



www.CFE7.org

P.O.Box 64173, Tucson, AZ 85728-4173

520-323-9299

Dec 2007



## Welcome

We welcome all our new neighbors

Charles Rissler  
Kelly Acevedo  
5325 N Calle La Cima

John and Shannon  
Sturtevant  
5221 N Foothills Drive

*Do we have your correct telephone number and e-mail address. If not, please contact us by phone (323-9299) or e-mail (jhoffmannj@hotmail.com) to update your information.*

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## Annual Meeting Recognition of Service Awards

At our Annual May Meeting in 2007, we gave Recognition of Service Awards to three of our past board members for their outstanding service and leadership.

Ralph Silberschlag served from 1972 to 1977. Ralph donated hours of work on road maintenance issues; getting traffic signs posted and a traffic light at River Road and Via Entrada. Ralph also initiated talks with the county about taking over the roads by designating the area as an "improvement district."



John Gabb served from 1979 to 1985. John was both the Vice-president in 1981 and President in 1982-83. During this time, John actively participated on the Architectural Committee. He was instrumental in retaining resident architectural plans in our archives and also worked on the closure of Sobre Lomas. Even now, John is called upon to consult on architectural plans.



Joan Wahlke served from 1980 to 1986. Joan performed the functions of Secretary from 1980 until 1982. In 1983, she worked on the Architectural committee and served as a Board Member. Joan helped catalog all the architectural plans and often times wrote the newsletter.



*Thanks for volunteering and all your work.*

## Neighbors in the News

### *A Southwestern Desert Garden*

We all know what a great area we live in. It is a wonderful surprise when our desert living can be shared. In the May 2007 issue of Better Homes and Gardens, the Stephenson's residence, which is in Cat 7, was featured in the Garden and Outdoor living section. Elvin McDonald, a long time editor, now since retired, chose the Stephensons along with four other homes in Tucson from a list of 30 gardens to represent Southwestern desert gardens.

The feature showed their care of native plants, and their personal touches to the desert life. The Stephensons added some artistic sculptured cacti in difficult growing areas to blend with their natural landscape. A custom made fence decorated with desert flora and fauna enhance the walkway to the pool area. Wonderful potted blooming cacti and succulents not only work as a border but enhance their patio area.

Their personal touches and the care of the native growth have given them an opportunity to showcase what desert life is all about.



photo by Dominique Vorillon

# Committee Reports

## Open Board Meetings

The Board generally meets at 6:30p.m. on the first Wednesday of each month ( Jan. 9th, Feb. 6th, Mar. 5th, Apr. 2nd, May 7th, June 4th, July/Aug. *no meetings*, Sept. 3rd, Oct 1st, Nov.5th, Dec.3rd, 2008)

Holidays and vacation schedules sometimes result in the rescheduling or cancellation of a particular meeting, so please check with the secretary, 323-9299, to confirm a meeting time.

At the beginning of our meetings, we allow a ten minute period for "Resident Related Issues" – these must be scheduled with the secretary two weeks before the meeting.

Articles for the newsletter are welcomed and should be mailed to Catalina Foothills Estates #7 Association, P.O. Box 64173, Tucson, AZ, 85728-4173 or e-mail to CFE7 News@msn.com. Deadline for March publication is Feb 17th and October's is Sept. 28th.

## CFE # 7 Board of Directors

**President** Mike Simons 742-7737  
**Vice-president** Gary Sax 232-1273  
**Treasurer** Jerry Boyle 888-8279  
**Secretary to the Board**  
 Jane Hoffmann 323-9299

## Architectural Review Committee

**Chairperson** Gary Sax 232-1273  
 Warren Edminster 887-5997  
 Phil Matthews 299-8886

## Covenants Committee

**Chairperson** Robert Parks 529-3673  
 June LeClair-Bucko 577-0989  
 Linda Grossman 299-4718

## Welcome Committee

**Chairperson** Linda Grossman 299-4718

## Nominating Committee

June LeClair-Bucko 577-0989  
 Gary Sax 232-1273  
 Linda Grossman 299-4718

## Media Committee

June LeClair-Bucko 577-0989  
 Mike Simons 742-7737  
 Joanne Robinson 615-1938

## Neighborhood Watch Committee

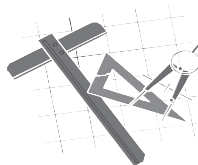
June LeClair-Bucko 577-0989

CFE7NW@msn.com

*Do you have a story or a photo you would like to share? We would love any stories about Cat 7 old and new or any suggestions for either our web site or newsletter.*

*We would love to hear from you.*

cfe7news@msn.com



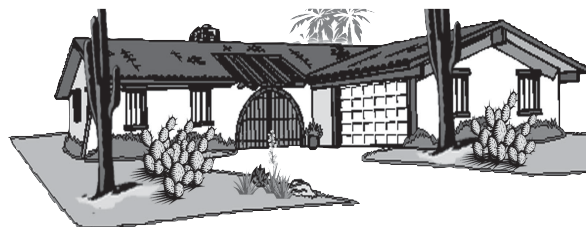
## Architectural Committee

*All residents must obtain approval from the Architectural Committee prior to any construction, modifications, or building alterations.*

*Forms and/or any information can be obtained from the Architectural Committee or Office Secretary, or our web site. The committee works diligently to review your request and enable you to complete your work project in a reasonable, timely fashion.*

## Architectural Review March 2007 to Oct. 2007

	Approved	Pending	Active	Comp.	Disa.
Addition	8	1	7	3	
Driveway Work	3	1		2	
Entry Ways	2		1	1	
Garage/ carport	4	1	3	1	1
Guest House	1	1	1	1	
Landscape	3		3	1	
Painting	2	1	2	3	
Replace Door/Windows	5	1	4	2	
Ramada	3		3	2	
Roof Work	3	1	1	4	
Solar	1			1	
Swimming Pool	2	1	1	1	
Walkways	2	1	1	2	
Wall/Fence	6	6	4		



## Covenant Review March 2007 to Oct 2007

	Review	Rectified	Pending
A/C	1		1
Debris	2	2	
Lights	1	1	
Stagnet Pool	1		1
Trash Containers	5	1	4
Mailbox	1		1
White Roof	1	1	1
Vehicles/Trailers	1	1	
Vegetation	2	1	1

Non-resident completed & pending issues:

Roadway damage	1	1
Wash damage	1	1
Signs	2	2

## President's Message

The association has added two new Board members this year: Gary Sax, and Phil Matthews. Both were elected at the May 2007 Annual Meeting. We are lucky such talented residents have volunteered to serve on the Board and help maintain the uniqueness of CAT #7!

The Board is primarily busy with resolving covenant issues and ensuring all architectural projects comply with the CC&R's and Architectural Review Guidelines. For Covenants questions or to report a possible violation, call the Secretary or the Covenants Committee Chair. To submit an application for remodeling or changes to your home, call the Secretary or the Architecture Committee Chair.

The guest speaker presentation at the May 2007 Annual Meeting was Erica Lee. Ms. Lee wrote an article in our May newsletter and made a compelling presentation at the meeting regarding the dangers of allowing non-native plants to thrive in our fragile foothills environment. Specifically, Ms. Lee spoke about a plant called "African Sumac", or *Rhus lancea*. This non-native plant thrives in our climate, spreads rapidly, and becomes invasive. Ms. Lee showed photos where the plant had surrounded mesquite trees and saguaro cactus, thereby depriving them of sunlight and ground nutrients. These trees are scattered throughout the medians of CAT #7, as well as in our washes and on some of our properties. Contact Ms. Lee directly via email if you would like to learn more or to join a fall/winter "clean-up" to help remove these trees: [ericatlee@hotmail.com](mailto:ericatlee@hotmail.com)

A topic that keeps coming up for Homeowners in CAT #7 concerns fire protection for our community. A committee of homeowners was formed to investigate and present their findings to the HOA-at-large. These findings and a response survey are in this newsletter. There are many options for your consideration, including leaving fire protection as-is.

Lastly, I want to remind you that archives of old CAT #7 Newsletters, our CC&R's, Architectural project applications, lot maps, and much more is available on our web site: [www.cfe7.org](http://www.cfe7.org)

Mike Simons,  
President, CAT #7

## Message from the Architecture Committee Chair

This is my first newsletter message to the residents as I am new to both the CFE #7 Board and to this position. So, I thought that this was a good opportunity to briefly share my thoughts on the purpose and workings of the Committee. In a sense, the Architecture Committee serves a preservation function. The underlying belief is that homeowners purchased a home in CFE #7 and continue to live here at least partly because they appreciate the nature of our neighborhood. The characteristics that compose this include a respect for the native vegetation of our area and a sense that we can live comfortably in homes whose architecture and construction serve to make them as non obtrusive as is practical.

Thus, the review of projects by the Committee focuses on looking at the project and holding to the standards of our CC&R's and Architectural Guidelines. The Committee does not impose its personal sense of "taste" but rather judges a project by the way it conforms to extant use and practice. This is an inherently conservative process. If the goal is to preserve the nature of our community then it is the only way for us to proceed.

In the large majority of project submissions, the homeowners have carefully reviewed the CC&R's and Guidelines and have proposed projects that are in full compliance. These projects gain approval quickly and work can begin with no complications. However, a small number of our residents submit project applications that do not conform to the CC&R's and/or Architectural Guidelines or submit only after work has already begun. This minority of projects comprises the vast majority of the Committee's work and the outcomes are not always those that make the homeowner happy. The Board feels strongly that we cannot approve non conforming projects simply because the homeowner neglected to gain approval and began construction. Sadly, in these cases there may be a large incremental cost to the homeowner to bring an already begun project into conformance. This is not the intent of the Board but may be an unavoidable outcome. If the process was such that non conforming projects could get approval by simply starting work before construction, it is obvious that there would then be no controls or enforcement.

**So, please, review the CC&R's and Architectural Guidelines before submitting an application and certainly before starting work. An application is required if you are considering any work outside of your house: major landscaping, a new driveway, an addition, adding solar panels-anything- please** If you are not sure you need to submit an application for your project, please call me or any other member of the Committee to make sure before going ahead. We want our work to be of service to CFE#7 and look at our enforcement function as (only) the last resort.

Thanks for the opportunity to work for our neighborhood.

Gary Sax



## Neighborhood Clean-Up Day

Saturday Jan. 12th, 2008  
8:30 am

Meet at the corner of Via Entrada  
& Foothills Drive

*Help clean-up our neighborhood and meet your neighbors at the same time, at our Community cleanup day. For more information call Warren Edminster at 887-5997 or Jane Hoffmann at 323-9299*



### *Message from the Covenants Committee Chair*

Just a brief note from the Covenants Committee; things have been pretty quiet this last half year. We've had the usual trailers or RV's in drive-ways and a few trashcan issues. In all instances, the parties concerned have promptly dealt with the issue when notified and this is most appreciated by the Committee.

While I have your attention there is a matter that could become a Covenants issue; failing to file an application with the Architectural Review Committee before commencing with exterior improvements to your home. If you have the least inkling that your improvements may need approval, please file an application. The Committee will be happy to review your plans. If there is any problem, the matter can be worked out ahead of time. Once a project is completed that has not been approved and is out of compliance with the CC&R's, it becomes an issue for our Committee. This can be a real expense in time and money on everyone's part to have the matter corrected. When you first think of doing an improvement, please file an application. They are available for downloading on the CFE#7 webpage: [www.cfe7.org](http://www.cfe7.org).

There is another matter that is not strictly a Covenants issue but falls under the umbrella of ascetics, much of the reason for CC&R's. It concerns waste left by dogs. By and large the dog owners in Cat 7 are conscientious about cleaning up after their dogs when they are out walking. Occasionally, someone isn't fully observant. No one likes to go get the mail and step in something that shouldn't be there.

It is a county ordinance (6.04.030) that dog owners must clean up after their pets while on public property (our streets), or private property (our washes) without the owners consent. A person convicted of this offense is guilty of a Class 3 misdemeanor and subject to a fine and/or jail term. Do be aware that many of the washes used for walking dogs in Cat 7 are private property and please respect the owner's right not to have their property fouled.



### 2007 Arizona Legislation

The Arizona State Legislature passed four new laws that pertain to community associations. These laws are effective as of 19 September 2007. The Catalina Foothills Estates No. 7 falls under Planned Communities as it has a required assessment and also has common property (such as a portion of Race Track Wash and the Water Tower property). We have chosen not to summarize the bills but have quoted the amendments to existing bills or the new bill itself.

#### **FOR SALE SIGNS (SB1062)**

This law applies to Planned Communities and Condominiums and states:

"Notwithstanding any provision in the condominium documents, an association shall not prohibit the indoor or outdoor display of a For Sale sign and a sign rider by a unit owner

On that owner's property, including a sign that indicates the unit owner is offering the property for sale by owner. The size of a sign offering a property for sale shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry standard size sign rider, which shall not exceed six by twenty-four inches."

#### **CHILDREN AT PLAY SIGNS (HB2503)**

This law applies to Planned Communities only and allows residents to use cautionary signs regarding children if the signs are used and displayed as follows:

1. The signs are displayed in residential areas only.
2. The signs are removed within one hour of children ceasing to play.
3. The signs are displayed only when children are actually present within fifty feet of the sign.
4. The temporary signs are no taller than three feet in height.
5. The signs are professionally manufactured or produced.

Notwithstanding any provision in the community documents, an association shall not prohibit children who reside in the planned community from engaging in recreational activity on residential roadways that are under the jurisdiction of the association and on which the posted speed limit is twenty-five miles per hour or less."

#### **COMMERCIAL SIGNAGE AND SOLAR DEVICES (SB1254)**

This law applies only to Planned Communities and states that:

"Notwithstanding any provision in the community documents, after an association has approved a commercial sign, including its registered trademark that is located on properties zoned for commercial use in the planned community, the association, including any subsequently elected board of directors, may not revoke or modify its approval of that sign if the owner or operator of the sign has received approval for the sign from the local or county governing body with jurisdiction over the sign."

Solar energy devices – this law allows an association to adopt reasonable rules regarding the placement of a solar energy device:

"1. Notwithstanding any provision in the community documents, an association shall not prohibit the installation or use of a solar energy device as defined in Section 44-1761.

2. An association may adopt reasonable rules regarding the placement of a solar energy device if those rules do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device.

3. Notwithstanding any provision of the community documents, the court shall award reasonable attorney fees and costs to any party who substantially prevails in an action against the board of directors of the association for a violation of this section."

## Neighborhood Watch Update

As to date, we have organized 30 blocks, which are active in our neighborhood watch program. Our active correspondence has lead to a few arrests and increased police activity in the community. It is important that any unusual occurrence be first reported to police. Then, please notify your block leader.

For those of you who haven't joined the neighborhood watch, you may do so at any time. To be a part of the watch group, you would create your own block group or I would get you in touch with an existing group in your area. If you are unfamiliar with the process of the neighborhood watch program, just give me a call or e-mail me (cfe7nw@msn.com). I'll be sure you get the information and get you started.

**With the Holidays upon us, I can't stress enough to be aware and take extra steps in your home security. We seem to have an increase in crime in the area this time of year. If you will be away, be sure to notify your neighbors so they can check your residence or at least report any suspicious activity. I would advise to have unwanted flyers or newspapers picked up. I also would lock cars even if they are in your garage and remove any garage openers or important papers. A number of incidents last year were thefts from vehicles.**

**Have a safe holiday season. Be alert, Be safe.**

## Holiday Safety Tips

**Decorations:** Check your lighting for worn wires. Don't overload outlets. Check natural trees often for dryness.

**Fireplaces:** You should not try to burn evergreens or wreaths in the fireplace or in a wood stove to dispose of them. They are likely to flare out of control and send flames and smoke into the room. Also, do not burn wrapping paper in the fireplace because it often contains metallic materials which can be toxic if burned.

**Candles:** Never use lighted candles near trees, boughs, curtains/drapes, or with any potentially flammable item.

**Toys and Gifts:** Be especially careful when you choose toys for infants or small children. Avoid toys with small parts that can be pulled or broken off.

**Plants:** Small children and pets may think that holiday plants look good enough to eat. But many plants can cause severe stomach problems. Plants to watch out for include: mistletoe, holly berries, Jerusalem cherry, and amaryllis. Keep all of these plants out of children's reach.

**Food and Cooking:** The holidays often mean preparing large meals for family and friends. Wash hands, utensils, sink, and anything else that has come in contact with raw poultry. Refrigerate or freeze leftovers in covered shallow containers (less than two inches deep) within two hours after cooking. Date the leftovers for future use.

**Alcohol, Parties and Driving:** Being a smart party host or guest should include being sensible about alcoholic drinks. Use designated drivers, people who do not drink, to drive other guests home after a holiday party.

**Stress:** The holiday season is one of the most stressful times of the year. You can't avoid stress completely, but you can give yourself some relief. Allow enough time to shop, visit friends, and above all take time for yourself.

## Invading Your Privacy Online

By now, you likely know that identity theft is the fastest growing crime in the United States. Not only does mail theft provide opportunities for identity theft, the internet is a new source for people to steal your personal information and to commit fraud. Here are some tips to minimize the risk of losing personal details while using the internet.

- **Surf anonymously.** Use Safeweb ([www.safeweb.com](http://www.safeweb.com)), a free anonymous browsing service, to mask your computer's address from websites, block cookies, and encrypt all the links you surf. Idzap ([www.idzap.com](http://www.idzap.com)) is a similar service available in both free and paid versions.

- **Remove identifying information from your browser.** Your browser could be giving away your name, e-mail address and computer configuration information without your knowledge.

- **Avoid volunteering personal information.** Provide fake names to sites that require personal details before allowing access to news or members-only services.

- **Establish a junk e-mail address.** You'll find less Spam in your personal or work e-mailbox, if you use an address at a free mail service to receive marketing materials, sweepstakes offers and other sales pitches.

- **Keep transactions safe.** Give credit card information only to secure sites. Look for a guarantee that the site uses SSL encryption, usually indicated with an icon of a lock.

- **Don't use obvious passwords.** Nonsense combinations of letters and numbers are safest.

- **Install firewall and virus checker programs.** Firewall programs identify and block unauthorized incoming communications from the Internet.

- **Configure your browser and e-mail software to block "active" content.** If you are willing to see fewer animated and multimedia images when surfing the web, configuring your browser and e-mail client to reject Active X and Java programs will limit your exposure to damaging malicious code.

- **Don't open e-mail attachments from someone you don't know.**

- **Protect your medical information.** Request a copy of your file from Medical Information Bureau ([www.mib.com](http://www.mib.com)), an association of life insurance companies, who compiles information on people with serious medical conditions and hazardous jobs and hobbies. If they have a file on you, you might have a right to view and correct.

- **Check privacy policies.** Make sure you've read and understand a sites privacy policy before volunteering information for surveys, health assessments or on-line screenings. Always opt out not to share your data with a third parties. If they don't have an opt-out policy, don't give them any information.

- **Look for a sign.** TRUSTe ([www.truste.org](http://www.truste.org)) and the BBBOnline ([www.bbbonline.org](http://www.bbbonline.org)) award seals to sites that are abiding by their privacy policies. Although these seals are not a guarantee the site won't compromise your privacy, they are better than nothing. If you don't see a privacy statement or seal, take your business elsewhere.

The above was obtain from Access Magazine by Bonny L. Georgia

*Two years ago a volunteer committee was formed of HOA members to explore the feasibility of establishing a Fire District. Due to a recent dramatic change in the cost structure for fire district contracts by Rural/Metro, the formation of a Fire District has become less attractive. Based on this situation, HOA members, at the Annual Meeting in May 2007, requested information on all possible fire service protection options. Please review the options below and indicate your preferences via the enclosed postcard.*

## FIRE PROTECTION SERVICE OPTIONS



During a fact finding exploration into the feasibility of forming a fire district in the Catalina Foothills, it has become evident that there is no definitive answer to this subject. For this reason, it was determined that the community could be well served by the publication of a narrative which explains the various fire protection service options available to those of us who reside in the unincorporated area of the foothills.

Presently the following fire protection options are available:

1. Continue the existing subscription service provided by Rural/Metro.
2. Establish a homeowner association master contract with Rural/Metro.
3. Form a fire district and contract with Rural/Metro for service.
4. Form a fire district, build a fire station, lease equipment and hire personnel.
5. Be annexed by Northwest Fire District.
6. Annex to the City of Tucson and be served by Tucson Fire Department.

In order to help evaluate these six options, the salient features of each are described in the following paragraphs.

**1. Rural/Metro Subscription Service:** The area is presently served by Rural/Metro, a publicly held company which is unregulated. Residents have a choice whether or not to subscribe to the service. Annual fees are based on the square footage of the residence. During the past five years, the annual increase in fees has been 7.1% per year. Discounts are offered for automatic fire sprinkler systems (20%) and central station monitored fire alarm systems (10%). The National Fire Protection Association, an advisory body of the industry, may make recommendations on types of service, manning and other details related to fire protection but, Rural/Metro is not mandated to follow any such recommendations. Also, it should be noted that Rural/Metro can cancel your subscription at any time without cause.

**2. Master HOA "Contract" (Fire Protection Service Agreement):** This form of fire protection service is much the same as the subscription service except that participation is mandatory for all residents within the homeowner association and the cost of the service is paid for by the Association. The Association would, in turn, assess individual resident for their pro rata share of the Rural/Metro fee thru the annual dues. In exchange for having 100% participation and not having to do individual billings, Rural/Metro offers a 15% discount for the five year

Master HOA Contract. There would be cost associated in transferring the burden of collecting the Rural/Metro fee to the Association and it would be necessary to hire an outside consultant to provide the debt collection service. A recent investigation indicates that the 15% offered by Rural/Metro would be significantly negated by the cost of this service.

**3. Form a Fire District and contract with Rural/Metro for service:** The formation of a fire district would require the approval of 51%+ of the residents and there would be expenses of approximately \$1500 to form the district. The district would be administered by a three member elected board of directors. This board would contract with Rural/Metro for fire protection and emergency medical services. The cost of this service would be based on the assessed valuation of each residence. The estimated tax rate is \$1.31 per \$100 of limited assessed valuation. As an example, a residence with a limited valuation of \$360,000 would pay a fire district tax of \$471 per year. The fire district fee is paid as a part of the property tax bill. In a fire district, all homeowners are required to participate. Since Rural/Metro is the sole contractual service provider for this area, there is very limited bargaining power in the establishment of a service contract. Rural/Metro has stated that it is their policy to charge fire districts 100% of the subscription rate plus a service charge (\$1000 per month minimum). There is, therefore, no cost savings or cost containment available to the district. The fire district would, however, be eligible to receive Arizona Fire Assistance Tax funds in the amount of 20% of district expenses. In addition, taxpayers who itemize deductions on their tax returns may deduct the cost of fire district tax which is a part of their property tax statement. Rural/Metro increased their rates 6% as of 7/1/07 and Pima County continues to increase assessments in the 15% range. If this trend continues, the tax rate for a fire district will be reduced to approximately \$1.19 (from the current \$1.31).

**4. Form a Fire District with its own fire station and equipment:** The provisions of item #3 above would be the same except that, instead of contracting with Rural/Metro, the district would have a manned and equipped fire station within the district. As the costs associated with this option are considered prohibitive for a newly formed district, this approach is not considered to be viable.

**5. Be annexed to the Northwest Fire District:** Since Northwest presently serves property adjacent to Catalina Foothills No. 7, it is

possible to be annexed. The advantages of this approach are an easy transition with no district formation costs and the ability to "write off" the fire district fee on your income tax. The disadvantage is a fairly high Northwest tax rate of \$2.56. Also, there is no reduction of this amount by Fire District Assistance Tax funds since Northwest has already "maxed out" their share of these funds.

**6. Fire Protection Service from the City of Tucson:** If Catalina Foothills No. 7 were to annex, the City of Tucson would provide fire (and police) protection service for \$1.23 per \$100 of assessed valuation. There would also be an environmental service (garbage and recycling) fee of \$14 per month for curbside service. We presently pay \$41.24 per month for backyard service. This means that, if annexed by the City of Tucson, we would have to give up the provision of our CC&Rs for backyard service but homeowners would save \$27 per month. There would be added taxes for natural gas, electricity, telephone and cable service under the City of Tucson. This would amount to an estimated \$129 per year on a typical residence. There are other governance issues relating to annexation; however, this discussion is restricted to the costs associated with providing fire protection. For more information on annexation refer to the City of Tucson website: [www.tucsonaz.gov/planning](http://www.tucsonaz.gov/planning).

Another element to consider in looking at the various service options is the insurance industry rating of each fire protection entity. Insurance companies rely on an ISO rating to help establish a rate to charge for your annual premium. Ratings range from a high of #1 to a low of #10. Of the above mentioned providers, City of Tucson Fire has the highest rating with a #2, next is Northwest Fire with a #4 followed by Rural/Metro with a #6. A call to your insurance agent will verify the difference in cost for each of these ratings.

Hopefully this brief explanation of each of the fire protection options will be of help in making a decision to evaluating whether or not we, as a community, should change from the existing system. Enclosed in this newsletter is a postcard for you to indicate your preference for service as well as making your thoughts on the matter known to the fire committee. Thank you all for your interest. For easy comparison, the basic information is presented in tabular form on the adjacent page.



## Fire Protection Service Option for Catalina Foothills 7

Option	Who Participates	Contract	Services	Svc Cost	Discounts	Administered by	Additional Cost	Tax Credit	Insurance
<b># 1</b> Individual Subscriber Accounts	Choice of the Individual.	Yearly	Service determined by Rural/Metro	Based on SQ. Footage	20% automatic sprinklers sys. 10% central station	Individual	None	None	If subscribed ISO - 6
<b># 2</b> Master HOA Contract	100% of the Association 2/3 Majority required to establish	5 yr	Service determined by Rural/Metro	Based on SQ. Footage	15% for 5 yr not having to do individual billing plus all of the above	HOA / or Property MGT	Annual Dues Approx. \$6000. to Administer Billing. Additional fee for debt collection & legal fees.	None	If subscribed ISO - 6
<b># 3</b> Form a FD and contract w/ Rural/Metro	51% vote to do - 100% participation	Negotiated limited bargaining 100% of the subscription rate plus a svc chg (\$1000 min per month)	Negotiated fire & emergency medical svc.	Base Assessed Value@ \$1.31 per \$100 of limited assessed valuation	AZ Fire Assistance Tax Fund 20% of district expense	Administered by 3 elected board of directors. Billed individually thru property tax bill	Approx. \$1500 to form District	Itemized deductions deduct cost of fire district tax, which is part of property tax bill.	If subscribed ISO - 6
<b># 4</b> Fire District w/ Equip & Station	51% vote to do - 100% participation	No contract formation of a Fire District	Established by the Fire District Board	Own Station & Equip (minimum base of 3000 homes necessary to start.)	AZ Fire Assistance Tax Fund 20% of district expense	Administered by 5 elected board of directors. Billed individually thru property tax bill	Cost of Station & Equipment and personnel	Itemized deductions deduct cost of fire district tax, which is part of property tax bill.	If subscribed ISO- TBD
<b># 5</b> Annex to the existing NW Fire District	51% vote to do - 100% participation	No contract	Service provided by NW Fire District	Base Assessed Value@ \$2.56 per \$100 of limited assessed valuation	None "maxed"	Administered by existing elected Board of Directors. Billed individually thru property tax bill	None	Itemized deductions deduct cost of fire district tax, which is part of property tax bill.	If subscribed ISO - 4
<b>#6</b> Annexation to the City of Tucson	51% vote to do - 100% participation	No contract	Service determined by the city including environmental cost and estimated additional tax cost of \$129 yr	Base Assessed Value@ \$1.23 per \$100 of limited assessed valuation	None	Administered by City of Tucson Billed individually thru property tax bill also an enviro fee and a possible change in CC&R's	None	Itemized deductions deduct cost of fire district tax, which is part of property tax bill.	If subscribed ISO - 2

## Water Harvesting

I had the opportunity to take a tour in the city of Tucson on water harvesting with Ward 2. Thanks to Council Member Carol West and her staff, especially Tina Lee, for providing the opportunity to see first hand what we all can do to conserve our valued water.

Water harvesting is the process of intercepting storm water runoff and putting it to beneficial use. Intercepted storm water can be collected, slowed down, and retained or routed through the site landscaped using micro basins, swales and other water harvesting structures. Capturing and using storm water runoff also reduces site discharge and erosion, and reduces the dependence on dwindling groundwater reserves.

### **How will water harvesting benefit your site?**

- Increase water availability for on-site vegetation
- Reduce on-site flooding and erosion
- Reduce water bills and groundwater pumping
- Extend the life of landscaping as rainwater is usually low in salt content and relatively high in nitrogen

Here are a few tips from the water harvesting guidance manual.

### **Seven Principals in Harvesting Water**

- 1-Start managing water at the top of the watershed
- 2-Create multiple small watersheds
- 3-Collect, slow and infiltrate the water
- 4-Prepare for overflow
- 5-Mulch to reduce evaporation
- 6-Put harvested water to beneficial use
- 7-Adjust and maintain your system as needed

Integrated site design matches the needs of the site with the products of the site to create an efficient design that saves resources while improving the function and sustainability of the site. An integrated design is based on detail site analysis.

### **Five steps towards an Integrated Site Design**

- 1- Adopt an integrated design process based on multidisciplinary approach.
- 2- Analyze site characteristics and conditions
- 3- Identify the potential to use harvested water and other site resources
- 4- Develop an integrated design for the site
- 5- Prepare detail designs

For more detailed information, review the pdf guidance manual at [www.dot.ci.tucson.az.us/stormwater/downloads/2006waterharvesting.pdf](http://www.dot.ci.tucson.az.us/stormwater/downloads/2006waterharvesting.pdf) You will find detailed information on the process and techniques on harvesting storm water runoff. This water harvesting guidance manual will give illustrated descriptions and examples. Also keep in mind that mosquitoes are an increasing problem in Tucson. Carefully planning, sizing, and maintaining water-harvesting systems will prevent the creation of mosquito habitats which can and should be avoided.

***Prior to starting your water harvesting project, be sure you supply plans and your architectural application to the architectural committee for review and approval.***

### **Some helpful resources:**

#### **Websites**

*Water Harvesting-* <http://ag.arizona.edu/pubs/water/az1052/>  
[www.harvestingrainwater.com](http://www.harvestingrainwater.com)  
*Water Systems-* [www.wateruseitwisely.com](http://www.wateruseitwisely.com)  
*Water conservation-* [www.sahra.arizona.edu/](http://www.sahra.arizona.edu/)

#### **Books**

*Low-care Landscapes- Low Water Use Plants* by Carol Shuler  
*Plants for Dry Climates* by Mary Rose Duffield and Warran Jones  
*Desert Trees* published by the AZ Native Plant Society  
*Agaves, Yuccas and related Plants* by Mary and Gary Irish

## Using Water Wisely in Your Landscape

- Know how much water your plants need.
- Fertilizers promote plant growth and increase water consumption. Apply minimum amounts.
- Use organic mulch on root zones; moisture will stay in the soil longer.
- Water in the early mornings, so that water gets to the roots instead of evaporating due to the sun and wind.
- Soil probes can help determine how deep the water has penetrated into the soil.
- Established plants (1-3 years) that are desert adapted can survive on rainfall along with occasional supplemental watering during extended dry periods.
- Potted plants have restricted root systems and less soil so they typically need more frequent watering.
- Test sprinklers and water outputs.
- Match your watering system to your plant needs.
- You can save 30 to 50 % by adjusting your irrigation each season.
- As plants grow, a reevaluation of water placement should be applied.

### **Signs of under watering:**

Older leaves turn yellow or brown  
Leaves are dull, wilted or dropping  
Leaves curl  
Stems or branches die back

### **Signs of over watering:**

Leaves turn light shade of green or yellow  
Young shoots wilt  
Growth is excessive  
Algae and or mushrooms are on or around plants

### **Recommendations for conserving water.**

- Think about using gray water or rain water for your plants. Using gray water has requirements from the AZ Dept. of Environmental Quality.
- Water harvesting can be done inexpensively by good planning.
- Use more water conserving plants that are adaptive to the desert environment.  
Tucson local plants come in incredible range of forms, textures, and colors and can be mixed and matched to create lush oasis atmosphere or stark and dramatic desert scapes.



## Thinking About Going Solar?

### Five things you need to know about going solar.

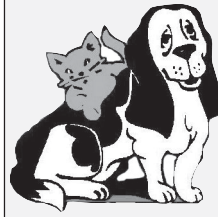
1. Determine whether you have an appropriate site.
  - Your home must have unobstructed or unshaded area facing south, east, west.
  - You'll need an average of 600 to 700 sq. ft. of space for an electricity producing system.
  - A thermal system, which heats water supply or a pool heating system, requires 100 sq. ft.
2. Familiarize yourself with solar energy types and price tags.
  - A solar thermal system has an average cost of \$6000 and pays for itself in about 5 to 7 years.
  - Solar pool heaters average \$5000 and they pay back in 3 years.
  - A typical 5-kilowatt photovoltaic (PV) system, which generates electricity, costs \$40,000 and generally pays for itself in 6 to 12 years.
3. Examine your current utility bill. Will the investment become a cost saving option?
  - If you are paying 15 cents per kilowatt-hour or more, then installing a PV is a cost saving option. Visit the website The Energy Grid ([pvwatts.org](http://pvwatts.org)) to tally savings.
4. Hook up to a utility.
  - Net metering arrangements allow the PV system to send excess electricity into the utility grid.
5. Get some money back
  - Federal tax credits, state rebate programs and utility company incentives can offset the cost. Visit the website Database of State Incentives for Renewables & Efficiency ([dsireusa.org](http://dsireusa.org)) for information on incentives for using renewable energy.

*Prior to any installation, please submit your plans and architectural application to the architectural committee for review and approval.*

The above information was obtain from *USA Weekend* Sept 2007- by Mary Forsell



"As a commitment to the environment  
it comes with its own wind turbine."



## Watch Your Small Animals

I have received a number of phone calls this year about small dogs being lost to coyotes and owls. Caution

must be used when our small animals wander outdoors. We are fortunate to live in an area where much wildlife prevails: owls, coyotes, bobcats even red tail hawks. Unfortunately, these creatures don't see our small animals as pets but as prey!

When walking small dogs, they should be leashed and kept close to you. Animals of prey will not generally attack because of **your** size and threat. When it comes to coyotes, they sometimes are a problem due to people feeding them. We have often asked our residents not to feed **any** wildlife. Feeding only promotes aggressive behavior from coyotes that become fearless towards humans and their pets.

*Please note that feeding wildlife can result as a fineable violation from the AZ Fish & Game*

con't. from pg 4

2007 Arizona Legislation

### TELECOMMUNICATION VEHICLES (HB2254)

This law applies only to Planned Communities and expands parking privileges to "telecommunication" vehicles:

"Notwithstanding any provision in the community documents, an association shall not prohibit a resident from parking a motor vehicle on a street or driveway in the planned community if the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either of the following applies:

1. The resident is employed by a public service corporation that is regulated by the corporation commission or a municipal utility and the public service corporation or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of twenty thousand pounds or less and is owned or operated by the public service corporation or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation or municipal utility.

2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to title 36, chapter 21.1, and the vehicle has a gross vehicle weight rating of ten thousand pounds or less and bears an official emblem or other visible designation of that agency."

For the purposes of this section, "Telecommunications" means the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. Telecommunications does not include commercial mobile radio services."

## A Balance of Life

We live in an area where there is a delicate balance between people and wildlife. Whether it be snakes or bees, a harmony can be met. Even when we fear or dislike some of our critters, we must remember they play a vital part in our environment.

### Bees



A busy bee










This past summer the media made us aware of the loss of the honeybee from a disorder called Colony Collapse Disorder. Bees, a much needed pollinator, are in decline as well as many other pollinators due to invasive plants such as buffelgrass, insecticides, disruption of their nesting and forging habitats. To minimize the effects of population decline, see what you can do on your property to help conserve and protect native bees and other pollinators. Please visit the website of the North American Pollinator Protection Campaign at [www.pollinator.org](http://www.pollinator.org).

### Snakes



In the Sonoran Desert, there are 15 species of rattlesnakes according to the Tucson Herpetological Society. Rattlesnakes, like most dangerous critters, don't really care about humans. Our encounter usually puts the creature on the defensive. Keep in mind that once it senses you, it will be just as nervous as you are. Usually the snake will either hold its ground or move away. If the snake is moving towards you, back away. It's just trying to get to a secure location that might be behind you. To reduce the chance of encountering snakes, minimize their food source. Bird feeders are an attraction for both rodents and birds providing snakes with an ample food source. Filling rodent holes in your yard can prevent snakes from taking up residents. Also, debris such as a woodpile or pile of junk is a safe haven for snakes. For more detail information you can visit Arizona Partners in Amphibian & Reptile Conservation ([www.reptilesfaz.com](http://www.reptilesfaz.com)).

**Here are a few helpful hints for avoiding confrontations with problem critters from Tucson Tom at Tohono Chul Gardens.**

-  Watch where you step because bites often occur when snakes are accidentally stepped on.
-  Don't put your hands in places where you can't see what's there. Desert critters like to stay in cool dark places during the heat of the day.
-  Keep a flashlight near the door- Rattlesnakes are active at night, so shine a light in front of you path.
-  Never feed wild animals. Wild animals are not pets and their behavior around food can be unpredictable.
-  Don't pick up wild animals. Animals that are normally non-aggressive may become aggressive when handled.
-  Don't allow piles of clutter to accumulate around the house or yard as they become hiding places for critters.
-  Wear gloves when working in the yard and garden. Gloves can reduce the risk of accidental bites.
-  Don't swat at bees or wasps. This may cause them to release alarm pheromones that bring more of the colony.
-  Shake out clothing and shoes before putting them on. Small critters have a chance to get out.

*Remember desert critters have been around for thousands of years and they are not going to go away any time soon. Give them the respect they deserve and you might even learn to enjoy and admire them.*

## Ancient Southwestern Inspirations

### Aztec Chowder Serves 6

1 lb aztec or black beans  
8 cups chicken stock  
1/2 stick butter  
1 lb boneless chicken breasts, 1-inch dice  
1 med onion, diced  
2 Anaheim or New Mexico chiles, seeded and diced  
1 Tbs minced garlic  
1/4 tsp cayenne pepper  
1/4 tsp cumin  
1 cup yogurt  
1/2 cup shredded Jack cheese  
2 Tbs cilantro, chopped  
Salt, pepper  
Tortilla chips

Rinse beans and soak with chicken stock in large pot for 8 hours. Bring beans and stock to boil, reduce heat and simmer 1-1/2 hours until beans are tender. Melt butter in saucepan, and add chicken and sauté over medium-high heat turning pieces until browned, about 5 minutes. Add onion, chile and garlic and sauté another 5 minutes. Add yogurt, stirring well and when homogenous, add entire contents to the beanpot, simmering for another 10 minutes. Salt and pepper to taste. Serve with cheese and cilantro sprinkled on top and chips on the side.

*above recipe from Desertusa.com*



## Snakes or Rats; Take Your Pick

by Bill Kaufman

I have been unfavorably impressed in recent years by the relative scarcity of snakes and the overabundance of packrats in this area. Given the abundant food supply, we should be crawling with snakes. I used to see snakes in my yard quite often, but the only ones I seem to observe now are dead on the road. Please drive slowly and give the critters a chance.

Whereas our most common rattlesnake, the Western Diamondback is not protected by law, I believe it is a bad idea to kill these animals or any snake for that matter. Packrats are far less desirable; just ask your neighbor who has just spent \$1000 replacing the electrical wires in her car. Poisoning the rats is not an option since the poison moves up the food chain, killing owls, hawks etc.

Many of the snakes we see around the area are non-venomous and it is a good idea to learn to identify them. Many people confuse the gopher (Bull) snake with the rattlesnake. Gopher snakes will attempt to mimic rattlesnakes by coiling, hissing and pounding their tail against the ground but they do not have rattles and have narrow rather than wide, flat heads. They can grow much larger than a rattlesnake (up to 9 feet) and kill prey by constriction. They may bite if one attempts to handle them but the bite is non-venomous. Another valuable rat-eater is the Common King Snake. It is often black with narrow yellow or green bands. If you have one of these in your yard you are unlikely to have rattlesnakes as a king snake will kill a rattler.

The best advice is to be aware of your surroundings at all times. Most snakes in our area are not aggressive but will act to defend themselves if you step on them. I recently passed within one foot of a Western Diamondback on a trail in Sabino Canyon. It was right beside the trail well camouflaged under a bursage. I am sure I have passed hundreds of them over the years while hiking and not seen them. About 75% of rattlesnake bites every year are on the right hand of young men who have been drinking. Trying to pick one up is not a good idea. If you are unlucky enough to get bitten, there is no first aide. Remove any jewelry on a bitten limb (it will swell quickly) and get to a hospital as soon as possible.

This spring a young girl was bitten on the foot by a rattlesnake. The news media made a big deal of the fact that they killed the snake and had the "presence of mind" to take it to the hospital so the doctors would know the kind of snake for which they had to provide treatment. According to Craig

Ivanyi, a herpetologist with the Desert Museum, it is not necessary to bring the snake with you. The treatment for all rattlesnake bites is the same. I personally would not have taken the time to kill the snake. I would want to get to the hospital A.S.A.P.

If a snake takes up residence on your patio and you are expecting company for dinner and the animal does not show any signs of leaving, you can call Rural Metro. I personally would not have them move it off my property however; just off the patio. Snakes are territorial and it is likely a death sentence to move it elsewhere. Moving it off the property just makes room for another one to move in; sometimes it is better the devil you know. Knowing it is there, you can observe its habits and better avoid conflict.

All animals need food, water, shelter and space. If you are attracting an animal you do not want, it is best to remove the attractant. For example, quail blocks placed on the ground will attract rodents and rodents attract snakes. Javelina also love quail blocks and javelina can attract mountain lions. Our quail do not need quail blocks. There is plenty of food for them in our native vegetation and if food is scarce they will compensate by having fewer babies. It is best to let Nature take its course.

Please let the snakes live in peace.

## To Whom it May Concern:

As a frequent driver traveling both South and North on Via Entrada I can't help but share my observations regarding "walkers" on Via Entrada.

I do believe that roads are built for automobiles — not people. Sidewalks, on the other hand are built for pedestrians.

What I encounter when driving Via Entrada is walkers who don't know enough to walk on the East side of Via Entrada when going South and to walk on the West side when going North;

Walkers who insist on walking 2 or 3 abreast — on the wrong side of the road, glaring and daring drivers to pass them;

Walkers with pets who fail to keep their pets tightly reined, and in some instances walkers who have several very large dogs who take up more than half of the road.

I noted in the last Newsletter that there are at least 15 various trails through the development. Walkers may want to explore using these trails for their daily outings. Of course, there is always the option of using the Rillito River walk at the end of Via Entrada specifically designed for walkers and folks out for pleasure/exercise.

Via Entrada, as a through street from First Avenue to River, is used by many drivers who are not residents of CAT 7. Walkers should understand that they share this busy road with licensed drivers who may or may not be expecting walkers on not only the wrong side of the road but in some cases in the middle of the road. Via Entrada is not a rural, infrequently travelled road, it is a through street.

By now, I think all CAT 7 residents have gotten the message regarding walking on Via Entrada. I certainly have but I can tell you that some "walkers" have not and continue to walk without regard to the primary purpose of Via Entrada as a road and not a sidewalk.

There is no reason why the road cannot be shared but it takes a mutual respect on the part of the walker to appreciate that it is a "road" and not a sidewalk; that cars and drivers have a right to be on the road; and walkers have a responsibility to be aware of being safe when using the road for a walkway. Walk on the correct side of the road, walk where drivers can see you, walk pets with restraint, and recognize that not all drivers are residents who will know to look out for walkers.

Again, walkers may want to explore and use one of the 15 trails throughout our development.

Sincerely

Joan Miller, Resident

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## Neighbors in the News

### SIGNIFICANCE OF GLOBAL-WARMING

#### WINS NOBEL PEACE PRIZE

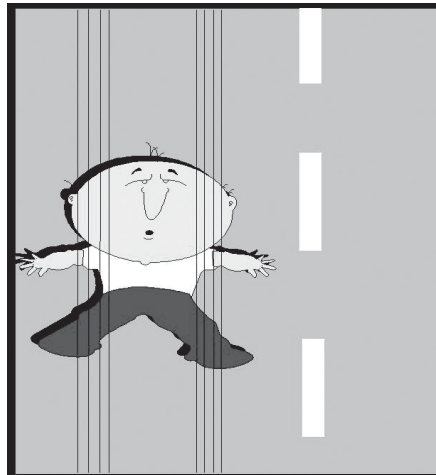
On Friday, 12 October 2007, the Nobel Peace Prize was awarded to Al Gore and a group of scientists representing 180 governments working on a United Nation's panel investigating the significance of global-warming. The University of Arizona's, Dr. Johnathan Overpeck, who lives in Area 7, was one of the 33 lead authors on a six-year worldwide climate report that was released in February. This report concluded with a 90 percent certainty that the causes of global climate change are man-made.

Dr. Overpeck is the director of the University of Arizona's Institute for the Study of Planet Earth. The UofA has a long history of interdisciplinary climate research. Research that is being done will continue to refine the models of climate change and what will happen as a result of varying degrees of global warming.



# CATALINA FOOTHILLS ESTATES No. 7 ASSOCIATION

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*Have a Safe and Happy Holiday Season*