



# Richland Heights East

Neighborhood  
Association  
Newsletter

Fall 2015

<http://www.rhenatucson.org>

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Board meetings are held on the 2nd Wednesday of each month at 6:30 pm and last about 1½ hrs. If you would like to attend, contact any Board member to let us know you're coming and to find out the location for that month.

If you or your business would like to sponsor an issue of the newsletter, contact Sandy Miller.

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(Because this issue is being sent by the COT, you have been mailed a copy even if you get it via email.)

## Contractor...licensed or unlicensed...does it matter?

When it comes to repairs to our homes, options abound. Do I do it myself, do I hire a licensed contractor, or do I hire a handyman?

Arizona has multiple licenses for individuals; this article applies only to general residential contractors.

A *licensed general residential contractor* is an individual who must meet specific qualifications as outlined by Arizona statutes. Arizona requires applicants to meet specific requirements including minimum experience and an examination. The licensed contractor applicant may be subjected to a criminal history background check, and must not have any unresolved contracting complaints outstanding.<sup>1</sup> Licensed contractors are required to perform work in accordance with any applicable building codes and professional industry standards.<sup>2</sup> Each licensed contractor is covered for up to \$200,000.00 with a maximum of \$30,000.00 per residential property owner, on a first come, first serve basis upon filing a complete claim.<sup>1</sup>

A *handyman*, a term often used in the residential repair business, can refer to someone not licensed by the state of Arizona, who performs minor residential repairs or modifications. Arizona has a "handyman" exemption (ARS §32-1121.A.14). While the statute provides detailed guidance, there are two easy rules of thumb: the person is not required to maintain a license so long as (1) the proposed work to be completed is below a \$1,000 ceiling, and (2) the proposed work does not require a building permit. While a handyman may in fact be highly skilled at his/her proposed work, it is worth noting there are consumer protections which are not extended to you should you elect to employ someone without a license for the proposed work.

Protect yourself and your property. Just because a person purports to be licensed, bonded and insured, does not necessarily mean they are. To confirm the status, you may check with the Arizona Registrar of Contractors (ROC). You can phone the ROC at 1-877-692-9762. AZ ROC maintains an online list of persons who have been convicted of contracting without a license.<sup>3</sup> A general residential contractor licensed by the ROC must have a surety bond of not less than \$5,000.<sup>4</sup>

As with all purchases and investments, take time to evaluate your options. Investigate individuals advertising as licensed contractors with the AZ ROC; ask your neighbors who they recommend; seek references from the individual before you hire.

— Jathan Van Winkle, RHE resident

<sup>1</sup> AZROC, Why should I hire a Licensed Contractor

<sup>2</sup> Workmanship Standards for Licensed Contractors, June 2009. Pg. 1 Rule4-9-108.

<sup>3</sup> ARS §32-1151.02(A)

<sup>4</sup> ARS §32-1151.02(B)(5)



## Richland Heights East Annual Meeting

The Annual Meeting of RHENA is scheduled for **Monday, October 19 at 7:00 pm**. It will be held in the meeting hall of Peniel Church of Christ, located at 1990 E Prince Rd. The entrance to the meeting hall is on Olsen Ave. You might want to bring a flashlight.

As usual we have three Board positions up for election. Incumbents are running for two of the positions, and nominations will be accepted from the floor. See Page 2 for short BIOs of the two candidates. If you want to join us to support your neighborhood, please attend the meeting. Also, consider running for the Board, or joining a committee.

There will be an annual Neighborhood Watch meeting starting at 6:15, immediately before the RHENA meeting. The business portion of the Annual Meeting will last from 7:00 to approximately 8:30 pm. The agenda is on page 4. **Board candidate BIOs inside ▶**

(read about NW meeting on page 2)



# Board candidate BIOs



Two of the board members whose terms are coming to a close are interested in continuing to serve on the Board. We asked them for short BIOs, covering such things as how long they have lived in RHE and what their main goal is for the neighborhood. Here is what we learned:

### Linda Wurzelbacher (incumbent)

Linda has lived in Tucson for 23 years, and in 1994 bought her home in the 3300 block of Wilson Ave.

Linda has served on the RHENA Board on and off since the mid 1990's. She has served as Secretary, Treasurer and President. She was the contact person with the UA students who developed the RHE Neighborhood Plan in 2007. She helped develop the original Neighborhood Watch Program and the Graffiti Removal Committee. She worked with the neighborhood, elected officials and HUD to privatize the apartment building in the 2100 block of Ft Lowell.

Linda sold her business in 2013 and is now retired.

Linda's priorities are to work with neighbors to maintain and improve RHE property values, to keep the majority of homes owner-occupied, and to build a stronger tie to our area businesses.

### Mima Falk (incumbent)

Mima moved to Tucson in 1992 and bought a house in RHE in 1996. She lives with her family in the 2300-2400 block of Greenlee Rd.

Mima is a plant ecologist and worked for the US Fish & Wildlife Service for 15 years. She retired in 2013 and now works part time at the University of Arizona Herbarium.

The Falks have been active in various activities in RHE since moving in, most recently helping to organize the first meeting with Ward 3 and the TPD to discuss and organize ways to minimize the break-ins in RHE and surrounding neighborhoods. She has been the Treasurer for RHENA since 2009.

Mima would like to meet and know her neighbors. She is interested in improving communication in our neighborhood, keeping the neighborhood safe for our children, and providing opportunities and sharing resources to improve the

sustainability of Richland Heights East. Her current passion is gardening and incorporating water harvesting techniques in her yard. She would love to meet with others interested in this topic and develop water harvesting projects for our neighborhood.

### Introducing Amira Van Winkle

Amira was born in Hermosillo, Mexico, just south of Tucson. She moved to Tucson in 1995 and attended Flowing Wells HS and the UofA. She moved to California in 2004 to work as a Human Resources and Safety manager, and moved to Texas with the company, where she married her husband Jathan and started their family. In 2009 Amira traded her corporate job for a 3<sup>rd</sup> grade teaching position where she worked until her daughter was born in 2011. Amira now stays at home with her two children, Olivia, 4 & Erik, 2, and two small dogs.

After 10 years away, Amira has returned to find Tucson more charming than ever and can now appreciate the many attributes it offers as an adult and parent. The Van Winkles are thrilled to have landed in Richland Heights East and look forward to becoming active members of the community. Their home is in the 3300 block of Wilson.

As a member of the board, Amira hopes to serve the community in whatever way necessary to create a safe, appealing and close community.

*(Amira was appointed by the Board in July to complete the term of Chris Schmidt, who resigned to return to graduate school.)*



**Young Bobcat seen in RHE**

## Annual Neighborhood Watch Meeting

For Neighborhood Watch groups to remain active, they are required to meet each year. This year all 6 active NW groups in RHE are joining together to hold their annual meeting. It will be from 6:15 to 7:00 pm, immediately before the RHENA Annual Meeting. Becky Noel, Community Outreach Officer for TPD Midtown, will be there to answer questions.

For a group to be considered active, at least 50% of the homes in its area should participate. There will be sign-up sheets for each group. If you live on a block that doesn't have a NW group, you are welcome to come to see how it works, and maybe you will decide to start a NW group for your area.

The 6 active groups include Greenlee East, Kleindale West, Lind West, Olsen North, Olsen South and Jackson North (West = Campbell to Wilson; East = Wilson to Tucson; North = Prince to Kleindale; South = Kleindale to Ft Lowell).

## Why Neighborhood Watch?

A neighbor who has worked in the security business believes that neighborhoods need to approach security on two levels: one is personal, each person doing what they can to secure their own property, and two is on the larger neighborhood level, watching out for each other. The idea is to pay attention to the details around you and make it as difficult as possible for thieves to "work" the neighborhood.

Although you shouldn't put yourself at risk if you hear an alarm or see something suspicious, it would be nice to write down a license plate number if you see a car in the driveway that you know doesn't belong. That's the function of neighborhood watch – to watch!

We have a diverse neighborhood. We have children, seniors, single people, neighbors who want to be able to take vacations and know their homes are safe, and even neighbors who might be in the hospital for extended periods. **It just makes sense!**

## Getting Arizona Involved in Neighborhoods (GAIN)

Tucson's annual GAIN celebration in RHE will be held on Thursday, October 15th. The Board will host an open house at Linda Wurzelbacher's house, 3301 N Wilson Ave (NW corner of Wilson & Lind), from 6:30 to 9:00 pm. Dress is casual. Snacks and drinks will be provided. Children are welcome. This will be a great event where you can catch up with your neighbors. Over the last four years, over 20 new families have moved into our neighborhood. So stop by, meet your neighbors, and chat with some TPD officers. It's the perfect opportunity for long-time residents and new neighbors to get to know each other.

## Did You Know . . .

... **there's a way to help protect/recover your possessions.** At Neighborhood Watch meetings, we've been told to record serial numbers so we're prepared in the event of a theft or loss. There's a new website where you can catalog information about your valuables. This includes serial numbers, owner applied numbers, photos, and scans of receipts. It is completely internet based, so you never have to worry about losing the data you have saved. You can also access your saved information from anywhere. This website is <https://reportit.leadsonline.com>.

*(This information was shared by Kara Curtis of TPD Westside.)*

... **you can report vegetation that hinders your driving, biking, or walking safety.** The Tucson Department of Transportation (TDOT) will address this issue, as well as others, if they are reported. TDOT considers "traffic visibility problems resulting from trees or shrubs blocking the view of oncoming traffic" to be a high priority item. Call 791-3154 or 791-3191, or 791-4144 after hours or on weekends.

See the website at: <https://www.tucsonaz.gov/tdot/streets-traffic-maintenance>.

If the vegetation is on private property, it would be courteous to let your neighbor know of the problem and give them a chance to trim the vegetation themselves before contacting TDOT.

... **Lend A Hand Senior Assistance is having their semi-annual yard sale** on Saturday and Sunday, October 24th and 25th, from 7:00 am to 1:00 pm each day. LAH is a 501c3 non-profit, and donations are tax deductible. The sale will be at 1545 E Water St (between Campbell & Mountain and Grant & Glenn). To donate items, call Jane Hoffmann at 323-9299 or deliver them into the courtyard at 1545 E Water St starting Oct 19th.

## RHENA Thanks —

- ◆ Hazen Property Management for removing graffiti from the wall at 3500 N Campbell Ave.
- ◆ Tucson Department of Transportation (TDOT) for replacing the street signs at Kleindale and Wilson.
- ◆ PICOR Commercial Real Estate from removing graffiti from their Professional Office Park Rd in the 2100 block of Prince Rd.
- ◆ TPD and TDOT for replacing the stop sign at Lind & Wilson that was blown over during a microburst.

## RHENA Newsletter Going "Paperless" ?

In the last two issues of the RHENA newsletter, we explained why we need to phase out the printing and mailing of the RHENA newsletter. We asked that you let us know if you have email but are receiving a mailed copy of the newsletter, so we could start sending you the newsletter via email. We asked that you let us know if you don't have email, so that we can figure out if we can email to those who do, and muster the resources to hand deliver to those who don't, and still get the newsletter to everybody who lives or owns a business in Richland Heights East.

Printed copies of the newsletter are being mailed to 217 of the 310 addresses in RHE. Five people have let us know they don't have email. This means that when/if the newsletter goes paperless in 2016, 93 households will get it via email, 5 copies will be hand delivered, and over 200 households and businesses will stop receiving it altogether.

So we are asking again: if you did not receive an emailed copy of this newsletter, **please:**

- If you have email, contact [newsletter.editor@rhenatucson.org](mailto:newsletter.editor@rhenatucson.org) to sign up for email delivery.

OR

- If you don't have email, let us know by calling Sandy Miller at 325-6496.

(Note: The City of Tucson mails one newsletter per year per Neighborhood Association. They mailed this issue, so everybody should have received a mailed copy.)

We will continue to remind you of this change in future newsletters, and at the upcoming Annual Meeting.

Thank you for helping us with this transition. Towards the end of 2015, we will evaluate the success of getting most of the RHENA residents and businesses switched over to email before a final decision is made.

— Linda Wurzelbacher & Sandy Miller

## In Your Corner

**Welcome** to five new families that recently joined us in Richland Heights East — **Angie & Laura & Laura's daughter** in the 1900-2000 block of Lind; **Alan & Leslie** in the 2200 block of Ft Lowell, **Wolfgang & Karen** in the 3200 block of Jackson; **Jathan & Amira & their 2 children** in the 3300 block of Wilson; and **Ann & her son** in the 3400 block of Wilson.

We know about the newcomers because a Board member noticed a house had been sold in the neighborhood, or because a neighbor contacted the Welcome Committee. They were welcomed to the neighborhood and have become involved.

The Welcome Committee also dropped off a welcome packet in the 3200 block of Olsen, but have not been contacted by the new residents yet.

If you see someone moving in, or know of someone relatively new to the neighborhood, or **if you yourself** are a new resident of RHE, send email to [welcome.committee@rhenatucson.org](mailto:welcome.committee@rhenatucson.org), or call Flo at 325-2555. We look forward to meeting our new neighbors.



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## *Richland Heights East Neighborhood*

### **Dated Material**

### **RHENA Annual Membership Meeting Agenda Monday, October 19, 2015**

Call meeting to order – 7:00 pm – Maureen Pollack, President

- A. Guests: To Be Announced
- B. Old Business
  - 1. Thank You to retiring Board Members – Maureen Pollack
  - 2. Thank You to Committee Members – Maureen Pollack
  - 3. Lend A Hand & Ward 3 Neighbors Alliance – Sandy Miller
  - 4. Specific Neighborhood Plan – Linda Wurzelbacher
- C. New Business
  - 1. Introduction of Board candidates & call for nominations – Brian Crowley
  - 2. Treasurer's Report & Financial Review – Mima Falk & Flo Lemke
  - 3. Volunteers to help with Party Planning – Maureen Pollack
  - 4. Paperless Newsletter – Sandy Miller
  - 5. Announce election results – Brian Crowley
- D. Question and Answer period

Adjourn meeting, 8:30 pm

(The Board Members will stay after for individual questions.)