



Number 7 Association

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The 50th Annual Meeting of the Catalina Foothills Estates No. 7 Association (CFE7) was held on Saturday, 6 February 2021 at 10:00 a.m. via Video Teleconference. The Association President Ken Ellis welcomed approximately 53 members and called the meeting to order at 10:00 a.m.

President Ellis introduced the Board: Tommy Henry and Joanne Robinson, who will both be leaving the board, Phil Harber, John Milbauer, Lynn Dent and Julie Kelly. President Ellis introduced the individuals running for Board vacancies Joel Hennes, Cesar Melendez, Dave Ruffner, and Randy Accetta (who was unable to attend today).

GUEST SPEAKER: Julia Rowe, PhD, Invasive Species Program Coordinator, AZ Desert Museum.

Julia discussed invasive and non-native plants and the fire hazards they create in the Catalina Mountains. She explained that in a natural state the vegetation has a lot of open space and is not prone to wildfires. However, when non-native invasive grasses are introduced, they fill the open space and provide fuel for wildfires.

These invasive species [red bloom, (*Bromus rubens*) and buffelgrass, (*Pennisetum ciliare*)] are very fire adaptive, the dry tops burn quickly exploding and spreading the fire. Unlike native plants, these invasive species revegetate quickly and spread a thick blanket that prevents reforestation of native species.

Fountain Grass (*Pennisetum setaceum*), is now considered an invasive species and it is present in landscaping on some CRE7 properties. You are encouraged to remove it from your property. You can dig it out (removing the root) or use herbicide with glyphosate. A new invasive species is moving into Pima County from Phoenix. It is called stinknet weed, also known as Globe chamomilo. We still have time to get this invasion under control. Another fast spreader is the common mouse-ear chickweed (*Cerastium fontanum*).

A study of 274 saguaros in the 2017 'A' Mountain Fire revealed that 34% of the saguaros over 3 meters in height are dead or dying. The mortality rate for saguaros 1-3 meters in height is 70% and for those less than 1 meter in height the rate is 76%. The Big Horn Fire wasn't as bad as expected. It mostly burned in the scrub oak areas which are higher up. They were afraid it might go down into the red bloom and buffelgrass areas which are found closer to homes, however, the planes dropped a great deal of water and fire repellent in order to stop the fire from going into residential areas.

The anticipated higher temperatures and unpredictable weather anticipated with climate change may result in proliferation of buffelgrass at higher elevations in the mountains. One of the most important things individuals can do is maintain native vegetation. Do not remove bursage and other native plants which act as nurse plants to Saguaros and other plants.

The Audubon Society has an excellent program which people are encouraged to attend. PLEASE EDUCATE YOURSELVES ABOUT BURSAGE AS IT IS THE GIVER OF LIFE. Many residents don't realize that many of the ground cover plants may look dead during certain times of the year but please do not remove anything until contacting the landscape committee, 520-333-9030, as they will be more than happy to come out and help you identify the plants in your yard.

President Ellis thanked Julia for a most interesting talk and Mary Price for arranging our guest speaker.

APPROVAL OF 2020 MINUTES: President Ellis asked if there were any comments or objections to last year's minutes. The minutes were approved without objection.

TREASURER'S REPORT: Joanne Robinson reported that the books had been audited by two individuals. This year's assessment will remain at \$100. Twenty homes were sold this year and the Escrow fee per home is \$400. Assessments and Escrow Fees make up the majority of our assets. Expenses include landscape work on the medians, last year we paid ½ of the insurance bill and so this year we paid all of 2020 and the last half of 2019 and so it is more than usual, legal fees included 2 Airbnb cases that went to court, also having our lawyer review new state legislation and reviewing changes in guidelines (i.e. estate sales), and increasing the secretary's salary as it hadn't changed since 2011. The new budget basically remained the same except for increasing the landscape budget.

PROJECT REVIEW COMMITTEE: Tommy Henry explained that he would be stepping down and that Cesar Melendez who has been working with him for a year will be joining the Board. Tommy reported that 52 new applications were received and 69 were finalized in 2020. There were 10 roof projects, 6 repaint projects, 4 window replacements, 2 retaining walls, 2 repair/re-seal burnt adobe, 2 driveway projects, and 2 new pools. Other projects included work on to fences, walls, and gates; water treatment system, solar panels, pergolas, and patio/porch additions; landscaping, lighting; and various other repair, renovation, and expansion projects.

Tommy reminded residents that a project review application is required for any outside work including landscaping. Please read the CC&Rs and Architectural, Landscape and Land Use Guidelines on www.cfe7.org as most of your questions will be answered in these documents and an application form can also be found there.

LANDSCAPE COMMITTEE: Julie Kelly reported that 11 landscape projects and/or consultations were completed in 2020. Also, Pima County trimmed along our roadways and swept roadways, removing sand, returning it back into washes after a large rainstorm. Landscape work in the medians on Via Entrada from First Avenue to Entrada Catorce was completed. That work will continue into 2021 from Entrada Catorce to River Road along with some cleanup in the HOA owned wash.

Reminders: When doing landscape work please remember to submit a Project Review Application. Landscape Zones: Private Zone – enclosed patio area; Transition Zone – Maximum 15’ from house (but cannot encroach into the 30’ setback), and Native Desert Zone – Minimum of the 30’ setback.

The Neighborhood Cleanup will be held on 20 February 2021, at 8:30 a.m. We will meet at the corner of Via Entrada and Foothills Drive.

WELCOME/COMMUNICATION COMMITTEE: Ken Ellis asked residents to please welcome your new neighbors as we have had 20 home sales this year. Because of covid-19 we have been unable to host our usual new resident gathering. He encouraged residents to submit or suggest informational topics for the newsletter.

COVENANTS COMMITTEE: Ken Ellis reported that 10 issues brought forward from 2019 and 28 issues opened in 2020 for a total of 38 issues worked. Thirty-six issues were resolved in 2020 and one was resolved in early January 2021 leaving one to carryover to 2021. Three short-term rental issues were resolved – two fines were assessed and those two ultimately went to litigation for resolution. Trash bin violations (17 resolved) continue to lead, followed by parking violations (5 resolved and 1 fine assessed). Other violations included non-native trees, improper mailbox, unauthorized signs, nuisance, and unapproved structures.

There were two changes to the Guidelines that included guidance and restrictions on sales (estate sales, yard and garage sales) and signage for such sales. The Schedule of Fines was also updated to provide a deterrent to short term rentals and other unauthorized business uses.

QUESTIONS FROM THE AUDIENCE:

1. Invasive Species: Will anything be done about the African sumac (*Rhus lancea*) in the medians. The landscape committee would like feed-back from the residents before moving forward on this issue.
2. Is access to the washes by the residents allowed? Yes, Article 4.2 of the Covenants provides an easement for CFE7 residents to walk or ride horses in all CFE7 washes. No obstacles may be put in place to obstruct the easement. Only Board approved no-trespassing signs may be installed to dissuade non-residents from using our washes. The easement is for walking or horseback riding only, no bicycles or other wheeled vehicles are authorized. Residents using the washes must not trim vegetation, move rocks around, or otherwise disturb privately owned property.

Ken reported that he walked the wash behind Calle Lampara Townhomes and discovered that a mountain bike track is being constructed in the wash. The lots on each side are private property belonging to CFE7 owners. There was discussion about ownership in the central part of the wash where the path is being constructed. County maps show property lines meeting in the middle of the wash which would indicate that the entire wash is privately owned by CFE7 residents. Property owners have been notified about this issue and we are awaiting feedback. The Board may be able to place no-trespassing signs at the CFE7 boundaries on each end if the owners agree.

Mary Price reported that the County Bike Path Brochure lists Racetrack Wash as a bike path and suggests we contact them about removing it and also contacting the local bike path organizations and doing the same.

3. The question was asked if we had a limit on the number of cars parked at a home. Ken explained there is no restriction on parking passenger vehicles (sedans, standard pickup trucks, SUV, minivans, etc). There are restrictions on all other vehicles (commercial, recreational, and boat, trailers, etc).

The membership was thanked for attending and the meeting was adjourned at 11:40.

Respectfully submitted,

Jane Hoffmann

Secretary to the Board

520-323-9299

Election results: All five candidates (Ken Ellis, Cesar Melendez, Randy Accetta, Joel Henness and David Rufner) were elected. Every candidate had over 80% of the 117 votes.