OUR NEIGHBORHOOD NEWSLETTER : SPRING 2024

President's Update

It's been a long and glorious spring, with 5.5 inches of rain since the first of the year, encouraging a bumper crop of beautifully blooming native brittlebush all through our neighborhood. The desert is lush with growth and the mountains are green.

You may have noticed the earth-moving equipment active in the parking lot at the rec center. It's addressing long-time issues with water runoff and erosion, and necessary maintenance -- the first repaving of the parking lot since the original installation roughly 55 years ago.

We have some new homeowners in our community. WELCOME! And head's up, if you're considering improvements to the outside of your house, please refer to the relevant guidelines (CCRs and subsequent resolutions by the Board of Directors for our Skyline Bel Air Estates Homeowners Association) posted on our official website – www.skylinebelair.com. Please submit an architectural application if you're planning an extension to your house, adding a fence, gate, garage, shed or any other outbuilding. The Board has an Architectural Review Committee evaluating the applications, for factors such as the type of construction material (which should match the house), location of new construction and proximity to the property line. Also if you're planning to paint your house, Skyline Bel Air Estates has adopted Pima County's regulation that the color be less than 60% LRV (Light Reflectance Value, basically a color's relative brightness).

In other news, the Board is looking into replacement of the deteriorated fabric shade screens around the tennis courts. We're shifting to sturdier metal slats woven into the chain-link fencing.

Also we're planning another community party — October 20 in the rec center, good for meeting neighbors and free BBQ dinner. And you're welcome to attend our Board meetings (page 2 has more on that).

– Ed Carlson

Website

www.skylinebelair.com

HOA Board of Directors

Ed Carlson
President

Jeannie Johnson
Vice President

Adam Sommers
Treasurer

Jane Hagerty
Secretary

Mike Caverly

Ray Ring

Dave Sharik

Board Meetings

Monthly on the 3rd Wednesday (except in summers – see page 2)

Management Company

AAM, LLC

Tucson office 520-219-7200

After hours (for common-area emergencies only) 866-553-8290

Our Community Manager

Jodie Cervantes
jcervantes@associatedasset.com
520-477-0251 direct

Administrative Assistant

Terrie Olivarez
tolivarez@associatedasset.com
520-219-7200

2 New Board Members

In the annual HOA election a few months ago, we had a shortage of candidates running for seats on the Board of Directors. It's an all-volunteer Board, and we needed more person-power to handle what needs doing and to represent concerns of homeowners. So, following established procedures, Board members voted to directly recruit two more homeowners to the Board: Ray Ring and Dave Sharik. Now, we're up to seven Board members, which we hope is still a lucky number. In the past, sometimes we've had more than seven Board members -- there's no required number or limit.

How to Participate in Board Meetings

Our Board meetings are open to you – you can attend either in person or online through Zoom.

How it works: The Board meets on the 3rd Wednesday of each month, except for summers, when we take a break since many people are out of town. We notify homeowners about upcoming Board meetings, by sending a group email to homeowners a few days before each meeting, and the emails have the Zoom log-in information. Also our website has a calendar showing the dates of Board meetings and the Zoom info.

Each Board meeting begins with a Homeowners Forum, an opportunity for you to bring up any issues and suggestions for future board action.

Our next meeting will be May 15, then the summer break.

Doggy Doo Manners

We've noticed an increase in doggy doo along our roads. Please, everybody walking dogs, pick it up!

History of our Neighborhood?

Let's put together a basic history of our Skyline Bel Air Estates neighborhood — how the development was begun, the original landscape and concept and demographics, the changes over the years, important milestones and relevant news events etc. Any suggestions for sources of information? People who've lived in the neighborhood for the longest time? Historical photos? Were any previous histories done? It's an informal project for now, so you can email suggestions/info directly to Board member Ray Ring — ray@rayring.com.

Treasurer's Report

Thank you for paying your recently increased annual dues, due last January — we are only awaiting payment from 14 of our neighbors.

Our reserve fund is ready to cover the ongoing improvements to our rec center (parking lot and roofs) over the next couple of months.

As for our operating budget, we are on track in 2024, with the bulk of our expenses related to insurance, maintaining the pool, and the landscaping around the rec center, monuments, and road medians.

— Adam Sommers

Landscaping Guidance: The Worst Weeds

The winter rains also fueled weeds and other invasive plants. The Board has a Landscape Committee (homeowners Kimberlyn Drew and Jessica Bates Wills, and Board member Ray Ring) encouraging you to uproot the worst of the weeds if they appear on your property. These weeds spread rapidly, crowding out native plants that wildlife relies on. Weeds can also build up dead plant material, a fire hazard. Be careful when identifying weeds, as some weeds (such as London Rocket) resemble native plants. The Internet has lots more photos and information on local weeds, from experts such as the Sonoran Desert Cooperative Weed Management Area and the Arizona Native Plant Society.

Stinknet

Fountain Grass

Red Brome

Buffelgrass

Dormant Buffelgrass
Browns rapidly after rains cease, golden/straw colored, clumpy/messy appearance

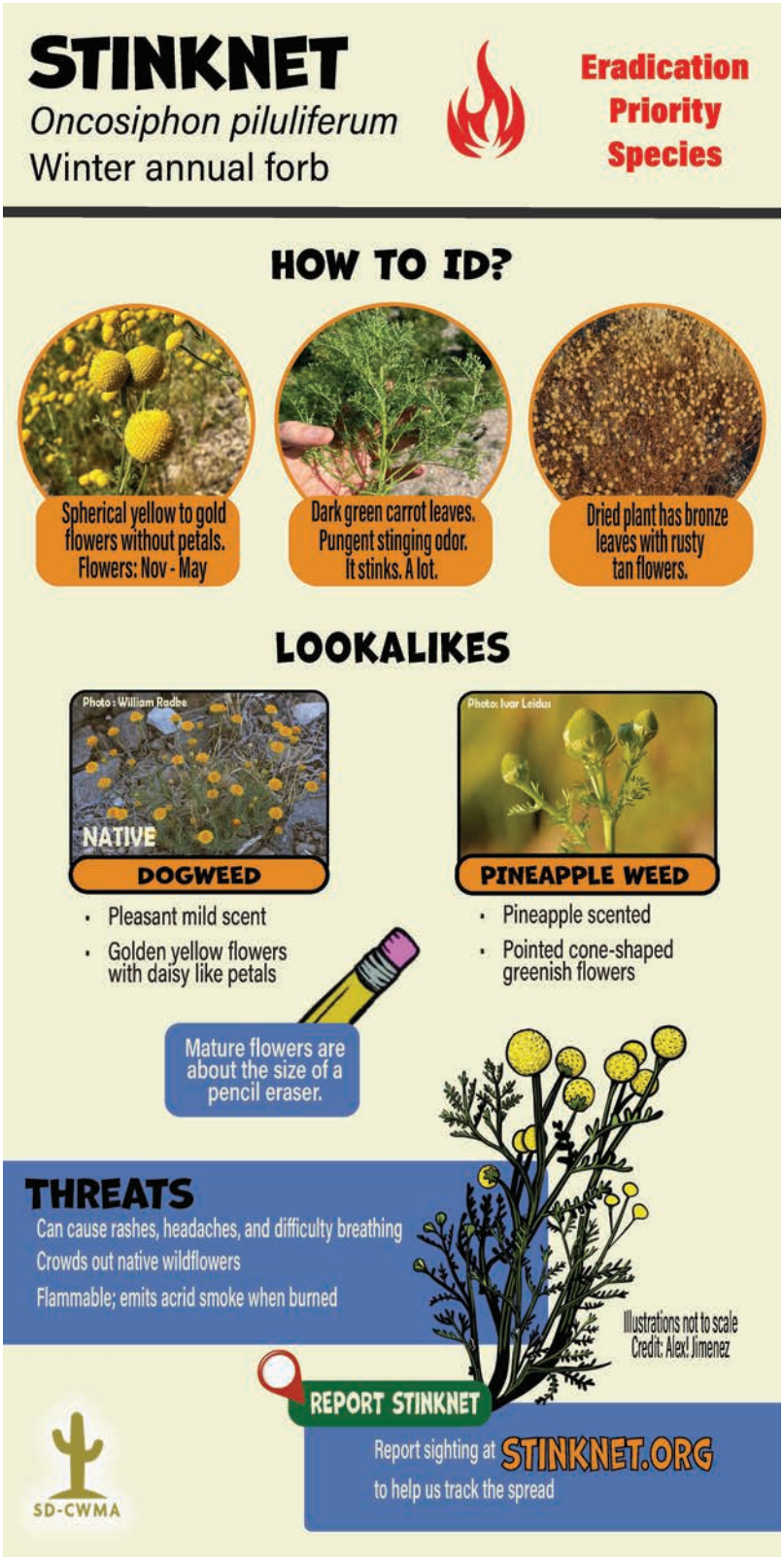
Actively Growing Buffelgrass
Greens up rapidly after rain events, clumpy/messy appearance

London Rocket

Sahara Mustard

More on Stinknet: Worst of the Worst

It's called stinknet because it can have a strong odor, and it can cause severe skin reactions when handled. It's an invader from Africa, spotted in Tucson in 2015. Here's more from the Sonoran Desert Cooperative Weed Management Area:



Medians on our Roads

Our neighborhood roads have more than 80 median islands, mostly native plants, and the Board pays a landscaping crew to tend them — a few hours per week for a daunting task. To report issues in our medians, log-in to our website — www.skylinebelair.com — and click on *Contacts* in the top menu, then in the sub-menu under *Contacts*, click on *Management Office* and scroll down to click on *Maintenance Request*. Your report will be forwarded to the Board's Landscape Committee for consideration.

The Landscape Committee has adopted guidelines from homeowner Kimberlyn Drew, who serves on the Committee and is a former vice president of the Tucson Audubon Society Board of Directors:

Pima County owns the medians, and our HOA has a permit to work on them. The county Landscape Supervisor says the medians should be left as natural as possible — our guidelines are modeled on county guidelines. Native plants are to be left alone in their natural state unless otherwise noted.

We tell our crew, remove half of all dead plant material, and leave half, as it is important for bugs and birds, a natural part of the ecosystem. Same for the mistletoe, as many birds eat the seeds. Remove all trash. Trim trees and shrubs only when necessary for visibility at intersections. Trimming should be kept to a minimum — do not trim trees or shrubs for artificial/unnatural shaping purposes. Plant material that overhangs the pavement may be carefully trimmed back for safety and to protect vehicles from scratches. Packrat nests may be removed. Agaves/cactus/etc may be carefully trimmed when necessary to remove packrat nests.

Mailboxes

Our neighborhood continues to progress on having all mailboxes in good shape, including repairs and appropriate paint color, and with mailbox lights working properly. There are a few that still need to be done, so we continue to encourage homeowners to carry out our guidelines.

Paint for mailboxes

You can buy the paint at the nearby Ace Hardware or Sherwin-Williams on Swan Road — ask them to follow the formulas to the right. A pint of paint, or less, will cover a mailbox and post.

Lights for mailboxes

With lights working on all the mailboxes, illuminating our roads, that will provide some degree of safety in the neighborhood, discouraging vandalism and other undesirable activities. And using the recommended types of bulbs will help preserve the rural feel of the neighborhood. It benefits all of us:

- Mailbox lights should work on a solar sensor or a timer switch, turning on the lights during hours of darkness.

- Solar power for electricity for mailbox lights, typically mounted on the post of the mailbox, is allowed if properly installed.

- The light fixture should be enclosed by panes of glass or plexiglass, or a hard metal mesh or perforated steel. For those who use glass or plexiglass, we encourage the use of amber panes, or frosted panes, or textured panes (preferred over clear panes). This recommendation follows conversations with homeowners, and continues the neighborhood's long-time preference for mailbox lights that appear either amber or soft/warm/natural white.

- Lightbulbs should be amber or soft/warm/natural white, no higher than 3000k on the Kelvin scale of color temperature, which is also recommended by the International Dark Sky Association, protecting the astronomy industry as well as our own views of the stars. The lightbulbs should be rated for “outdoor use” or “wet location” or “weatherproof.” Ratings are printed on the package. Amber “bug light” bulbs are good (photo at right). For soft/warm/natural white bulbs, note that some labeled “soft white” have a 5000k color temperature (too blue-ish for our neighborhood), and some labeled “bright white” are 3000k (acceptable).

Our website has more information on this too, including more photos.

Sunrise Ace Hardware #3585
4751 E Sunrise Dr Tucson AZ 85718
(520)529-0303
SKYLINE BELLAIR
Custom Color Match Rev: 03/07/2021
Mixed On: 03/07/2021

542 - 4X (Quart)

Y3	0x	15.8750
S1	0x	31.6250
W1	1x	7.2500
R3	0x	9.2500

SHERWIN-WILLIAMS 708575 03/07/21
520-232-9793 Order# 0071108

INT/EXT ARCHITECTURAL
ALL SURFACE ENAMEL
SATIN IFC 8112NP

TFH 71108 SKYLINE MAIL BOX
CUSTOM SHER-COLOR MATCH

CCE*COLORANT	OZ	32	64	128
W1-White		19	-	-
B1-Black		33	-	-
R2-Maroon		8	-	-
Y3-Deep Gold		19	1	1

QUART ULTRADEEP
A41T01354 650900756

X

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

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HOA Manager's Corner

If you ever have any questions or concerns, please don't hesitate to reach out to me — by phone at 520-477-0251 or by email at jcervantes@associatedasset.com.
Terrie Olivarez, who takes care of admin support for the community, is also a good resource. You can contact Terrie at tolivarez@associatedasset.com or 520-219-7200.

Warm Regards,
Jodie Cervantes,
Community Manager,
AAM, LLC

Please don't poison packrats: It will kill birds and other predators feeding on rats. Use snap-traps or live traps or other methods instead.

Keys to the Pool and Tennis Courts

Call AAM, our HOA management company, at 520-219-7200.
Replacement keys are $25.00

Important Phone Numbers

Pima County Sheriff
Emergency: 9-1-1
Non-Emergency: 520-351-4900
Sub-Station: 520-351-6311
Online: www.pimasheriff.org

Tucson Electric
520-623-7711
Outage call 520-623-3451

Southwest Gas
877-860-6020
Emergency: 800-722-4277
Call Before You Dig: 8-1-1

Tucson Water District
520-791-3242

Pima Animal Care
520-724-5900

www.skylinebelair.com

Are you registered on the Skyline Bel Air Estates website? It's easy. Just go to **www.skylinebelair.com** and click "Sign In" atop the homepage, then click on "New User/Sign Up."

Fill in the required fields, then click on "I Agree." The page will refresh and you'll be directed to the Welcome Page.

The website is a great place to find useful information and forms related to the neighborhood, including the schedule for the next Board meeting, and newsletters, and county contact info, as well as the CC&Rs and ARC forms.

Tennis Reservations

Also on the website, the front or back court may be reserved for a maximum of 90 minutes, up to 30 days in advance with no more than two reservations on the calendar at one time.

Free Books!

We have a Library Box at the rec renter, and thanks to homeowners, a few more Library Boxes are scattered in the 'hood. Feel free to take a book or leave a book.