Dear neighbor,

We wanted to write and tell you a little bit about what’s been going on around the neighborhood and talk a little bit about what we’ve been doing here at BARECA and what we’ll continue to do.

We had our annual meeting on November 7, 2019. Most things have been pretty stable in our neighborhood:

- Crime has been relatively low, and relatively consistent.
- There are three property maintenance issues that we have been working on with the property owners and their neighbors. They are in various stages of discovery and resolution.
- There were issues with alterations at the median on Limberlost that have been resolved.
- There are issues with speeding on Conestoga. The posted speed limit is 30 mph. Median speeds are estimated by neighbors in the area to be approximately 45-50 mph, and Pima County has timed certain vehicles traveling almost 75 mph. There are limited options for permanent traffic control that we are exploring with Supervisor Christy’s office, but we have requested more frequent speed enforcement as a starting point. There are limited options for traffic control that we are exploring with Supervisor Christy’s office.
- Our horse statue, Pride, at the south end of our subdivision, continues to deteriorate.
- The vegetation in the median along Conestoga continues to be difficult to manage. As the vegetation becomes overgrown, safety at the intersections (particularly at Longhorn) becomes compromised due to visibility limitations and the aforementioned traffic speeds.
- Painting with a very broad brush, the Treasurer’s report showed that at current funding levels, BARECA can cover its overhead expenses with about $4,000 left over per year. BARECA uses these funds for security patrols provided by the Pima County Sheriff’s Department. Any other services provided by BARECA (i.e., HOA demand letters and other questions, website maintenance and communications, representing the community to local and regional government, etc.), are provided by members of the board on a volunteer basis.

Some of the issues that stood out:

- There was a discussion on how the Money Market funds should be used -- specifically whether they should continue to be saved, or instead used for expenses such as refurbishing Pride (including running electricity for the lights), or maintenance for the Conestoga median to resolve some of the safety issues and increase neighborhood appeal. The subsequent discussion made it clear that these were worthwhile expenditures, but clearly were not sustainable. The discussion led to the next point:
- There was a discussion as to whether BARECA has the right level of involvement in the community, and also whether the community has the right level of involvement in BARECA. BARECA provides as much service as possible with the dues we receive. We have kept our dues extremely low for years, and through austerity have managed to provide a minimum level of service. We need to know from you, should we raise our dues to provide additional services, and what would those services be? Maintain the median on Conestoga? Refurbish Pride? Improve other entrances into BARECA? Anything else?
There is widespread concern about the rezoning effort for the property at the northeast corner of Tanque Verde and Houghton. The proposed rezoning is to enable the construction of 86 attached single family residences (i.e., two-story townhomes) in an 11 acre parcel, leading to a net density of approximately 7.5 units per acre in an area where the predominant use is one unit per acre. BARECA has not made a resolution on this issue, but most of the board members at BARECA oppose the rezoning as it’s currently proposed, and opposition levels in the Tanque Verde Valley in general are high. Some of the concerns that have been mentioned are:

- Altering the aesthetic at the corner
- Setting a precedent that will encourage higher density land use in the Tanque Verde Valley at large, potentially destroying its charismatic suburban environment.
- Disturbing critical hydrological controls at the intersection. If Tanque Verde and Houghton floods, the impact for those living anywhere northeast of the intersection is significant.
- Water usage.
- Increased traffic and noise at the intersection. Just like the flood controls, Tanque Verde and Houghton is a critical control point for traffic flow for those living northeast of the intersection.
- Increased enrollment in the Tanque Verde school district, including the possibility that the district would need to cease open enrollment.

The Tanque Verde Valley Association (TVVA) is leading this opposition effort. Members of the community who are interested in learning more or getting involved are encouraged to contact the TVVA at tvva.org. The property has recently been annexed into the City of Tucson, and the TVVA will need help representing the community at the Zoning Commission hearings and the Mayor and City Council meetings.

CALL TO ACTION

Here’s what we’re asking from you. PLEASE:

- Spread the word about us to your neighbors. Only about ⅓ of our community pays dues. We need to know if the rest are indifferent, opposed, or uninformed. Please ask them to contact us and let us know.
- Tell us if you want us to be more involved. Let us know what we can do for you. If it costs money, would you be willing to pay higher dues?
- We know a lot of the concerns center around the southern part of the subdivision. Those of you in the northern portion, what can we do for you? Let us know.

Please let us know what you think. Contact us at info@bareca.org with your feedback!