



Number 7 Association

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The 50th Annual Meeting of the Catalina Foothills Estates (CFE) No. 7 Association was held on Saturday, 8 February 2020 at 9:00 a.m. in the East Murphey Gallery at St. Philip's in the Hills Church. The annual meeting was preceded by a social time. The Association President, Ken Ellis, welcomed approximately 43 members and called the meeting to order.

Neighborhood Watch: President Ellis explained that June LeClair was stepping down after 10 years as Area Coordinator for the CFE7 Neighborhood Program. She solicited Block Leaders to find a volunteer to step into Area Coordinator position. June expressed her appreciation for all the support she received in setting up the Neighborhood Watch and for allowing her to be the Area Coordinator. She hopes someone will step up and continue program. June is more than willing to train the new leader. Ken expressed appreciation for June's contributions to the community. Not only has served on the Board and on the Neighborhood Watch but she also painted streets signs in CFE7 and recently repaired and repainted the entrance sign on River Road.

Annual Meeting: It was determined that there was a quorum and a motion was made to approve the 2019 minutes. The current board members, Howell Herring, Lynn Dent, Phil Harber, Tommy Henry and Member at Large, Cesar Melendez, who will be working on the Project Review Committee, were introduced. Hamid Badghisi who has served two terms and Jody Hall who was filling out a term are stepping down and were thanked for their work on the Board. Absent was board member John Milbauer, who is on a year's sabbatical.

Guest Speakers: President Ellis thanked Lucinda Smedley and Mary Herring for coordinating for our two guest speakers.

Craig Ivanyi has been with the Sonoran Desert Museum for 36 years and for the last 10 years has been the Executive Director. Craig spoke about living with wildlife with a focus on snakes that are found in the Catalina Foothills area. He stated that there are 50 snake species in the foothills. Four species of rattlers plus the Coral snake are the venomous snakes in the area. You don't often see Coral snakes as they feed on other snakes and most often are in hidden areas. The Coral snake is easily identified with the black, white and red bands which go all around their body. The four rattlers are the 1) the Western Diamondback; 2) the Arizona Black Rattler; 3) the Tiger Rattler; and 4) the Black-tailed Rattler. It is a myth that baby rattlers are more dangerous than adults. And it is myth that a rattler can only strike when it is coiled. There is approximately 1 death every one to two years from rattlesnake bites. Rattlesnakes are continuously producing venom and so are always dangerous.

The following do not help if you are bitten; snake bite kits, tourniquets, cut and suck, or electrical shock. The only effective snake bite kit is a cell phone, car keys and access to medical care. The length of time it takes to get to a hospital is the enemy as tissue will start dying immediately.

If you encounter a rattlesnake stay calm and stay still. Maintain a safe distance if possible and move slowly away. No quick movements. March through September/October are the active times for snakes. The Gila Monster is active only a short period during the rainy season. Always carry and use a flashlight when you go out in the evenings. Don't ever randomly put your hands into crevices or under

vegetation. The fire department will remove snakes that are found in garages or inside homes; however, they no longer will remove them from yards. Your best friend for keeping rattlers out of your yard is the King Snake.

Always remember snakes, even rattlers, are important part of our desert community as they help control the smaller population of rodents, lizards, etc. So be alert and remember they are our friends.

Kris Brown, owner of Mr Pack Rat, Inc. spoke about this common acquaintance who lives all over the desert. He said that 90% of the pack rat problems are human caused. Norway rats and roof rats are old world species and are social and depend on humans. Pack rats are new world rats and there are 20 odd species and are in the wood rat category. They are solitary animals and some years bear no young depending on climate conditions but under favorable conditions can raise up to 22 young during the year. They are extremely curious and love to collect things (they especially love balls from tennis balls to golf balls and kid's toys).

The only way to control them is to limit their nesting sites. They have no real defenses and they reuse nests from year to year and generation to generation and thus sometimes their middens are huge. Overtime these middens will destroy the cacti they are built under. Packrats are considered a keystone species because so many other species also live in their middens (snakes, spiders, lizards, kissing bugs, etc, etc.) They are also important when it comes to turning the soil.

Packrats choose to live near homes as it is safer for them. You have to create a "Deter Scape"

1. Create a buffer zone (30 feet) around your house.
2. Restore natural open space so that hawks and owls can hunt packrats.
3. Thin out overgrown vegetation.
4. Store firewood on bricks off the ground and don't place against a wall or fence.
5. Put a rock in all corners as packrats use these areas for scent marking. Use pine sol to clean any marked areas.
6. Don't over irrigate.
7. Keep at least 8 inches between objects.
8. Keep carports clear of boxes or places where packrats can hide/make a nest.
9. If you have to park your car outside do so in a very open area away from all plant cover for packrats. Leave the hood open as packrats don't like exposed places.
10. Whatever you do DO NOT PUT OUT POISON. Other animals will feed on dead packrats and are then poisoned. It is best to capture and remove the packrat out into a rural desert area.
11. Consider not feeding the birds, as the seeds fall to the ground and then you get mice and packrats.
12. If you just remove their nests, the packrats will rebuild and so you need to capture the packrat(s) and then remove the nest.

Both speakers were presented with certificates of appreciation and thanked for their informative talks.

TREASURER'S REPORT: Howell Herring

Most of the revenue that is collected is from the yearly assessment and escrow fees when a property is sold. This year's assessment will remain at \$100.00. We are now fining unresolved covenant violations such as Airbnb rentals, improper structures, and trash bin violations. Expenses anticipated to change somewhat are legal fees that should go down because there are no outstanding legal cases. The landscape budget will be increased and additional funding for automation is included in the budget. Tax preparation is now being done by the Treasurer. All other expenses will basically remain the same.

PROJECT REVIEW REPORT: Tommy Henry

It was reported that 75 applications were filled last year. Two of these were for new homes. The others were: 19 roof replacement/repair/recoating; 8 new landscaping/hardscaping; 9 driveway/pavers/recoat; 6 house repaint; 4 new solar panels; 4 lot maintenance/dumpsters; 3 garage doors; 3 new pool/pool deck restoration; 3 adobe resealing/texturing/repair; 3 window/sliding door replacement; 3 new site wall/pergolas/shade structure; 2 new planter wall/ac enclosure; 1 new fountain; 1 wrought iron gate; 1 skylight replacement; 1 new guest house; 1 new courtyard/gas fire pit/fence; 1 garage addition; 1 master bedroom/bath addition.

Tommy encouraged the membership to contact the Project Review Committee BEFORE starting any project that can be seen from outside the lot.

LANDSCAPE COMMITTEE: Hamid Badghisi

Hamid explained that the medians are taken care of by the county. The number to call is 520-724-6410, Pima County Road Maintenance Dept. When calling highlight any dangers such as "driver's line of sight is impaired" as this will bring a quicker response. He also encouraged getting several residents to call about the same issue to add emphasis. It is suggested that people don't over water their vegetation as the water will run off into the medians and encourage growth. Please plant only native plants. A resident asked if the area around the sign on River Rd/Via Entrada could be replanted. Hamid said that now that the sign has been repainted this will indeed be the next step. Residents on La Cima are working hard to remove the Rhus lancea trees and so you will see larger areas where there is now no vegetation. But the area will also be replanted with native vegetation. Another resident wondered why so many grassy areas were showing up and they were told these would all die back before long and not to be concerned as these were native grasses.

WELCOME/COMMUNICATION COMMITTEE: Ken Ellis

Ken reported that sixteen homes were sold last year and that new residents were invited to a welcome reception. Appreciation was expressed to Linda Grossman for hosting the reception.

COVENANTS COMMITTEE: Ken Ellis

Ken reported 4 violations held over from 2018 and in 2019 there were 45 violations for a total of 49. Of these 49, 39 were resolved and 10 are still pending. The violations consisted of 2 Airbnb; 23 mailboxes; 1 hvac on the roof; 1 rv parking, 3 signs, 15 trash bins; 2 improper structures; and 1 white roof. Fines were placed on the 2 Airbnbs and 1 improper structure. The fines range from \$40-\$100 per week per violation. One improper structure issue went to Superior Court for resolution. The case was eventually settled out of court (with no admission of liability) and with the defendant agreeing to pay \$5500 for CFE7 legal fees.

One issue that has arisen is excessive property lighting at night and this will be addressed in the coming months.

OPEN DISCUSSION:

President Ellis brought up to two issues that the board would like feedback on from the membership: white roofs and garbage collection.

The white roof debate has been going on for years and the board is aware of the difference of opinions. If a white roof issue is brought to the board by a resident it is then investigated. White and reflective roof coatings are not allowed. Desert tan is the most common color suggested when people are applying to recoat their roofs. Eco tan is also suitable and provides a greater Light Reflective Value. One resident asked if white roofs couldn't be approved through a variance. President Ellis explained that not many variances are given and that white roofs would not fall under the variance guidelines. Discussion was held and most residents felt the white roof covenant should not be changed and the process of dealing with white roofs works well.

An in-depth discussion was held about trash bins being allowed on the street on the day of pick up. Concern was expressed about animals tipping the bins over and who would be responsible for picking up scattered debris. What if people did not bring in their trash bins and they sat out very several days. With many narrow roads, blind curves and hills the combination of vehicles, pedestrians, bicycles, pets, and trash bins competing for the same space would create safety issues. Because there is more than one carrier in CFE7 it could mean we would have unsightly trash bins on the street for 3 or 4 days every week. The question of contracting with just one company was brought up. It was explained that this option was looked into by the board and none of the companies are willing to collect the money and the Board would have to act as the collection agency. It was explained that so much time is spent trying to collect the annual assessment that the Board is not willing to take this responsibility on. Further by eliminating competition would eventually drive up the costs. The vast majority of those attending the meeting stated that not having to see trash bins on the street was very important to them and they opposed any effort to change the rules. The reason many bought in CFE7 is because of the beautiful surroundings, the native vegetation and close proximity to city conveniences and visible trash bins would be a blight to the community.

Another concern that was brought up was the problem of estate sales. This last weekend there was a huge one and the company was bringing things in from other sales to sell at this particular home. Cars were parked everywhere, and the sheriff was finally called because of blocked driveways. President Ellis said the board was aware of this new issue and it will be discussed at the March board meeting.

A resident alerted the Board to a homeless camp located north of the Walgreens on First Ave and River Road. It is behind the storage locker business and south of the nursing home on Foothills Drive. This is city property and residents are encouraged to call Council member Paul Durham, Ward III, at 791-4711 and ask for help in closing this camp.

The membership was thanked for attending and there being no other business it was moved to adjourn the annual meeting at 12:45 p.m.

Respectfully submitted,

Jane Hoffmann
Secretary to the Board
520-323-9299