



## **Panorama Estates Neighborhood Newsletter**

**A Publication of the Panorama Estates Association**

**Volume 19 Issue 3**

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### **MARK YOUR CALENDARS: SATURDAY, OCTOBER 14<sup>th</sup>, 2017 IS OUR PEA ANNUAL MEETING**

Come join your friends and neighbors on October 14<sup>th</sup> from 3 to 5 pm on beautiful Lazy Place for our Sixtieth Annual Meeting of the Panorama Estates Association. Neighbors will gather for refreshments and to mingle with their neighbors. Many pay their \$20 annual dues at the meeting---checks or cash please - no credit cards.

This year, we have important issues to vote on, including new policy and procedures: Code of Ethics for Board members, Bufflegrass Management Plan, and Donation Policy. These will be introduced by Board members, but must be approved by a simple majority of our Association Members. So please remember that democracy begins at home and come help guarantee a quorum.

This year's meeting will also feature a presentation regarding storm water management----a very germane topic given the recent heavy flooding in our neighborhood.

Please come, bring a chair and enjoy some neighborhood comraderie October 14th, on a (hopefully) cool October afternoon.

### **PEA President Mary Jo Ghory Honored**

Dr. Mary Jo Ghory has been named the "2017 Outstanding Philanthropist of the Year" by the Association of Fundraising Professionals of Southern Arizona.

In addition to her work as President of the PEA, Dr. Ghory has served on the Board of Directors of City Center for Collaborative Learning (formerly City High) and on the Board of Directors for Arizona Theater Company. Congratulations, Mary Jo!

### **In Memoriam**

We are sad to announce the passing of Norman Richmond on Saturday, August 19th, 2017. Mr. Richmond was 95. Known for his wit, great jokes, and love of his dog, Eddie, Norm and his lovely wife Jean were good neighbors, and wonderful friends. Panorama has lost a little bit of its soul with their passing. We will miss you Norm, and will remember you always.

## NOTICE OF ANNUAL MEETING OF PANORAMA ESTATES ASSOCIATION MEMBERS

WHO: All Panorama Estates property owners  
WHEN: Saturday October 14, 2017, 3 to 5 pm.  
WHERE: Lazy Place cul-de-sac

PROXY INSTRUCTIONS: If you are a current member and cannot attend the meeting, you may send someone to vote in your place by filling out the form below and sending it with your proxy to the meeting on October 14<sup>th</sup>.

### PROXY FORM:

I,------(name) assign------(name) as my representative for the October 14, 2017 meeting to vote on all legal matters that may come before the membership.

SIGNATURE-----

ADDRESS-----

DATE-----

### PEA INTRODUCES BUFFELGRASS CONTROL MASTER PLAN

Unfortunately, buffelgrass, a persistent and recurrent fire hazard, is here to stay. PEA is fighting back by replacing our “hit and miss” buffelgrass eradication efforts with a coordinated annual plan. Here's how it works:

---Every January, when the temperatures are cool and the ground softened by winter rain, PEA will coordinate a massive removal of buffelgrass from our neighborhood median and road shoulders. PEA will coordinate roll-offs placement in January to efficiently dispose of the bagged buffelgrass.

---Throughout the rest of the year, PEA will spray with Roundup (glyphosate) as needed whenever green shoots start sprouting after rains in medians and road shoulders. Owners are expected to maintain their lots free of buffelgrass. Lots not cleared of large amount of buffelgrass or other weeds will be reported to the City of Tucson Code Enforcement Office.

---This type of coordinated plan could be repeated annually as needed to keep buffelgrass infestations in our neighborhood under control, reducing the likelihood of hot fires burning uphill and threatening our homes.

***WOULD YOU BE WILLING TO SUPERVISE WORKERS FOR A DAY, OR DONATE CASH TO THE PEA BUFFELGRASS REMOVAL FUND?*** Please contact Ellen Paige at 623-6689 as we are preparing now for our buffelgrass removal effort in January, 2018.

### PEA RESPONDS TO FLOODING AFTER RECORD-BREAKING RAINFALL

By Ellen Paige

Monday, July 17<sup>th</sup>, 2017 brought a record-breaking rainfall that drenched our neighborhood with 4.1 inches of rain in one hour (as measured on Tumamoc hill). The runoff from the steep mountains around us, as well as our streets, moved tremendous quantities of soil and gravel, jumped curbs and overwhelmed drainage systems. Several neighbors' homes were flooded, some with expensive damage, and the median strip on Bella Vista was washed out, and the pavement of that road was broken up and left covered with thick mud.

In response to this surprisingly destructive storm, PEA held an information-gathering meeting 8/3/2017, to map out flood damage in our neighborhood, and to discuss strategies for mitigation of flood damage in the future. Although our down slope neighbors invariably suffered the worst flooding, we sought holistic solutions to protect our entire neighborhood, keeping in mind that, although no one property owner can stop the

## **PEA RESPONDS TO FLOODING AFTER RECORD-BREAKING RAINFALL (CON'T)**

movement of such massive quantities of water, as a group there are ways to manage the water flow to reduce flooding in future storms of this magnitude.

The August 3, 2017 meeting was attended by Steve Arnquist of Ward I, and PEA homeowners Bill Quihuis, Floy Parkhill, Doug Horner, Gigi Aldridge, Curtis Yingling, Fred Elling and Ellen Paige. Maria Elena Maytorena, Jill Hofer and Brad Henner had commented via email.

### **WHAT WE FOUND:**

- 1) Massive runoff from north Panorama and Lazy Place flowed downhill, flooding lots 34, 35 and 36. From there, it flooded across Bella Vista and continued downhill across Lots 2 and 3, flooding the interior of Gigi Aldridge's house (downhill from Lot 2) with 4 inches of water. Finally, the water dumped large quantities of soil, rock and gravel on Silverbell Road.  
Solution: with the owners' permission, water retention basins and gabions (small, permeable water-slowing dams) could be built on empty lots 42 and 43, with gabions across the caliche spillways on lots 42 and 33, and across the concrete spillway between lots 3 and 4. Also, water retention basins could be constructed on the east (downhill) side of Lot 2.
- 2) Massive interior flooding of Lots 16 and 17 on the south end of Bella Vista. Water flowed from north to south along Bella Vista, towards Sentinel Peak Road, where it cut across the sloping Lots 16 and 17, flooding the homes.  
Solution: -- Restore the asphalt berms along the downhill (east) side of Bella Vista  
-- Water-slowing gabions on the empty lots on the west side of south Bella Vista  
-- Install speed table on Bella Vista, which slow the water flow
- 3) Lot 19- backyard flooded, with large amounts of rock and debris contaminating the swimming pool and flooding the house interior. The property drain pipes on Lots 57 and 58 had been blocked, so water built up and overflowed retaining walls onto Lot 19 below.  
Solution: unplug/open drains and spillways that release water from above. Make sure that water that enters your property can exit downhill. This protects both yourself and your downhill neighbor, as heavy, trapped water can easily push over even a cinder-block retaining wall, resulting in catastrophic flooding of downhill neighbors.
- 4) Bella Vista asphalt washed out and medians destroyed  
-Solution: Steve Arnquist from Ward 1 will work with PEA and the Parkhills (lot4) to nominate Bella Vista and Questa for a complete restoration using sales tax road construction funds, which were approved in the recent election. The Citizens Committee for this process meets the weeks of August 7<sup>th</sup> thru August 11<sup>th</sup>.  
-Floy and Lewis Parkhill have already gotten the City of Tucson to bulldoze the washed out gravel back onto the median strip on Bella Vista. If a complete restoration is done, the median should be planted with low water plants to stabilize the soil and slow future erosion.

### **HOW CAN WE AS A NEIGHBORHOOD ACHIEVE THESE CHANGES?**

Here are some possible ideas!

- 1) Make a neighborhood plan for retention basins, gabions, berms and other water slowing ideas.
  - a. PEA could hire a hydrologist to help with the plan. These professionals are expensive, but there may be a civil engineer/hydrologist who could help us at the City of Tucson Storm Water. Another option is to request help from the U of A Hydrology department-perhaps a neighborhood would make a great student project!
- 2) Build gabions and water retention basins
  - a. Request help from Watershed Management Group (WMG), a local non-profit which might be able to use our neighborhood as a training site, in exchange for bringing volunteer labor, and offering us guidance.
  - b. City of Tucson offers \$500 rebates for construction of passive water retention basins and gabions on private property (\$1500 rebates go for installation of water-harvesting (CON'T)

**PEA RESPONDS TO FLOODING AFTER RECORD-BREAKING RAINFALL (CON'T)**

- b. tanks on a private property).
- c. Desert Survivors could donate /sell desert plants at reduced cost, for restoration of vegetation.
- d. Native Seed Search offers native seed packages that can be "checked out" of the Pima County Library, for free, to sow in restored retention areas.
- 3) Restoration of Bella Vista and Questa, and building of speed bumps and edge berms
  - a. Recently passed Sales Tax Road Reconstruction funds are available, with 40% earmarked for neighborhood streets. PEA will work with Steve Arnquist of Ward 1 to nominate Bella Vista and Questa for these funds. (see # 4 above)

We realize that our list of flooding in Panorama is incomplete. If you experienced flooding on your property, please email a synopsis of what happened to Ellen Paige at: [echopapa72@hotmail.com](mailto:echopapa72@hotmail.com) . PEA can use this information to help construct a more thorough map of water flow in our neighborhood. For more information and an overview of water flow in our neighborhood, take a look at the PAG Green Infrastructure map at: <http://gismaps.pagnet.org/PAG-GIMap/Map.aspx> Click on Storm water in the legend on the left side. You'll have to zoom in close to see the flows in our neighborhood. A useful reference: "Rainwater Harvesting for Dry Lands Volume 1: Guiding Principles for Welcoming Rain into Your Life and Landscape," by Brad Landcaster, Rainsource Press, 2006. See especially pages 59 through 70.

**2017 PEA BOARD MEMBERS**

Mary Jo Ghory, President 622-6419  
 Jane Shovlin, Vice President 820-5840  
 Jill Hofer, Secretary 270-3293  
 Ellen Paige, Treasurer 623-6689  
 Larry Chavez, Plans Review Liaison 791-0780

**PLANNING TO BUILD IN  
PANORAMA ESTATES?**

Please contact the Panorama Estates Association Board for review well BEFORE you begin grading or construction. Cooperation of builders is crucial in this process, and greatly appreciated!