly, it uses water, a resource that may be limited or reserved for firefighting efforts. And finally, MLFD fire trucks already carry this foam which is ready to be sprayed onto a cabin should the circumstances be right.

Highway Construction



Contact: Shari Brandt, Project Engineer (520) 749-3192
Kathy Jirschele, Community Relations (520) 885-9009
Project Information Line (520) 751-9405

CONSTRUCTION ALERT

The seventh and final phase of the reconstruction of the Mount Lemmon Highway is currently underway. This widening and safety improvement project will reconstruct the highway between milepost 11.2 and 15.9 (Cypress Picnic Area to Lizard Rock). Improvements will include a wider and safer roadway, improved drainage, new roadside pullouts for slower traffic and temporary parking. New vista areas, includ-

ing a redesigned facility at the Windy Point Vista, will provide safer pedestrian access and a larger parking area.

CHANGES IN TRAFFIC CONTROL

The shoring and wall crews have moved their operations to the lower half of the work area (Cypress Picnic area to Windy Point). The traffic control signal system has been relocated as well. The spacing and grouping of the wall sites, and the need to keep the shoring crew well ahead of the wall crew, has created the need for a number of "alternate-one-way" areas. Due to the limited sight distance on much of the roadway, the decision has been made to install a second set of traffic signals. The use of two sets of traffic signals will permit the contractor to be more flexible as the work sites change and it will eliminate the need for ever-lengthening "alternate-one-way traffic" areas such as that seen this fall. The worst-case delay to motorists, for both traffic signals combined, should not exceed about 12 to 14 minutes. The actual worst-case delay will vary slightly each time a set of signals is moved. Be assured that every effort will be made to synchronize the timing of the signals each time they are moved so as to minimize overall traffic delays. It is anticipated that the two sets of signals will be used for 2 to 3 months.

CHANGES TO DRIVING SURFACE

The contract requires that the existing pavement be pulverized and conserved for use in the work. We have delayed removing additional pavement in order to maintain the existing all-weather driving surface for the motorists. Due to the high productivity on the retaining wall construction, we will be removing the existing pavement from the bottom of the project to just past Windy Point in the near future so that these materials may be conserved for future use.

MEETING NOTICE

We have scheduled a meeting for 5:30 p.m. on Thursday, February 12th at the Comfort Suites, located at 7007 E. Tanque Verde. Representatives from The Federal Highway Administration and Hunter Contracting will be present to discuss the project and upcoming traffic control schedule. Mark this date on your calendars.. It will be a great opportunity to talk to the team and discuss any issues you might have. This will be the only notice you receive regarding the meeting. If you need further information, call Kathy at 751-9405

STACY TOOL

4112 E. GRANT RD. • TUCSON, AZ 85712
(520) 881-4545 • (FAX) 881-3969

Discounts for all Mt. Lemmon Homeowners

The Living Rainbow

By Debbie Fegan



"Friends, Mt. Lemmonites, countrymen, lend me your ears." First, let me say I truly miss all of you. I've had the pleasure of seeing some of you on weekends, in front of Mt. Lemmon Cafe, where I set up shop under a beautiful tree. It never fails to amaze me. Where there is one local, many more will gather and soon we are one large group, hugging and chatting away, oblivious to everything around us. Sadness, rebuilding problems, etc., make way for hope, understanding and solutions. It can't be said enough, "There is strength in numbers". In our case, "strength" meaning knowledge, power to change, and most of all, love. Please remember you are not alone and so many people that care (and hurt too) are just a phone call or email away

Secondly, through this tragedy, I have come to realize that I am "The Living Rainbow". The building is gone but it's spirit lives on in me. Therefore, whether I'm under a tree in a parking lot or set up at my Dad's house in Tucson, I am still open for business (or a "Hey, how are you?"). Inventory is a little low but I do have Mt Lemmon hats and shirts, Suzanne's book, crystal prisms, incense, beanie babies, Laurel Burch totes, and a new batch of Living Rainbow wind-chimes. Please don't ask me for the Sunday paper - I might have to smack you!

DebbieFagan576-1519, 298-7746, rainbowz@mindspring.com

Water Co-Op/ Water District

by Michael Stanley

I know most of the homeowners are still reeling from the Aspen Fire. Every thing is in slow motion on the building and permit end. The cleanup went rather quickly and having the Pima County metal and block recyclers on the mountain really helped. Most lots are cleaned and ready for the start of building. Things are looking optimistic for the rebuilding of the community. I personally feel the community spirit is more alive and strong then it has ever been. For that I am proud to be in this position and hope everyone helps to keep this spirit alive. The Co-op is having a problem with getting the insurance settled. We understand some of the homeowners are experiencing the same conditions. The water system is operating and on line for both emergency and domestic water.

The Carter Canyon System has been approved by the Forest Service to rebuild the tank and spring. We did get all of our applications presented to FEMA for funding and hope to get repairs started by March. We approved Tetra-Tech Engineering firm to do the plans and get the approvals from the agencies for construction start. We will be installing a larger 140,000-gallon tank to replace the 30,000-gallon tank. Also as part of this project we will be installing a 6" main line from Carter Tank down Miners Ridge Road to the Carter/ Miners intersection. There will be 4 places to install fire hydrants. Carter Canyon is off line and at this time we are using the Sabino Canyon Source.

We will be getting the Forest Service approval to install the large tank at the Sabino site. We were hoping for one million gallons but will settle for 800,000-gallons. Another item we are taking care of is relocation of some main lines. Back in the 50's when the mains were installed some were placed in the middle of lots. This is allowed by an unspecified right of way in your original deeds. Since the Aspen Fire, we have found several mains that were under houses or lines that run through the middle of lots. During the rebuilding we will move as many of these line as possible. In some areas a temporary line may need to be installed while other work is performed.

The work on the District is almost to the final stage. We are in the due diligence phase and hope to have the engineering portion completed in March. Co-op members will receive a notice soon for the approval to sell the assets to the District. No funds will be exchanged. The district will take over the Co-op's assets, debt, and operation. When we complete the tranformation to a District, funding from the Water Infrastructure Authority of Arizona (WIFA) will be set to pay off our old loans and allow our projects to start. These projects include the bigger tank at Sabino and Carter Canyons, possible filtration at both sources, and installation of some of the badly needed 6" main lines. One other project is to install the 6" main line south of the Loma Linda Tank. This main will allow better domestic service along with fire service protection to the southeast side of Summerhaven and Middle Sabino. We will need to acquire Right of Way from 2 or 3 owners in the Loma Sabino area before this project can begin.

Please keep paying your bill if there is anyway possible. This will aid in keeping the water system in operation during this distressing time. Our income is dwindling as customers that decide not to rebuild disconnect from the water system. If you decide to disconnect please consider that you may need to water new plants, setup a drip system for trees, use water for reconstruction, and any other use there may be in the next year or so. THANKS to all of our customers that can continue to pay. At this time we are operating at a deficit. With our savings we will be able to operate for about 2 years. By that time we hope the rebuilding has progressed to provide better income. Now more than ever the Water System needs your support.

Trees for Mt Lemmon

By Barb Eisele – Interim Project Director

There has been a lot of activity on the Trees for Mt Lemmon front, so I'll summarize it as well as I can. If you have questions please feel free to contact me at 749-2695 or beisele@earthlink.net.

The Mission of Trees for Mt Lemmon is, *"To assist the Mount Lemmon community in recovering from the Aspen fire by protecting the remaining trees, providing educational materials for reforestation of public and private properties and promoting healthy forest policies."*

Trees for Mt Lemmon Board: These people came forward to help with issues around re-forestation. This evolved into Trees for Mt Lemmon and they volunteered to be the board while we create by-laws and a strategic plan. They have given many hours and much expertise to this effort.

Co-Chairs: John Jones and Lindy Brigham

Secretary: Rose Mary Hinsch

Treasurer: Linda Currin,

Linda Benziger: Member at Large

Katy Brown: Member at Large

We are in the process of creating by-laws and putting together a Business/Strategic Plan for the organization. By the next Echoes we should have more details to report on this. Please call me or any board member if you have questions.

Ponderosa Propagation:

The purpose of this project is to reforest with the same species of Ponderosa that are native to Mt Lemmon. It is a variety unique to our mountain and has adapted to the climate, soil conditions and geography of Mt Lemmon.

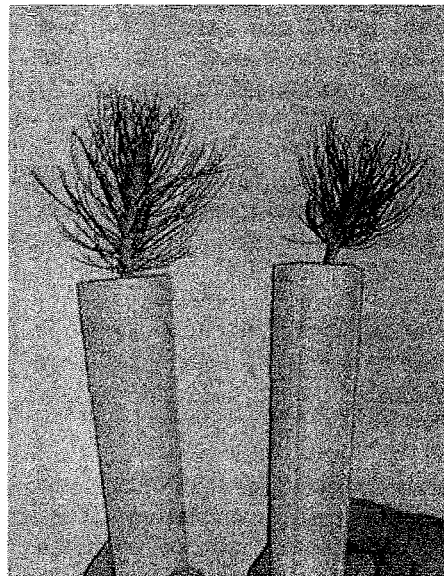
Due to our severe multi-year drought this is a major project. It would not have happened without the very generous contribution of many groups and individual volunteers. This includes, Bill Hart and his crew from the USFS, Brian Lauber and Tom Warfield of the AZ State Land Dept, TRICO Electric, Cozzetti Construction, Maggie Cozzetti who organized the St Cyril's 5th and 6th graders and their science teacher, Danielle Coleman, Davis Monthan Air Force Base volunteers and volunteers from the Mt Lemmon community and other Tucsonans who wanted to help Mt Lemmon. Ralph Ware of the NRCS introduced us to many, many resources. Ramona Garner and Bruce Munda at the Plant Materials Center are supplying technical expertise and greenhouse space and the Coronado Resource and Conservation Area has named us a special project of theirs so we can utilize their 501©3 status. Ron Romatzke and Louise Wakem of Trees for the Rim have been very supportive.

We harvested the first cones in September but had to de-

lay the major harvest until October and November. A huge thanks goes to Dennis Cozzetti for putting himself "out there" to clip cones from trees. We created a contract with the USFS and harvested cones and sold them to them for their use. The seeds we harvested in September were planted in November and about 50 trees are growing well.

After harvesting the cones they had to have time to dry so they would open. Next step, seed extraction from the cones, a major effort done by the school children and community volunteers. Thanks Maggie for organizing this part of the project and to St Cyril's school for giving us space to spread out, cut up cones and extract seeds, a huge job. We completed the extraction just before Christmas. The seeds were then washed for 48 hours and chilled for 30 days over the holidays. We reached a major milestone on January 21 when volunteers from the Arizona Cooperative Extension Service Master Gardeners, airmen from DM, and volunteers from Tucson and Mt Lemmon planted 10,000 seeds in 3300 pots. They should be germinating this week! Channels 11 and 4 carried news reports and the AZ Daily Start ran an article on January 23rd.

The time line for the future looks something like this. The trees will grow at the Plant Materials Center Greenhouse until it is too warm to keep them in Tucson. This will probably be sometime in April. We will build an enclosure and irrigation system and move the trees to Mt Lemmon. They will grow there until they are distributed in July after the monsoon starts. Free trees will be distributed to property owners who attend a free two hour educational class on planting, care and maintenance of the trees as well as Fire Wise landscaping principles. We will probably start those classes in April. Watch for an update in the next issue of the Echoes.



Seedlings planted about November 1, 2003. Picture taken January 30, 2004

Aspen Transplanting:

On two Saturdays in the late fall approximately 80 people showed up to transplant Aspen trees, two to four feet tall. Steve Hensel of the USFS provided sharpened shovels and demonstrated the technique to use so as not to damage the

root structure of the transplant or the remaining clone of trees. We will be doing it again in coming years.

Grants and Contributions:

Trees for Mt Lemmon received a community challenge grant for \$9,404.00 from the AZ Tree Council to help defray the expenses of the Ponderosa Propagation. Volunteer hours can be counted toward our matching funds.

We have applied for a \$10,000 grant with the U of A Co-operative Extension Service so we can supply property owners with native grass and wildflower seeds to be planted this year. The intention is to keep invasive species from coming in and establishing themselves on our properties. Before planting anything on your own, please check the invasive species list that we have created in conjunction with the Forest Service and the Nature Conservancy. It is available on the Web Board under Reforestation and Revegetation. We want to keep noxious plants from taking over on the mountain.

Civano Nursery has indicated an interest in propagating native plants to sell to people on Mt Lemmon. We will have more information on this in the next issue of the Echoes.

Fire Fire Management Plan:

Deanna Barnella and Joe Gunia of the Mt Lemmon Fire District are heading up the Fire Wise efforts on the mountain. In addition to Fire Wise, the Mt Lemmon Fire District is coordinating efforts, to develop a Fire Mangement Plan for Summerhaven. Trees for Mt Lemmon is actively working with both of these projects. Steve Plevel, a former FS District Ranger and fire management specialist, is generously donating his time to write this plan for us. This is an important step toward getting FireWise recognition and ensuring that our cabins remain insurable. The classes we present will include FireWise landscaping and plant selection information.

Black Tree Issue:

Trees for Mt Lemmon is working collaboratively with others on the mountain to develop some strategies for dealing with the "black trees". It seems to be one of the most frustrating issues we all face

If you want to plant trees this summer it's important to get your dead trees down first so the newly planted seedlings aren't damaged in the process.

Demonstration Garden:

We are planning a demonstration garden somewhere in the commercial area of the village, possibly around one of the stores. We want to plant it this year. This will provide a place for residents to see some of the possible plants for the mountain and learn about FireWise planting as well. We are looking to write a grant that will provide the funding for this project.

Mark your Calendars Now !
The Annual Homeowners Dinner
Meeting
will be held April 20, 2004
at the
Hidden Valley Inn
More information in the next Issue

Peter Romero, P.A.
Licensed Public Adjuster
Lic. #135136 & 163993
(multi-state licensed)



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2004 membership dues are due. in January The Echoes is the publication of the Mt. Lemmon Homeowners Association for its membership. Membership dues are \$25 annually. Renter and Friends of the mountain may obtain an association membership for \$20. Send your checks to MLHO, P.O. Box 699, Mt. Lemmon, AZ 85619. This Echoes is brought to you courtesy of the Mt. Lemmon Homeowners Association. It's one of the benefits of being a member.

Board members are Ross Quigley, Kathy Shields, Carrie Reitz, Fran Zimmerman, John Mulay, Pete Krauss, Tom Thomas, Don Underhill, Larry Waldron; David Ostapuk, Debbie Fagen, Chip Delay, Bonnie Lohman and Gordon Hunter (editor of the Echoes). If you have any suggestions or comments, I can be reached at 298-5971 or by Email at gnhunter@mindspring.com.