

Tucson Park West 3

Spring Newsletter 2022

Brush & Bulky Pickup – March 14

Up to 10 cubic yards
of only these
materials can be
placed on the curb
by 6 a.m. for pickup:

- Brush, tree trunks, branches and other green waste (up to 5 feet long and 24 inches in diameter)
- Lumber (up to 5 feet long and stacked in a separate pile)
- PVC and metal pipes (up to 5 feet long)
- Railroad ties (limit 5)
- Furniture, carpet, and doors
- Lawn mowers with fuel tank and crank case removed
- Scrap metal
- Cacti (must be contained in a box - up to 25 lbs.)
- Appliances (remove doors)
- Car tires (limit of five automobile tires. Tires must be separate from pile.)
- Metal drums (empty and cut in half)



Invasive Grasses Threaten Us By Sara Parker

We live in a very special neighborhood. Our proximity to the beautiful Sonoran Desert, Tucson Mountain Park, and Saguaro National Park is truly unique, and reminds me to think of how to be a better neighbor to nature.

Invasive, non-native plants, including Fountain Grass and Buffelgrass, can profoundly change the desert landscape, by consuming the water and resources that native vegetation depends on and filling in the normally empty spaces of the desert floor with dry brush. This increases the risk of fast-moving wildfires that put not only our desert at risk, but also put our homes and firefighters in harm's way. But we can help prevent the spread of these plants and help save the desert, starting in our own backyard, by removing Buffelgrass and Fountain Grass, and opting for native plants.

Where did they come from? These drought-tolerant plants were originally introduced for cattle feed and landscaping, but have since been designated noxious weeds. Both of these non-native species have escaped to wild spaces by their highly-prolific and hearty wind-dispersed seeds.

What does it look like? Buffelgrass is dormant and dry in the winter, and has a messy appearance. It becomes green with some purple leaves after rains. It has a rough, zig-zag stem. The seedhead looks like a bottle brush, with purplish or golden-colored seeds. Fountain Grass is a large, attractive plant with long and feathery seedheads.

How can I help? This past February, Tucson Park West III teamed up with Pima County Natural Resources Parks and Recreation and 17 volunteers from all over the community to clear several Buffelgrass and Fountain Grass patches from our common space at the end of Shannon, and the Enchanted Hills trails. This large patch was cleared with a morning's work, helping to protect our homes and our environment from fire, and keep the desert a pristine and beautiful place for years to come.

- **Pull It!** If you have either of these grasses on your property, or see it in our common space, use a shovel or pry bar to remove the roots as completely as you can. Stay safe, be sure to check the brush for animals before digging. Need a neighbor's help? Contact marco.parko3081@gmail.com and we will gladly pull it for you.

- **Spray It!** Weed-killing herbicides are effective against these grasses, but only work when the plant is green and growing.

- **Join a Weedwacking Team!** The Sonoran Desert Museum holds bi-monthly events and mapping patches with your smart phone is perfect for hikers and walkers who can't pull. It's a great way to get outdoors, meet your community, and get free exercise while making a difference!



Your HOA Board recently received complaints about the appearance of some of the properties in our neighborhood. Our lawyer has notified the Board that we are obligated to pursue remedies when we receive complaints of violations of our CC&Rs. We always prefer to use a friendly and neighborly manner to resolve these issues. Unfortunately, if a homeowner fails to remove a violation after they receive notice, we may be required to take more assertive actions. Those include levying fines and/or taking the matter to court, both of which are onerous and expensive for all parties. That is not conducive to the pleasant and friendly community atmosphere we all prefer.

Both our CC&Rs and City of Tucson ordinances contain rules pertaining to our properties. Most of us are unaware of all of these rules. The Board hopes that the information in this newsletter will help each of us to identify and rectify our own property violations. Regarding your neighbor's violation, before asking the Board to take action, or reporting a violation to the City, it makes sense to talk to your neighbor. Chances are they are unaware of the violation and that way we can avoid any unnecessary expense and aggravation.

All homeowners are required to comply with the City of Tucson's Neighborhood Preservation Ordinance (NPO). The Neighborhood Preservation Ordinance can be found at this webpage:

https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az/0-0-0-10950

Most of the neighborhood issues that have occurred within our HOA are covered by the NPO. These are:

- Junked or inoperable vehicles on the property or street Sec. 16-15
- Vegetation blocking the sidewalk Sec. 16-13 (a)5
- Weeds over 6" in height Sec. 16-13 (a)2
- Vehicles or other items blocking the sidewalk Sec. 16-35
- Peeling paint Sec. 16-12 (a)2
- Outdoor storage Sec. 16-13 (h)
- Yard sales that are longer than 3 days or more than 4 times a year Sec. 16-39.1

If you ask your neighbor to remedy a violation of the NPO and they don't respond in a positive manner, the most expedient form of action is to report the violation to the City. To report a violation go to: <https://www.tucsonaz.gov/code-violation-report>

There are three main issues covered in our CC&Rs that are not covered in the NPO. Our CC&Rs are on our website at: <https://tpw3.org/level1/C&Rs.html>

The first issue is that all changes to the exterior of our properties must be approved by the Board or Architectural Committee. Article V, Architectural Control, Section 1 states: "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee."

The second issue is Section 5 which specifies that "All clotheslines, equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring homes and streets."

The third one is Article VI, Restrictions, Section 1: "No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any portion of the premises at any time as a residence either temporarily or permanently."

Therefore, it is a CC&R violation if someone is actually living in a trailer, shed, etc. However, this is also a violation of the City Zoning Code 4.84, Permitted Uses under the R-1 zoning of our neighborhood. So, once again, the City also has jurisdiction in this situation.

Thanks to everyone for keeping our neighborhood a pleasant and safe place to live!

You Can
Help
Enhance
TPW 3



Javelinas in Our Midst

The size of the javelina herd that roams through our neighborhood has significantly increased in the past few years. Some people have reported that the javelinas seem to have become more aggressive. One was even seen following a trick or treater! This situation is unsafe for people and for javelinas, which have tusks that they are not afraid to use if they feel threatened.

A few years ago, after complaints of aggressive javelinas, we had a representative from Arizona Game and Fish speak at our homeowners association meeting. We learned that the state will not relocate javelinas that are bothering people. The problem of aggressive javelinas is caused by people feeding them. Human food is unhealthy for javelinas (as well as deer, coyotes and bobcats), and **feeding any wildlife other than birds is against the law**. So please don't do it!

Helpful Contact Information

Pot holes, missing street sign, street light needing maintenance, limbs hanging over the sidewalk? Send your request to the Tucson Department of Transportation at <https://www.tucsonaz.gov/tdot/street-maintenance-improvement-request>

In the case of barking dogs, please attempt to resolve the issue with the dog owner in a courteous and calm manner. If this doesn't work, you can enter a complaint with Pima Animal Care Enforcement at 520-724-5900. If this doesn't work, you would call a Noise Complaint Specialist at 520-243-5910 to be referred to the voluntary Community Mediation Program, which then contacts both parties to arrange for voluntary mediation. If this doesn't work, complete an Animal Noise Log, preferably with help from your neighbors who are also disturbed by the dog. The dog owner will be cited to appear in Tucson City Court for a violation of the animal noise law. But the best solution is often the easiest: start by politely asking your neighbor to prevent the dog from barking excessively.

For vehicles with expired plates parked on the street, contact Parkwise at 520-791-5071 or parktucson@tucsonaz.gov. Inoperable vehicles on private property can be reported to <https://www.tucsonaz.gov/police/junk-vehicle-reporting>.

Putting graffiti on public or private property is against the law. If you see someone in the act of "tagging," call 911. If the graffiti is already in place, call 520-792-CITY (2489) to report it. Graffiti left in place tends to attract more graffiti. If the graffiti is on your property, eventually the City will notify you that you need to remove the graffiti or you will be fined.

Walls, fences, ramadas, carports, storage sheds, garages and room additions must first be approved by Building Code Plan Review in the Development Services Department at 520-791-5550. Once you have complied with the City's building codes, approval must also be granted by the TPW3 Architectural Committee. Please complete the Home Improvement Review Form found on our website, tpw3.org and send it to review@tpw3.org.

If you plan to change the trim color of your house, please complete the Home Improvement Review Form and send to review@tpw3.org. After the Home Improvement Review Form is received, you will be asked to provide a paint chip. Earth tone colors are recommended.

Entryway Improvement Program

Recently Tucson Park West III took bids for work and then contracted with Watershed Management Group (WMG) to make improvements to the Shannon entrance to our community. The row of mesquite trees on the west side of the roadway starting near our monument (the Tucson Park West III signage) planted early in the development of the community. When the trees were installed, there was an accompanying irrigation which has since been deleted and the water meter removed. The trees are South American hybrid mesquites which were popular, faster-growing, larger mesquites than our native species. However, they need supplemental water to attain that size and to retain good health.

It was noted that the tree row was declining and one of them died and had to be removed. In an effort to reduce tree loss, it was decided to harvest rainwater, ergo the curved berms you see near each tree. Previous to the berms, the natural slope allowed rain water to flow off the landscape and into the street leaving less to infiltrate. Site assessment by both bidders did not recommend curb cuts and that individual micro detentions would be more beneficial than a few larger basins.

WMG staff members equipped with a tractor and volunteers with shovels build the berms and slight depressions designed to detain rainwater until it could infiltrate the rocky soil near each tree. There were apparently six neighborhood volunteers from our community assisting in the effort.

A major difference was developed when the pathway along the trees was moved from near the street to the other side of the tree line allowing more rain collection. The new pathway from sidewalk to Starr Pass was capped with DG (decomposed granite). Shrubs and succulents were installed between pathway and street to increase the curb appeal of the area. The plants were installed early summer of 2021 and had to be watered by hand weekly through the driest months. All the succulents and most of the shrubs survived, but none of the Jojoba made it. The monsoon rains in August were a godsend and watering by hand was discontinued. Water harvesting was the driving force and is important for the trees but the extended intent is that the landscape will hopefully never need supplemental water.

The summer rains created a washout in the pathway near our monument which has been addressed recently with WMG dishing the pathway where the water crossed. Hopefully it will not gully again from future heavy rainfall. Also in the recent work, some DG was added to the path to ensure that weeds would not take hold. WMG used our project to train workers how to identify and remove weeds while leaving beneficial plants intact. Some weeds can be difficult to eliminate such as Giant Bermuda, prevalent along nearby roadways. Some weeds are objectionable due to their seed heads such as goathead or tumbleweed and they were removed along with any buffelgrass.

In the initial work containerized plants were used to get instant affect. WMG has now applied a seed mix under our trees concentrating around trees which have fewer volunteer shrubs. The seeds are of 10 shrub species, no trees, grass or cacti, and most of them will provide flowers. They will have a staggered germination probably beginning this summer but certainly in the next few years we should see some flowery plants.

The next phase of the entry improvement is installation of a solar light on our monument to assist locating the turn off Starr Pass into the community and seeing pedestrians after dark. Stay tuned...

Dog Walking Just Got Easier

Neighborhood dog owners rejoice! The neighborhood HOA has approved the purchase, installation and maintenance of the DogiPot poop bag dispenser along the west side of Shannon Road by the mesquite trees just south of Starr Pass Boulevard. Please use these free plastic bags to clean up after your pet, and of course dispose of these used bags in an appropriate trash receptacle.

Special thanks to the HOA Board for their support of this important purchase as we continue to make and maintain Tucson Park West III as one of the most desirable neighborhoods on the West side.