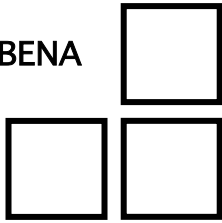


BENA



The Blenman Elm Neighborhood Association Newsletter

Blenman Elm Neighborhood Association
P.O. Box 42092, Tucson, Arizona 85733

Spring 2022

New Mural at the Adams St well site



Photo credit Eleanor Kohloss

The mural at the Well site at 2803 E. Adams is now complete. Eleanor Kohloss has repainted the mural better than ever. Stop by a see it. Thank you, Eleanor and the anonymous neighbor, who provided the funds to repaint the 20 year old faded mural.

Blenman Elm Tiles for your house

After charging the same price for the BENA tiles for many years, with a new manufacturer, we need to increase the price. Going forward the cost will be \$70 per tile.

The teal blue, pink and white tiles celebrating both the Blenman Elm Historic District and the Blenman Elm Walking Friendly Neighborhood are now scattered throughout the neighborhood. The tiles are designed by BENA Honorary Board Member, former State Senator Steve Farley. We take orders only once a year. If you would like to have a tile for your property, place your order by June 15. Email benapresident@gmail.com



The tiles cost \$70 and are customized with your home's address and location.

Waverly and Treat Butterfly Garden

Neighbors have cleaned up the Waverly/Treat well site and with the help of grants have regraded the site to catch the rainwater. This spring there were a lot of weeds. Neighbors gathered and learned to ID the weeds from the wild flowers and pulled a lot of London Rocket which was taking over the catchments. The ongoing watering to establish the plantings is spearheaded by Alan Myklebust and a crew of volunteers. Alan and the neighbors are looking to set up a regular schedule for volunteers to help with the watering and site maintenance (weeding). Contact Alan at (520) 982-4327 or email him at mykle@dakotacom.net if you are interested in volunteering. The next step is to repaint the mural at this well site. There is a faded mural on the masonry wall that was originally done by Blenman Elementary School children under the direction of an artist. We want to repaint the mural with a butterfly and pollinator theme and are fundraising to cover the costs of this mural. If you are interested in supporting the mural make checks out to BENA with a notation for the mural project. Please send donations to: BENA, PO Box 42092, Tucson AZ 85733.



Treat Ave Bicycle Blvd update

The current plan is for construction this summer. Before the start of the construction watch for notice of a Preconstruction public meeting.

<https://tucsondelivers.tucsonaz.gov/pages/3rdtreat>

Spring Celebration 2023, No Home Tour

In lieu of a Home Tour, which in this time of COVID our neighbors are reluctant to commit to showing their homes, we are planning alternate activities or events for Spring 2023. Celebrate our neighborhood Spring 2023. Be part of the planning, contact Patrice Lange and Kathy Kretschmer. patricelange@hotmail.com

Roof Rats in the Blenman Elm Neighborhood

Multiple neighbors have reported problems with roof rats, both small and large infestations. Roof rats are also called fruit rats for their tendency to eat citrus and other fruits commonly grown in gardens in Arizona. Roof rats are not native to Arizona but have adapted well to our climate and the fruit trees commonly found in many neighborhoods. They have been a significant problem in Phoenix and its suburbs for many years, first seen in the Arcadia neighborhood (Phoenix) in 2002. Neighbors in Blenman Elm have now been trapping roof rats for the past several years, and they appear to be spreading across Tucson.

Roof rats are technically black rats, although they can be various colors. They are identified by their large ears and long tails, often as long as their bodies. They are called roof rats because they often inhabit attics and crawl spaces above ground. They also climb trees and bushes, especially fruit trees. However, they will also create underground burrows and nests.

Late winter and spring is often the time they become more active, as the weather is cool and fruit trees ripen in Arizona. They are generally nocturnal and elusive, avoiding detection as much as possible. However, there are multiple ways to detect their presence on your property. The most obvious indications that roof rats are active is half eaten fruit on the ground or still in a tree. But roof rats will also eat some succulent plants and often eat bird seed from feeders or blocks. Sometimes they create burrows under vegetation in gardens which will cause noticeable soil disruption. They can nest in woodpiles, and frequently inhabit attics and rooftop crawl spaces. Some residents have heard them scurrying around at night and observed them climb ladders or trees to get to the quiet and warm spaces above homes.

The number one way to prevent roof rats on your property is to make it inhospitable to them, and do not provide them with a food source (starve them). If you have fruit trees, pick ripened fruit (or even unripe fruit), and do not let it remain on your trees or fall to the ground below. Don't leave uneaten pet food outside overnight and pick up pet feces regularly. Keep garbage containers tightly covered. Keep your indoor bulk food (and pet food) in sealed containers. Limit and control your bird feeders. Clean up below bird feeders and do not leave fruit for birds overnight.

Secondly, avoid creating cluttered areas like woodpiles, or other debris. Store wood at least a foot or two above ground level. Limit or use proper techniques for composting. Roof rats often dwell and feed on compost. Trim bushes and trees such that the area beneath is observable. Trim dead palm and other tree branches since roof rats are attracted to palm skirts and hollows in trees. Roof rats are also attracted to oleander thickets in the summer. Rake your yard of leaves and debris. Roof rats inhabit cluttered areas.

Next, be sure that your home is impenetrable to roof rats. They can squeeze through extremely small spaces. Diamond stucco mesh (sold at hardware stores) is sufficient to

block them. Seal or caulk any areas that access your roof and attic such as ventilation and sewer stacks. Use steel wool or copper mesh to block them.

Traps are often necessary when roof rats are present. Hardware stores sell effective traps at reasonable prices, or they can even be purchased online. Avoid using poisons in traps (or anywhere else) and place them strategically on your property. Try to avoid placing traps where other animals, pets, small children, and birds might access them. Out buildings like carports, garden sheds, garages, water heater enclosures, and greenhouses are good locations. Leave the traps in place for at least a week or longer. Roof rats might avoid the traps initially, but eventually they will overcome their fear and investigate. Bait the traps with peanut butter or a commercial product such as Rat X which is not poisonous but attracts vermin and eventually dehydrates them. Once you trap a rat, dispose of it quickly to avoid the smell, and reset the trap. If you trap one, there are most likely more around.

If you notice rats, let your neighbors know! Eradication is difficult if proper strategies aren't accomplished collectively. It takes a concerted effort by all of the neighbors in an area to control roof rats.

– Alan Myklebust

For more information:

<https://www.azcentral.com/story/entertainment/home/2016/06/06/keep-roof-rats-out-of-your-home/85208246/>

UArizona Cooperative Extension Service pamphlet:
<https://extension.arizona.edu/sites/extension.arizona.edu/files/pubs/az1775-2018.pdf>

Poisoning rodents is very harmful to our birds of prey (hawks, roadrunners and owls) and mammals of prey (bobcats and coyotes), despite what pest control companies might say. When rats take up residence, exclusion and trapping are the wildlife friendly options. – Ben Wilder

Donate your excess fruit

Another way to help with your excess citrus that may be attracting roof rats is to contact the Iskashitaa Refugee Network to donate your fruit.

www.Iskashitaa.org/fruit-donor-form

Guide to Tucson Historic Neighborhoods

As BENA was running out of the prior printing of the Historic Neighborhood Guides, we used the opportunity to update the guide. The Broadmoor Broadway Village Neighborhood recently was recognized as an historic district. Thanks to Banner for printing our 3rd edition of this popular guide. We distribute the map free at the public libraries and at the new Visitor Center in the renovated old Pima County Courthouse downtown. Thanks to Hannah Glasston and Alan Myklebust for shepherding this latest edition. Here is a link to a PDF version:

https://www.tucsonaz.gov/files/pdsd/Preservation/THS_14_001_MapUpdate_2022_FNL_Digital.pdf

City of Tucson Changes Zoning to Allow “Accessory Dwelling Units” on Smaller R-1 and R-2 Residential Lots

In December, Tucson Mayor and Council amended the Unified Development code to allow an accessory dwelling unit (ADU) on residential lots smaller than 10,000 square feet.

This amendment lets people build ADUs on smaller lots than allowed before. The change will be reviewed in one year and has a five-year sunset date. That means in five years, the ordinance change could be updated, renewed, or revoked.

What is an ADU?

An ADU is an independent housing unit with its own kitchen, bathroom, living and sleeping space. Such a unit is "accessory" to a primary residence. An ADU can be detached, attached or even inside the primary residence (for example, through the conversion of a garage, basement, or attic).

What are the changes?

- **Size:** Any residential lot with a primary dwelling may now have one ADU of at least 650 square feet. For lots larger than 6,500 square feet, the maximum ADU size is 10% of the lot size, with a maximum of 1,000 square feet for lots 10,000 square feet or more.
- **Height:** The maximum allowable ADU height is 12 feet, or for lots with two-story homes, the ADU may not be taller than the primary structure.
- **Lot coverage and setbacks:** The rules remain the same. (70% lot coverage, setback the greater of 6ft or 2/3 height)
- **Parking:** One parking space is required per ADU, which could include on-street parking. However, for lots within one-quarter mile of transit or a bike boulevard, the parking space requirement could be waived.
- **Cool roofs:** Each newly constructed ADU must have a cool roof.

Resources and technical support coming

Mayor and Council also asked City staff to establish an amnesty program for ADUs that were built without permits. Additional requests to staff include developing a pilot program to fund ADU repairs and improvements and creating other resources for Tucson homeowners about ADUs.

For additional information

The City's website about ADUs is here:

<https://www.tucsonaz.gov/pdsd/accessory-dwelling-units-code-amendment>

City handout about the new regulations and how to design and get a permit for an ADU.

https://www.tucsonaz.gov/files/pdsd/projects/ADUs/CASITA_Worksheet_22.01.06_WEB.pdf

-Mari N. Jensen

Food Drive for UA Campus Pantry

Although the main Food Drive for the Campus Pantry is over on April 13, you can still make a donation to help our students and campus population with needs.

<https://uacares.arizona.edu/ua4food>

Questions? Contact Nick Hilton hilton@arizona.edu

Sign up for Steve Kozachik's Ward 6 newsletter from our City Councilperson. Steve writes about the City issues with breadth and depth of knowledge.

<https://www.tucsonaz.gov/ward-6>

Sign up for County Supervisor District 5 news:

<https://www.adelitasgrijalva.com>

Adopt an intersection to swap out signs

The BENA formerly pink and blue Historic Neighborhood signs are showing their age and have faded from the sun, especially those facing south and west. We have some spare signs. The City requires a payment of \$50 per pole to install such signs. Would you like to adopt the signs at a specific intersection by paying the fee? We have a list of all the intersections with signs, but we do not have that many spare signs and will need to reorder. If you would like to oversee this project, please let Alice Roe know as some 60 signs are in her storage room. benapresident@gmail.com

Brush and Bulky

Missed the last Brush & Bulky pick up? Save your stuff on your property for August 29, 2022. Or you can arrange a special pick up for \$55. Call Environmental Services: 520-791-3171



Get the **Recycle Coach App** for your smart phone. You can set reminders and alerts. Never miss a collection: <https://www.tucsonaz.gov/es/recycle-coach>

Household Hazardous Waste

Household Hazardous Waste, or HHW, are products labeled toxic, danger, poison, flammable, etc. These are potentially harmful to people, pets and the environment. They should never be poured down the drain. So what should you do?

City has collection events on 2nd Saturdays for household hazardous waste. Bring your HHW e-waste and documents for shredding.

The next HHW event is May 14 at Rodeo Grounds, 8:00 to Noon 4823 S 6th Ave. (enter on S 3rd Ave. Closer to us will be collections at Hi Corbett, 700 S Randolph Way on June 11 and December 10. You may also drop off HHW at the Los Reales Landfill, 5300 E. Los Reales Rd on Thursdays, Fridays & Saturdays from 7AM to 4PM. Check out the info at [tucsonaz.gov/hhw](https://www.tucsonaz.gov/hhw)

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Welcome Packets

Leo Burkhart and Erica Hansen who organize, gather materials and distribute the Welcome Packets for neighbors new to the neighborhood. Included is a welcoming letter and many informative pamphlets. If you would like a packet or one for a new neighbor please email benapresident@gmail.com
Thanks Leo and Erica for this great outreach to neighbors.

Tucson Blvd Monthly Clean Up

Neighbors continue to keep Tucson Blvd cleaned up from trash with the 3rd Saturday clean up. We are starting at 8 AM at 2318 E. Elm St. Thanks to all who have helped. We usually spend an hour to an hour and a quarter, and then get on with our own Saturday doings. Come the heat of summer we will go earlier. Contact benapresident@gmail.com

Blenman Elm Listserv

Are you interested in joining the Blenman Elm io groups Listserv? Send an e-mail to Joe Spitale jnspitale@gmail.com. You will be sent an e-mail invitation to join the group. When posting messages, remember that messages go to all group members. Rants and uncivil messages are not acceptable. Please refrain from political commentary.

This newsletter is being printed and mailed courtesy of a neighbor who wishes to remain anonymous. The City provides us one mailing per fiscal year, which we used last fall. We must pay for the printing and distribution by USPS.

- Alice Roe, Editor

The Blenman Elm Neighborhood is the area between Campbell and Country Club, Speedway to Elm west of Tucson Blvd., Speedway to Grant east of Tucson Blvd. BENA includes residents on the north side of Elm St., Potter Place and Casa Seton.

BENA Representatives for 2021-2022

Officers: President Alice Roe 795-7310
Vice President Alan Mycklebust
Treasurer Jim "Cosmo" Cramer
Secretary Patrice Lange

Board Members:

Leo Burkhart Steve Morrison Cliff Rowley
Mari Jensen Miriam Pattison Joe Spitale
Honorary Board Member Steve Farley

BENA Board Meetings are usually held at 7:00 PM on the 2nd Thursday of the month virtually, September to May. Occasionally, the board meeting date and/or place is changed due to scheduling. Residents are invited to attend. You may reach your board members at BENA, P.O. Box 42092, Tucson AZ 85733, or email benapresident@gmail.com

Want to support your neighborhood association?

Send your 2021-2022 membership dues, \$20.00 per household, to Treasurer, BENA, P.O. Box 42092, Tucson AZ 85733

Name _____

Address _____

Phone _____

Email _____

Membership dues ensure that you will receive your newsletter via first class mail.