



Board Membership

Great Opportunity — Join Your Board

Serving as a Board member provides a great opportunity to positively impact our community, meet neighbors, and learn about CFE7. The Board generally meets monthly or as needed, and most Board members also serve on one or more committees. There are several substantive issues.

Normally, election to three-year terms occurs at the annual meeting in the winter. However, due to unexpected circumstances, we have two empty seats. We are looking for volunteers interested in serving to complete the current terms (and run in the future elections).

Please feel free to contact Phil Harber (philharber@gmail.com) or Ken Ellis (kelliscfe7@yahoo.com). The website provides the Board's charge.

CFE7 Home Value Update

You probably noticed a sign or two on the street as your one-time neighbors have decided to sell their home. You may be wondering what property values are looking like in our neighborhood. Here's a small insight into the CFE7 home values compared to the Pima County Real Estate Market 2017-2019:

Medium Sales Prices
(based on a 12-month rolling average)

	2017	2019	% change
Pima County	\$166,000	\$217,500	31%
Zip Code 85718	\$380,000	\$435,000	14%
CFE7	\$420,000	\$583,750	39%

The average price per foot in CFE7 has increased from \$181/foot to \$196/foot!

continued on page 2

Please welcome — our New Neighbors!

Calvin/Diann Bennett
4955 N Via Condesa

Matthew Pierce/Sara Bochte
1610 E Entrada Octava

Dinesh Patel
5332 N Via Entrada

Stephen Neely/Lynne Neely-Gallagher
4901 N Calle Luisa

Kevin/Susan Graber
5221 N Foothills Dr

Kathleen Kirk
1630 E Entrada Septima

Roy van Duivenbode
5545 N Entrada Ultima

Martha Page Burkholder
5002 N Via Condesa

Seung-Ho An/Suyeon Jo
5515 N Entrada Quince

Keith/Tamara Criswell
5330 N Calle La Cima

Ronald/Angela Stingelin
5111 N Calle La Cima

Mark your calendar!

CFE 7
Annual Meeting
February 8, 2020
9:00 a.m. — 12:00 p.m.

East Murphy Gallery
St. Phillips in the Hills
Episcopal Church
4440 N. Campbell Blvd.

Home Values

continued from page 1

While the median price per foot is currently \$196, the range goes from \$158/foot to \$259/foot! Why the difference? In general, things that make a difference in home values are: updates, location, views, curb appeal, and the landscaping/yard.

What does all this data tell us? First and foremost it tells us that CFE7 is a sought-after area. Markets fluctuate over time but the data for our neighborhood is encouraging. Will our home values stay like this? If only we had a crystal ball to predict the future! If we continue to maintain our homes, our views, our curb appeal, and our landscaping we should continue to be a sought-after neighborhood which translates to healthy home values.

Ozone Holes and Air Conditioning: Practical Advice

Ozone at ground level is a dangerous air pollutant damaging our respiratory systems. However, ozone high in the atmosphere protects us against ultraviolet (UV) radiation. Chlorofluorocarbons (CFCs) are common refrigerants in air conditioning systems; CFC's create holes in the upper atmospheric ozone layer and potentially expose us to dangerous UV radiation.

R22 has been the most commonly used CFC in our air-conditioning units. The Environmental Protection Agency (EPA) mandates that no R22 may be produced or imported in the United States. This has practical implications for our CFE7 community since we all have one or more central air-conditioning systems:

The key points are:

- Existing AC units may continue to use R22
- New units should not use R22.
- If additional refrigerant is needed, it is permissible for the service technician to add R22 if it is available from existing stocks or from another unit. However, the cost is likely to progressively increase as supply dwindles.
- Several alternative refrigerants may be used; R401-A is the most common alternative. (For some existing units, it is less efficient).

Practical suggestions:

- Controlling small leaks in older units is very important to reduce the need for "topping off" refrigerant and to protect the atmosphere. Controlling leaks is preferable to the prior practice of evacuating and recharging the entire unit.

- Leaks due to sloppy service work are now particularly bad.
- Technicians must be extremely careful not to release any CFC such as R22 when they work; this will both protect the upper atmosphere and reduce our service costs.
- It is recommended to ask if the technician has a "Section 608" certification. If not, consider shopping elsewhere.
- Heating/AC companies that say it is mandatory to replace your unit at this time are misleading. (However, sometimes that it is very good advice since newer units are more energy-efficient and older ones will need eventual replacement).
- The common alternative, R401-A, is sold under several brand names; shop around for a good price.

For more information:

- https://www.epa.gov/sites/production/files/2018-08/documents/residential_air_conditioning_and_the_phaseout_of_hcfc-22_what_you_need_to_know.pdf
- <https://www.epa.gov/section608/section-608-technician-certification-0>

(This article is for general information only. Residents should consult appropriate professionals for advice about individual units).

Why Plant Native?

Planting native is not only environmentally responsible, but it has many other immediate benefits.

The balancing act between plants and animals that have a symbiotic relationship which helps them grow and survive the harsh desert environment is a major benefit to planting native.

Other benefits include, but not limited to:

- Erosion prevention
- Water conservation
- Control of overgrowth
- Reduction in allergens
- Pest control
- Reduction in destructive invasive plants

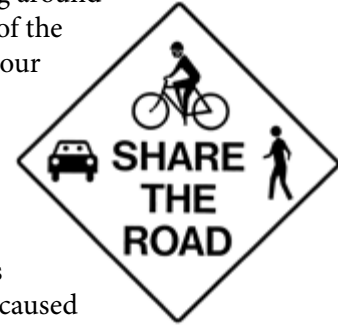
Destruction and removal of original native plants has resulted in the loss of entire ecosystems. Native birds eat a certain insect that grows on a specific tree and the tree seedlings are nursed by a certain cactus and the cactus sprouts are protected by another plant and so on. They all have an intertwined relationship enabling them to survive and thrive in the desert ecosystem.

There are times when plants die, or utilities have to be repaired. Replanting native is imperative to maintain the delicate balance of our ecosystem which is a major part of the character of our neighborhood.



Pedestrian Safety

Have you ever been on an early morning or mid-afternoon walk and suddenly meet a car coming around a sharp curve on the right-side edge of the roadway? It happens all too often in our neighborhood. There have been no less than six vehicle accidents in the neighborhood in the last few months. All but one involved a single vehicle that ran off the road in a curve. One of the single vehicles actually flipped over on the side and caused significant vehicle damage and damage to vegetation. The other single vehicle accidents took out signs and vegetation. We also had one two-car accident that resulted in vehicle damage but no injuries.



Luckily no pedestrians were involved when these vehicles lost control and ran off the road!

Inattentive driving, excessive speed for conditions, and lack of familiarity with our roadways were probably contributing factors in all the accidents. We don't have heavy traffic but the combination of narrow and winding roads along with hills that create blind spots for drivers requires extra caution when driving over our roads.

The competition for the use of our roadways between cars, commercial vehicles, motorcycles, and bicycles along with walkers, runners, and pets creates a condition that requires the utmost vigilance at all times.

Some prudent rules for pedestrian safety:

- Be visible... wear bright clothing, wear a reflective vest, carry a light
- Walk on the left side of the road facing oncoming traffic
- Walk single file
- Listen for oncoming traffic (lose the ear buds/earphones)
- Be prepared to get completely off the roadway if you hear a vehicle approaching a curve or on the other side of a hill
- Keep the pet on a short lease
- Do not stand in the roadway to converse with your friends/neighbors
- Be alert for bicyclists, especially at sharp curves

Look out for yourself, don't expect a driver to always be safe and attentive.

Your HOA landscape committee is dedicated to preserving our neighborhood's natural habitat and though not experts in the subject, they do have a great deal of experience through interaction with the community and speaking with the neighbors who have a wealth of knowledge in the subject matter. The simplest formula for replanting is to look at the area closest to the disturbed land, still containing the original plants, and try to match as best as one can. Disturbed land provides perfect ground for opportunistic invasive plants to place their seeds and take over. Occasionally we may have to give the new plants a little boost to get them started by watering them a little or placing more dirt around them.

Hiring a landscape company to do the clean up without proper supervision and strict guidelines can also attribute the destruction of our neighborhood aesthetics. Some of these companies are not aware of the care we put into keeping our lands as natural as we can. In the interest of time and money they will come and clear cut everything to make it look "clean and neat." This leaves a huge scar in the landscape that takes decades to recover and it may never recover. We must all work together to prevent these types of defacements in our fragile neighborhood environment. The landscape companies must be informed of the HOA rules and be made aware as to which plants to remove and which ones to leave alone.

Please no clear cutting at any cost.

Rentals

If you rent out your home, insure that you provide your current contact information to the CFE7 Board Secretary. Your mailing address, phone number, and e-mail address is necessary to enable the Board to provide you with required Association information. The Secretary will also need the name and contact information for your tenants as well. We want to ensure that tenants also receive relevant Association information.

And please don't forget to provide tenants with a copy of our covenants and guidelines.

Has Your Contact Information Changed?

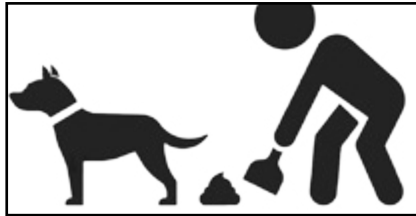
Throughout the year, the Board of Directors corresponds with the residents of CFE7 for a variety of purposes including sending newsletters. For this reason, it is important for us to have current contact information. We respect-

fully request that you let us know when your address, phone number and/or e-mail changes. Call Jane Hoffmann at 323-9299 or send an e-mail to secretary@cfe7.org.

Pick up after Fido

Numerous articles have been written over the years about pet waste being left on our streets and it still occurs all too frequently. Although it occurs throughout the year, it seems to get worse in the fall when “snow-birds” return for the winter. The majority of the violations may be folks living on the outskirts of our neighborhood who walk our roads and washes.

Protecting the character and cleanliness of our neighborhood is everyone’s responsibility. And pet owners have a personal responsibility to clean up after their pets. Not only is it the law, but it’s common decency.



If you have a dog, please do your part by cleaning up after your pet. And if you observe someone not pick up after their pet, you may gently remind them that it’s the law to do so (but only if you are comfortable in doing so). Some “snow-birds” may genuinely not be aware of the requirement.

IT’s the LAW: County ordinance (6.04.030) states:

Dog owners must clean up after their pets while on public property (our streets), or private property our washes) without the owner’s consent. A person convicted of this offense is guilty of a Class 3 mis- demeanor and subject to a fine and/ or jail term. Do be aware that many of the washes used for walking dogs in CFE7 are private property. Please respect the owner’s right not to have their property fouled.

Trash Bins

A recurring complaint received by the CFE7 Board is trash and recycle bins being placed on the road on collection days or being stored in view from the road or other lots. The Protective Covenants for Catalina Foothills Estates have very specific requirements regarding trash and recycle containers.

Section 3.14, Trash and Recycling, states: “Recycle bins and trash containers shall remain concealed at all times from view of other lots and roads and shall not at any time be placed along street rights-of-way.”

All CFE7 residents (owners and tenants) are required to procure “backdoor service” for trash and recycling.



Other Helpful Phone Numbers/Websites

- Catalina Foothills #7 www.CFE7.org 323-9299
- CFE 7 Neighborhood Watch cfe7NW@msn.com
- Catalina Foothills Association 327-9693
www.CFAtucson.org
- Crime Map www.Crimereports.com
- Animal Carcasses 243-5900
- Barking Dogs 743-7550
- Dept. Development Services
www.pimaxpress.com
Permits 740-6490
Building Codes 740-6441
- Recycling www.tucsoncleanandbeautiful.org

Neighborhood Contact Information

Several requests were made at the Annual Meeting to have a handy list of contacts for homeowner needs.

You may want to print this and save for future use.

CFE 7 Neighborhood Watch Area Leader

June LeClair-Bucko cfe7nw@com 577-0989

Answer questions about neighborhood watch

Sheriff’s Department — Emergency or file report 911

Call to report any suspicious activity

Inquire about general information 351-4600

Ask sheriff to drive by while you are out of town —

Area Substation 351-6311

Sheriff Community Service 351-4900

88-Crime (882-7463)

Anonymously report information

United States Postal Inspector

USPIS.gov

Report mail and mailbox crime

Pima County Animal Control

243-5900 or 792-2489

Report animal related issues

Did you know...

TEP will provide up to three 5-gallon size trees per year for \$5 each (you pick up and plant). They offer the Desert Willow, one of the native trees to our neighborhood and approved for planting. The trees must be planted within 15 feet of the home’s west, east or south sides to provide shade during the summer. Remember to submit your landscape request for approval to the landscaping committee prior to ordering or planting your trees. After that, simply log in to your TEP account online and order your trees. For information, visit TEP.com.

