



Read the Newsletter online at [www.CFE7.org](http://www.CFE7.org) P.O. Box 64173 • Tucson, AZ 85728 • 520-323-9299

### President's Message by Dale Pugh

There is no doubt that our neighborhood is a special, peaceful and unique place nestled not far from the heart of the city. It has been that way since its inception thanks in large part to the Covenants and associated guidelines that protect the legacy of Catalina Foothills Estates No. 7 (CFE7). It is the duty of the Board of Directors, elected by property owners, to enforce the rules that protect the special character of our neighborhood.

### Know the Rules

It's important that every property owner, new or long-time, has a general understanding of the Covenants and guidelines for CFE7. New Covenants, which property owners approved last year, will take effect on Jan. 1, 2016. Until then, the existing Covenants govern. Both can be found on the CFE7 website at [www.cfe7.org](http://www.cfe7.org) or by calling the Board secretary at 323-9299.

One way the Covenants and guidelines protect our neighborhood is by requiring review of most every project that changes the exterior of a home or its landscaping. Most projects of that nature require submission of an application to the Architectural Review Committee (ARC) and sometimes Board approval. The process is relatively simple and quick, and members of the ARC are available to assist you through the process. If you have a question about whether a project requires review, don't hesitate to reach out to a member of the ARC. Their contact information can be found on the CFE7 website or by calling the Board secretary. Stacy Litvak, the ARC Chairman, can be reached at [Stacycfe7@comcast.net](mailto:Stacycfe7@comcast.net).

### Medians

The Board frequently fields questions about maintenance of the medians that separate travel lanes throughout CFE7. These calls typically come after a storm when tree limbs are downed or when growth blocks views that challenge traffic safety.

The medians, just like the roads through CFE7, are public property under the jurisdiction of Pima County. Occasionally, the Board has hired a landscaper to trim vegetation growing in the medians. The Board, however, is working to establish a better relationship with the county in hopes of it taking more responsibility for median upkeep and potentially bettering traffic control signs. Traffic safety is a concern in our neighborhood and the Board has been contacted on numerous occasions recently about folks driving the wrong way down a road. In attempting to work with the county, the Board remains mindful of its responsibility to protect the character of our neighborhood.

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### Welcome New Neighbors

**MARGOT RITCHER**  
5535 N ENTRADA QUINCE

**JACOB/HEATHER BARR**  
5201 N VIA CONDESA

**GARY WILLIAMSON**  
1722 E CAMINO CRESTA

**ANDREW/DOROTHEA FRANK**  
4961 N CALLE LUISA

**BILL/CAROL BRESNAHAN**  
4930 N ENTRADA PRIMERA

**JOEL/ELAINE COHEN**  
1020 E VIA SOLEDAD

**BRETT JOSEPHSON**  
1142 E VIA ENTRADA

**JOSEPH/GAYLE SCHULA**  
1627 E ENTRADA TERCERA

**MARK/LOIS COCKER**  
5500 N ENTRADA QUINCE

**LISA FOGAL**  
**RAY NOVAK**  
1241 E SOBRE LOMAS

**CHRIS EVANS**  
1101 E VIA SOLEDAD

**SARAH LEY**  
1521 E VIA SOLEDAD



**CFE7 has its very own Facebook page.** If you are a Facebook member, check it out! It's titled Catalina Foothills Estates #7 and presents you with an opportunity to share your thoughts, ideas and photos about our neighborhood. The page is still in the "baby" phase, but will improve if there is community interest. Check it out!

## Money Matters

Over the past 40 years the medians in CFE7 have become overgrown. In addition, dead trees and vegetation have accumulated. Many residents have expressed a strong desire to improve the aesthetic value of the community. Since 2011, the CFE7 Board of Directors has committed part of its annual budget to address these concerns. A plan to complete the project was created and areas were prioritized based on greatest need and available monies. During each phase, a member of the Board worked closely with the tree trimmers to ensure that healthy vegetation was judiciously trimmed and thinned and that some dead material was removed. The Board will continue to target areas of the medians that need trimming and maintenance, pending sufficient funds. Pima County will continue to be responsible for maintaining line-of-sight along the roadways.

### Catalina Foothills Estates #7 Summary of Landscape Projects

TIMEFRAME	LOCATION	STATUS	COST
Feb-Mar 2011	Via Entrada from River to First Ave (major trimming/cleanup)	Completed	\$6,000
Feb-Mar 2012	Via Condesa and Via Soledad	Completed	\$2,500
Oct & Dec 2013	Calle La Cima, Calle de Cielo, and major issues from Calle de Cielo to Entrada Nueve	Completed	\$1,800
Jan 2014	Sobre Lomas and Via Condesa and major issues from Foothills to Entrada Ultima	Completed	\$1,600
Jan 2015	All cul-de-sacs on Via Entrada from First Ave to Entrada Nueve plus major issues along the way on Via Entrada	Completed	\$1,600
Feb 2015	All cul-de-sacs on Via Entrada from Entrada Nueve to River plus major issues along the way on Via Entrada	Completed	\$1,600
Jan or Feb 2016	Calle Luisa, cul-de-sac on Camino Cresta, all cul-de-sacs on Calle La Cima and Via Soledad	Pending	\$1,000 - \$1,200 estimated
Jan or Feb 2017	Cul-de-sacs on Via Condesa and Via Soledad, along with any other trimming/ maintenance, as required	Pending	TBD

## Javelina Update

The Arizona Game and Fish Department has reported that the investigation of the illegal feeding of javelina in CFE7 has been closed. According to Allison Dutt, the department was unable to find further evidence of the feedings and reports from nearby neighbors indicated that the javelina disturbances have decreased substantially.

It is important to remember that javelina are far more active in cool weather. We want to make sure that the homeowners do NOT feed our wildlife. Please report any inappropriate wildlife observations to the Arizona Game and Fish Department at 800-352-0700. Per Allison, the department will help with any problem that is reported.

Remember to keep your dogs on leashes. Javelina are threatened by dogs because their scent closely resembles that of coyotes. If you spot javelina, always walk the other way. If they give chase, throw rocks and wave your arms, make loud noises and carry a bow horn and a large stick.

The CFE7 Board of Directors would like to keep up-to-date about any new wildlife observations. Please contact Karen Lansdale with updates at 520-878-6028 or by e-mail at [Lansdale2001@yahoo.com](mailto:Lansdale2001@yahoo.com).

## Reminder

An architectural review must be completed prior to making any changes or repairs to the exterior of homes, including, but not limited to, roof recoating, exterior paint color, windows, doors, home additions, landscaping and solar installations.

Visit [www.cfe7.org](http://www.cfe7.org) for additional information.

## Vegetation and Roads

Strong winds and heavy rains are part of our summer monsoon season. This summer CFE7 experienced damage to vegetation and downed trees in the medians and along our roads. In addition, sand, gravel and dirt cover sections of our roads due to running washes and drainage.

It is the responsibility of Pima County to remove vegetation and debris that hinders safe travel on the roads in CFE7 as the roads are county owned. Although the board alerts the Pima County Transportation Department to known issues in our area, it is helpful when residents report problems as well. Issues can be reported by telephone or online.

To report overgrown or fallen vegetation in the right-of-way and road maintenance issues, call Operations & Maintenance at (520) 724-2639 or submit an online request by using the Roadway Maintenance Request Form at [http://webcms.pima.gov/government/transportation/report\\_a\\_problem](http://webcms.pima.gov/government/transportation/report_a_problem)

To report missing or damaged roadway signage, call Traffic Engineering at (520) 724-2601 or submit an online request by using the Traffic Engineering Form at [http://webcms.pima.gov/government/transportation/report\\_a\\_problem](http://webcms.pima.gov/government/transportation/report_a_problem).

## Annual Homeowner Dues

Invoices for the annual homeowner dues (\$72) were mailed on November 16. The invoices are printed on bright green paper with the CFE7 water tower logo. This was done to make them stand out from other mail you receive. Please mail in your dues within ten days of receipt of your invoice.

## Annual Meeting Saturday, February 6, 2016

The Board has moved the annual meeting to a Saturday morning in hopes the change will make it easier for homeowners to attend.

The meeting structure will remain the same – social time, Neighborhood Watch meeting and Homeowners' Annual meeting.

You will receive details about the meeting as the date nears.

We look forward to seeing you at 9:30 a.m., Saturday, February 6, in the East Murphy Gallery at St. Philips in the Hills Episcopal Church, 4440 N. Campbell Ave.

## New Covenants Effective January 1, 2016

Our Amended and Reinstated Declaration of Protective Covenants were approved by the membership in late 2014 and recorded with the Pima County Recorder's Office. The Covenants become effective January 1, 2016. During 2015 the Board has been working to amend the Bylaws and Guidelines in order to provide clarity to our governing documents and to dovetail these documents with the new Covenants.

The covenants can be found at [www.cfe7.org](http://www.cfe7.org).

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### Clean up after your Dog

Protecting the character and cleanliness of our neighborhood is everyone's responsibility. Dog owners, including my wife and I who have two dogs, have a unique responsibility to clean up after their pets. Not only is it the law, but it's an act that shows respect and concern for the appearance of our neighborhood. It may not be pleasant, but it's simple to carry a bag, clean up after your pet and properly dispose of the waste.



### Mailboxes

We visit our mailboxes most every day. Next time you do take a minute to check out its condition. Many mailboxes in our community could use a facelift as our desert sun is hard on any paint job. CFE7 has very specific guidelines that govern mailboxes and call for the use of black enamel paint. A can of spray paint and an hour or so of time this fall would go a long way in keeping up the appearance of our community. Mailbox guidelines can be found on the CFE7 website under the Covenants tab.

### Annual Meeting

The CFE7 annual meeting is just around the corner. We've moved the meeting to a Saturday morning hoping it presents a better opportunity for people to attend. There will be a host of items on the agenda, but importantly the meeting offers every property owner the opportunity to learn more about the area, issues the Board has been dealing with, and a chance to meet your neighbors and hear their suggestions and concerns. Specifics about the meeting time, date and place are included in this newsletter.

As always, if you have questions or suggestions for the Board, don't hesitate to contact a member or join us at one of our meetings.



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## Emergency Preparedness

We all hope we will never need most of this information, but it is far better to be safe than sorry.

Fortunately, we don't have many emergencies here but we do have monsoons and an occasional haboob.

Below are pointers that should help all of us before, during and after an emergency situation.

### **Before:**

Be prepared in case electric, gas and/or water services are disrupted and/or if you cannot safely travel:

1. Have a supply of water in clean, closed containers. Have enough water and food for every person and every pet for three days.
2. Have first aid supplies.
3. Have working battery-operated flashlights and a radio. Have extra batteries.
4. Have a supply of all necessary medications.
5. If you have any life support or other medical equipment that requires electricity to function, have a back-up power source. Know

how to turn off your gas, water and electricity.

Remove dead or rotting trees and branches that could fall and cause injury or damage during a severe thunderstorm.

Pay attention to storm watches and warnings:

A severe thunderstorm watch means that severe thunderstorms are possible in and near the watch area. Stay informed and be ready to act if a severe thunderstorm warning is issued.

A severe thunderstorm warning means that severe weather has been reported by spotters or indicated by radar. Warnings indicate imminent danger.

### **Approaching / During a Thunderstorm:**

1. If there is lightning, you and your pets will be safest in your home or vehicle.
2. When you hear thunder, go indoors if you are outside.

a. If you can hear thunder, you are close enough to be struck by lightning.

3. If you are in a pool, get out.
4. If you are in a boat, get to land.
5. If you are outside hiking or camping, be aware of quick wind shifts, quick drops in temperature and increasing wind velocity.
  - a. These are signals that thunderstorms are approaching.
6. If you cannot get indoors:
  - a. Do not stand near trees or tall poles.
  - b. Avoid wide open areas and metal objects.
  - c. Do not huddle with others; spread out at least 15 feet apart.

### **Driving During / After Heavy Rains:**

1. Slow down.
2. Stay far behind other vehicles as they can throw up blinding sheets of water.
3. Do NOT cross rain-swollen washes.
4. Obey all hazard signs and roadblocks.