J-6/Mescal Community Development Organization

TRI-COMMUNITY NEWS

Volume 4 Issue 03

March 2008

County Assessor to Answer Questions

INSIDE THIS ISSUE:

County Assessor Presentation	1
ADWR Letter	2
Neighborhood Briefs	2
District III BOS Candidate	3
BOS votes on Adequacy	3
Classifieds	4

BE INFORMED!

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NEWS STAFF

Editing Team:

Barbara Radzykewycz

586-1233

Nancy Upp

586-2106

Publisher:

Mary McCool

609-2738

Call 586-1233 to Volunteer on the production line!!!

For email notifications, contact us at

J6_Mescal_CDO@usa.com

Property owners were recently mailed a document titled: 2009 Residential Notice of Value. Although the document states it is not a tax bill, many do not know what it actually means.

Now is the chance to learn first hand from Philip Leiendecker, County Assessor.

On March 31st, J-6/Mescal CDO has asked Mr. Leiendecker to present the following:

A) An overview of the property tax process, the connection between the legislature, the Department of Revenue, the Assessor, the Taxing Jurisdictions;

B) The Assessors function and the property valuation process;

C) How property is classified, the difference between residential, commercial, agricultural and vacant land;

D) The difference between the full cash value and the limited property value;

E) Qualifications for a personal and organization exemption and senior property valuation freeze.

Mr. Leiendecker explains that his presentation will answer 75% of most of the questions, but a Q&A Session will follow the presentation directed at clarifying peoples concerns and questions.

Appeal forms, exemptions forms and senior property freeze forms will be available.

J-6/Mescal Community Development Organization

QUARTERLY MEETING

MARCH 31ST

6:30 P.M.

J-6 Community Bible Church

(Exit 297 - South on J-6 Ranch Road)

Agenda to include:

- Business Updates
- Community Updates
  - MVFD Message
  - Fire District
  - Neighborhood Briefs
- Presentation by County Assessor, Phil Leiendecker

SAVE THIS DATE!

ADWR LETTER

Herb Guenther, Director of the Arizona Department of Water Resources, has written a letter addressing the Empirita Water Company's application for modification of the Designation of Adequate Water Supply. Empirita Water Company is the provider for the proposed Easter Mountain Ranch Development.

This memo and associated documents are posted in their entirety at

CDOnewsletter.com.

On the first page of the latest ADWR memo, the Kurtz Staff Memo is specifically referred to and sets forth that whether or not additional pumping by the Empirita Water Company will impact the surrounding wells is not a criteria to be considered by ADWR and consequently that comment should have been left unsaid.

On page two of the letter, Guenther explains the criteria that the department must use in determining whether there is in existence a 100 year adequate supply of water in any particular aquifer to support the additional pumping in a proposed application.

Using that criteria, the department did determine that there was an adequate supply of water upslope of the J-6 neighborhood properties to meet the demands of Empirita Water Company's application.

Guenther explains that ADWR reviewed factors that included "the combined, projected withdrawal of groundwater in the area from previously approved sub-divisions and the applicant's planned withdrawals".

"Considering the projected effects of all current and proposed future pumping in the area, over a 100-year projection period, in relation to current depth to water and total depths of nearby wells led to the opinion that nearby domestic wells may need to be deepened."

Kurtz observation is "clearly based on the assumption that future impacts to nearby wells will be caused by the combined effects of all pumping in the area," including the expanded pumping of Empirita Water.

ADWR Letter by Herb Guenther, Feb. 25th, 2008

Guenther points out that Kurtz opinion was not based on "formal analysis of well impacts at locations of the nearby domestic wells".

Current rate of decline in the water table is considered 1/2 foot to 1 foot per year.

NEWS BRIEFS

Commercial Roping Arena in Mescal:

According to Mike Turisk, Cochise County Planning Department, Tommy Anderson is expected to continue the process to obtain a Special Use Permit allowing for commercial roping events to be held just north of I-10 and east of Tequila Lane.

It is anticipated that the permit will be under the auspices of 'Lighted Outdoor Recreational Facilities'.

The Special Use permit process requires that neighboring parcel owners within 300 feet are notified; however, the community as a whole are welcomed to submit comments.

P & Z issued Anderson a Temporary Permit to conduct a roping event on March lst and 2nd.

This action was questioned in a letter by a Tequila Lane resident concerned "about parking, sanitation, dust control, noise issues, traffic control, and security issues that will leave the area and neighborhood affected far beyond a "temporary" time frame."

CDO submitted health and safety concerns to be addressed in permit considerations as did MVFD concerned with fire suppression precautions and water availability in case of fire.

There remains concerns that a portion of the access road from Cherokee and the end of the I-10 frontage road is actually a private easement only thirty feet wide.

Pruning Workshop:

The Community Watershed Alliance is scheduling their second Tree Pruning Workshop in the J-6/ Mescal area.

Participants will learn strategies from a certified arborist, Carmen Miller, and will have the opportunity to practice with supervision!

MARCH 29TH 10:00 - 2:00

Call 586-2106 to register.

$5 fee for lunch

Part Two : BOS Candidates for District 3

Richard Searle is a former banker who is completing his first term as County Supervisor for District 3.

Searle grew up near Pearce where his parents were long time ranchers in the Dragoon Mountains.

He graduated from Valley Union High School in Elfrida and has a bachelors degree in business from Western New Mexico University, Silver City.

Searle was instrumental in the successful reopening of the bank in Sunsites in 2000 where he was a VP and the branch manager.

Besides banking, he also spent many years self employed in agriculture in both Cochise County and Hildalgo County, NM.

Richard has three grown children and currently resides at his small pistachio orchard between Dragoon and Cochise.

Submitted your documents to the county as a BOS Candidate? Be sure to let us know!

COMMUNITY CALENDAR

MAR 25	Community Watershed Alliance 6:30 p.m. Benson City Hall
MAR 29	Pruning Wkshop - J-6 area Call 586-2106 to register. See page 2
MAR 31	CDO Quarterly Meeting See page 1 for guest speaker info and agenda. 6:30 p.m.
APR 4,5,6	MVFD Garage Sale See page 6 for details

AARP Tax Help at Benson Senior Center Mar 27th, Apr 10th

Free tax help - must sign-up prior to date at 705 W. Union Street

MUST FILE TO GET TAX REBATE

IMPORTANT FUNDING FOR WATER STUDIES MUST REMAIN IN BUDGET!

Nearly $700,000 from the state budget has been swept or is frozen. It is important that legislators do not extend these cuts to the Rural Watershed Initiative Funding.

If the RWI funding is cut in any way, there is no residual money to continue the ADWR/USGS Water Studies beyond the end of this fiscal year.

ADWR will need approximately $ 1.2 million to maintain current studies at the level originally planned.

Although the governor's budget and the Joint Legislative Budget Committee's proposed budget kept the RWI whole, things may quickly change.

It is important to remind your legislators ASAP how important these studies are for future land-use decisions. They will need to know that RWI funding is a line item within ADWR's budget so that they can effectively show support.

Contact Info:

Sen. Arzberger	marzberger@azleg.gov
Rep. Burns	jburns@azleg.gov
Rep. Alvarez	malvarez@azleg.gov

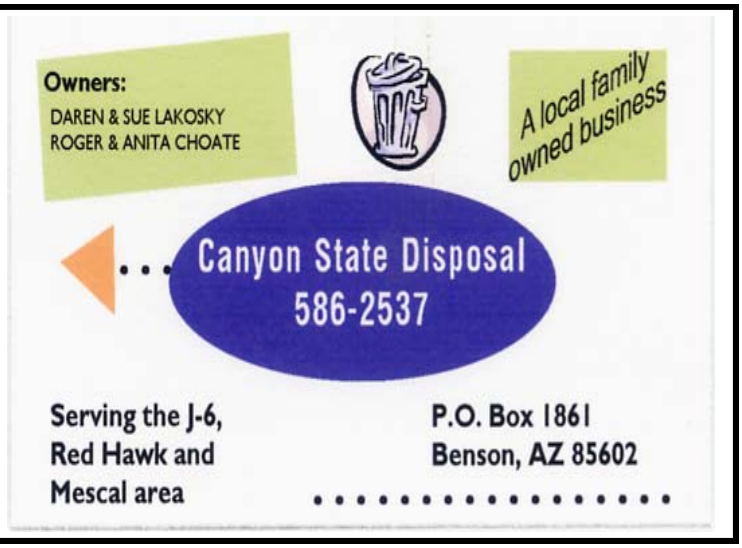
Info on studies: cwatershedalliance.com

UNANIMOUS DECISION BY BOARD OF SUPERVISORS

Tuesday, March 18th, BOS adopted new authority:

Applications for subdivisions must prove they have a 100-year water supply before they can be approved.

Cochise County is the first to adopt this authority made possible by Senate Bill 1575.



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Sunday School	9:00 A.M.
Morning Worship	10:00 A.M.
Evening Service	6:00 P.M.
ROTC Program	6:00 P.M.

WEDNESDAY:

Prayer and Bible Study	7 P.M.
Teen Outreach	7 P.M.

2180 W. Darkstar Rd.

I-10 Exit 302 to north frontage road. 1/2 mile west.

For more information

Church Office:

586-4408

GARAGE SALE

April 4, 5, 6

FIRE STATION #2 (J-Six Ranch Rd)

All sale proceeds to be donated by the Mescal Firefighters Association to assist with the upcoming effort to form the Mescal-J6 Fire District!

Now accepting donations of sellable household goods

For drop off information contact Terri Jo (weekdays 586-7792) or

Kathy (evenings and weekends 586-1220)

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APRIL 5TH - KENY TEMPLETON - LIVE!

APRIL 12TH - JEFF VALDEZ - LIVE!!

APRIL 19TH - ANNUAL PIJAMA PARTY!!!
HORSESHOE TOURNAMENT
12:00 Sign-up 1:00 Start

APRIL 26TH - KARAOKE WITH TERRIOKE!!!!

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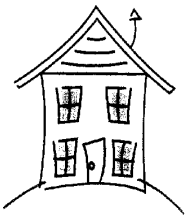
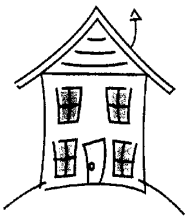


Residential Design

Interior Redesign

Home Staging



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APR 12	Partners Country Band 7:30 - 10:00 p.m.
APR 16	Horsehoe Tournament Bike Day (all day) BBQ DJ Diego

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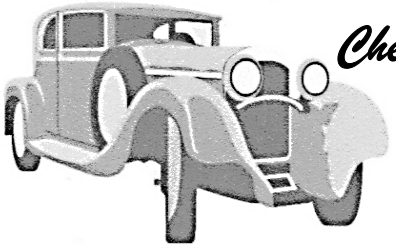

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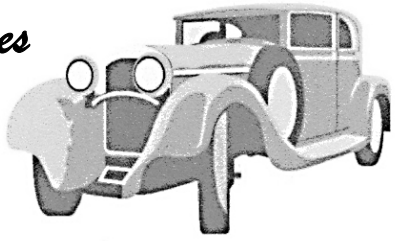

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EASTER SERVICE 10:30 - 12:00

** **COME JOIN US** **

Calendar

Skyline Mission Yard Sale
March 22nd 8 A.M. - 1 P.M.
644 W. 4th
(behind Long Realty)

GARDEN BEAN SALAD

1 16 oz can of cut green beans
2 17 oz. cans lima beans
1 16 oz can kidney beans
1 16 oz can wax beans
1 15 oz can of garbanzo beans
1 large green pepper, chopped
3 celery stalks, chopped
1 2 oz jar pimiento, drained
1 bunch green onions, sliced
2 cups of vinegar

Optional:
roasted tomatoes, water chestnuts, frozen cauliflower, ribbed baby corn, mushrooms

2 cups of sugar
1/2 cup water
1 teaspoon salt

Drain all cans of beans; place in a large bowl. Add all veggies and set aside. Bring remaining ingredients to a boil for 5 minutes. Remove from heat and immediately pour over veggies. Refrigerate several hours or overnight. Yield: 12-16 servings

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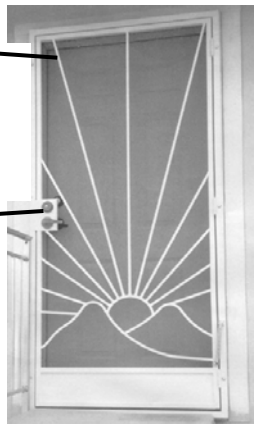

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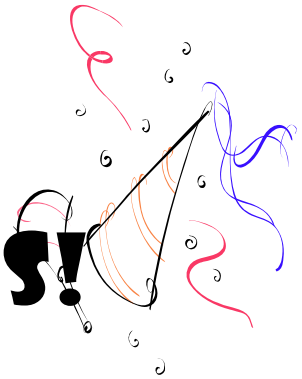
Website: www.wellworthit.us

ELLY RETIRES!



A WORLD OF THANKS!

Elly Mae McFadden wants to thank everyone that contributed to her and Hall DeGreen's birthday party on March 8th. The many flowers, cards and gifts were very heartwarming. Elly sold Bobby Joe's Irish Pub to the Morrison Family in February and will assist them any way she can.

Elly plans to travel and do projects around her home this coming year. She wants to thank everyone for a memorable 16-year stint as Bobby Joe's owner. She says, "I'll have many fond memories and made many friends. Thank you all…."

PHOENIX FINDS GEM IN BENSON

The January, 2008, issue of THE PHOENIX MAGAZINE, featured Benson's own Papouli's restaurant.

The article encourages the traveler to drop-in and be "wowed" by their homemade food that is distinctive, delicious, and kind to your wallet.

Recognized as a "Great Escape", Daniel Reyes, chief chef and manager, has created a menu of Greek-American food with a Mexican accent that is "worth traveling for".

Papoulis is located at 811 W. 4th Street and is owned by mother-daughter team Martha and Irene Pargas.

We at the Tri-Community Newsletter applaud their achievement in the culinary arena after being open, under new ownership, for only about a year and a half.

Find their hours in their ad in this newsletter.

LOCAL TREASURE REVEALED!!

TRI-COMMUNITY NEWS

Contents Include:

COUNTY ASSESSOR PRESENTATION, NEW WATER REQUIREMENT FOR SUBDIVISIONS, Community Updates, and Business Specials!

J6/Mescal CDO
3111 Clark Road
Benson, Arizona 85602

MARCH ISSUE

Volume 4 Issue 3

ECRWSS
BOXHOLDER
HC 2/3
BENSON, ARIZONA 85602

NON-PROFIT ORG
POSTAGE PAID
PERMIT # 16
BENSON, ARIZONA

MAIL TODAY!

J-6/Mescal Community Development Organization

Membership Form - Calendar Year 2008

Name of members for given address:

_____
_____
_____
_____

Physical Address:

_____
_____ZIP_____

Email Address:

_____

Phone: _____

All residents and property owners within the J-6, Mescal, Skyline and surrounding areas are eligible to join.

Households may have more than one member. Each member must be at least 18 years old.

Each membership is $ 10.00

Each member is entitled to cast 1 vote for meeting action items.

MEMBERSHIP DUES PAY FOR:

- Operating expenses such as copies, postage, printing, phone bills, and office supplies
- Production costs for Tri-Community Newsletter

Bring to next meeting or mail to : Nancy Upp, 412 S. Many Winds Rd., Benson, Az 85602