

NAVIGATING OUR WEBSITE MORE SERVICES, BETTER COMMUNICATION

Members of the Association are encouraged to use our new website. It offers enhanced communication and many useful features. This article illustrates basics of navigating the site. We suggest exploring the site to learn its capabilities (and also to alert our contract management company to any problems).

REGISTER: The first step is to register to gain access.

Enter <https://engage.goenumerate.com/s/CFE/register.php>

1. Finding the site:

Go to <https://engage.goenumerate.com/s/CFE/home.php>



Figure 1 Home Page

EDITOR'S NOTE

We hope you find this issue of the semiannual Footnotes both interesting and useful. Our overarching goal is to foster a sense of community in Catalina Foothills Estates 7. Our community is unique for its architectural approaches, attractive roads, washes, and natural appearance. Our shared interests and attitudes will help us maintain and enhance the greatness of our community. We hope this newsletter contributes to this goal.

*Philip Harber
Jan Catt*

2. What do you wish to do?

Several groups of services are in tabs at the top of the picture. (see black arrow in Fig. 1). You can select among several choices shown:

Home	Go to the main page
News	What's happening? Notices of Association business, etc.
Community Pages	General Information: Contacting the management company, our history, community services, etc.
Resources	Important materials: governing documents, prior minutes, etc.
Make a Payment	Pay your bills: annual fee, special assessments, fines
For Residents	Directory of residents, committees, and more

3. Pay your bills

You can pay your annual fees and any special assessments/fines from the website. (Payment is processed through First Citizens Bank. You will need the following:
Management ID: 9828
Association ID: CAT7
Account number: (lot number) CFE7

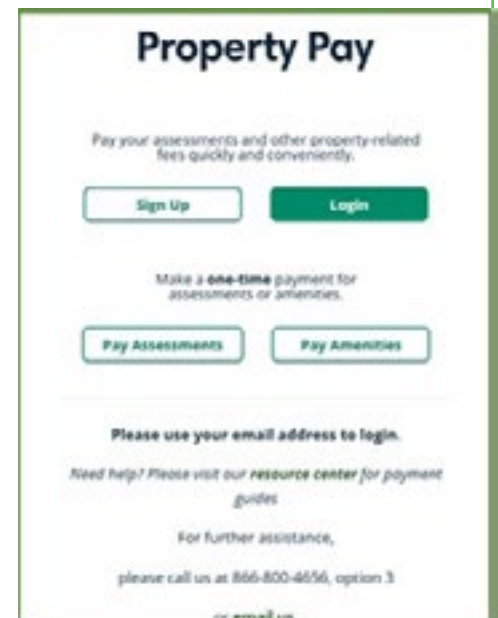


Figure 2 Bill Pay

continued on page two

4. Example: Directory of Residents Find your friends and neighbors.

The directory (Fig. 3) of our residents is available under the “For Residents” tab.

Privacy: You may choose whether to be listed and how much information to include. Please see screenshot in Fig. 3



Figure 3 Profile Visibility

NEED HELP WITH WEBSITE?

Contact

Megan Muzi

Community Association Manager

HBS Stratford Community Management

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megan@hbscommunity.com

Office: (520) 867-6100

DARK SKY (Commentary by Jan Catt)

It has been several decades since I arrived here from the northeast, but I still recall the contrast with the night sky – the brilliance of the stars, the planets, the Milky Way- all resplendent against a dark velvet. Unfortunately with growth of this area (including my arrival!) we now have to travel away from the metropolitan area to properly appreciate this splendor. However, Tucson/Pima County have made light pollution a priority to maintain their designation of “Dark Sky City.” (Darksky.org tells us that 99% of us in the US can’t experience a natural night)

As a result of major efforts to mitigate light pollution, CFE#7 from its inception has been aware of its harmful effects – which is obvious as we drive through our neighborhood...many of us remember to use soft lights at our mailboxes, turn off unnecessary lights, direct beams downward – all of this reminds us how much we contribute to the national effort. Kudos to us all!!

To improve our efforts, Darksky.org suggests that we each check the lighting around our home....Is it really needed and do we turn it off when not? Is it a soft glow? Have we considered motion detector lights – these are considered more effective to deter potential break-ins. All of these factors contribute to our emotional and mental health, to area wildlife and to migrating birds... and to our status as a Dark Sky designated city

Check out Darksky.org for more information

TRASH REMOVAL

Why is this important? Since we are not part of the City of Tucson, each of us is responsible for arranging our own waste removal service. Community members have expressed concern about the cost and variability of service. The service is certainly not free! Therefore, the Board recently reviewed the situation. Our Guidelines require that the service include “backdoor” service, meaning that trash cans may not be left on the curb for pickup. They must remain in locations not visible from the road or of property.

Two approaches may be used for our community:

Individual: Each homeowner makes individual choice and contracts individually

Exclusive: The Association arranges a contract with a single service provider to be used by all members. Members are billed individually at the agreed rate.

We currently follow the Individual approach. The pros are independence of each homeowner, opportunity to change as desired, and simplicity. The advantages of the Community approach include 1) considerable reduction in cost for each homeowner and 2) potential to more effectively leverage the provider about service issues.

Service Vendors: Currently, there are three vendors that might provide the service- Waste Management, Republic, and Hughes Sanitation. Since Republic does not offer backdoor service, there are only two actual choices- Hughes Sanitation and Waste Management. We requested descriptions of the company service and price information from both vendors. We found:

Waste Management (WM)

Price: Waste Management cannot provide a specific cost of their Individual service. WM has provided a specific contract proposal for Exclusive Community service (must

TRASH REMOVAL

have exclusive access to CFE7)→\$23.05 per month + Recyclable material offset (variable, typically \$3.00) + fee for special services if used + energy surcharge)

Description: (from the description they provided)

WM is a well-established company, uses careful techniques, and follows EPA guidelines for managing the materials. Their drivers are experienced and reliable. WM is a very large national company and provides a wide variety of solid waste removal and disposal services for residences, retail establishments, and industrial settings.

Community member comments: Some community members have suggested that charges vary. Some felt that responsiveness to phone contact was suboptimal and reported several incidents.

Hughes Sanitation

Price: For an individual contract, the proposed price is \$49.50 per month. The charge for an exclusive contract is \$30 per home per month. A \$70 initial fee is needed

Description: Hughes Sanitation is a local family-owned business that has been operating for 12 years. They utilize smaller trucks than other companies and collect both general trash and recyclables on the same trip. (Recyclables should be bagged

	Waste Management	Hughes
Cost / month individual	Declined to state; likely variable	\$49.33
Cost / month Exclusive (may be negotiable)	\$23.50 + fees	\$46
Company size	Very large, national	Local, services 6,000 home
Experience	59 years	12 years
Note	Large trucks, 2 trucks on roads per week	Smaller trucks, 1 truck on roads per week
Details such as annual increase cap etc are available from Ms Muzi. The Board anticipates briefly discussing this at the annual meeting in February.		

rather than in a separate container). This significantly reduces the number of trucks and large trucks on our roads.

Community comments: Most, but not all, have been favorable.

COMMUNITY SURVEY ABOUT TRASH REMOVAL SERVICES

An online anonymous survey was conducted over the past several months. Both companies are active in our community. The majority of respondents are interested in pursuing an Exclusive contract if it saves money. Community members are generally satisfied with current service. There was considerable variability in the fee people reported.

Bicycles and Nonresidents in Our Washes and Trails

Concerns have been raised about the frequency and consequence of bicycle riders on our trails. (This is impermissible for both residents and nonresidents of CFE7). In addition, since the trails are reserved exclusively for members of our community, concerns arose about nonresidents walking in these areas. Our experience has shown that the earlier Board actions of posting a no trespassing and no bicycle signs has not been fully effective. This matter will be discussed in depth at the Annual Meeting in February.

Waste Management	54%
Hughes Sanitation	42%
Other	4%

Would you seriously consider a contract that requires everyone in the community to use a single service provider if it saves significant cost? (Most likely would be Hughes Sanitation)

Extremely interested	46%
Very interested	25%
Somewhat interested	8%
Not so interested	8%
Not at all interested	13%

Are you satisfied with your current service?

Very satisfied	42%
Satisfied	50%
Dissatisfied	4%
Very dissatisfied	4%

Note: The exclusive contract question mentioned Hughes since WM had not responded at that time.

FAVORITE SAGUAROS

(Contributed by Mary Price PhD. Dr Price is Professor Emeritus of Biology at the University of California at Riverside)

I suspect that many of us in CAT7 greet favorite saguaros, those iconic tree-cacti of the Sonoran Desert, as we traverse our lovely neighborhood. My husband and I nod to Old Whirling Skirts as we walk up the lower part of Via Entrada wash. Further up the wash, Crossing Guard resolutely leads a decorous file of youngsters across the slope; then comes Dead Man Standing. And finally, just south of the Soledad crossing—Oh my!—Nick, come look! Black Trunk has finally fallen!



Figure A — Crossing Guard (Painting by Nick Waser)



Figure C — Black ooze invites a Fruit Fly



Figure B — Black Trunk (Painting by Nick Waser)

There, draped across the path, lies the trunk of the giant, already leaking dark goo through cracked skin from pockets of rot within. Tiny fruit flies (*Drosophila nigrospiracula*, a saguaro specialist) court and lap up the ooze, while their offspring feast on microbes inside the rotting sore—even in death Black Trunk serves a valuable role in our desert ecosystem, hosting a miniature ecological food web inside its dead body and providing shelter to bunnies, mice, lizards, quail.

A saguaro's body tells its life story, just as our skin records our history of injuries, body-art projects, and sun damage. The spacing between a saguaro's trunk pleats, for example, tells you whether it's currently thirsty or swelled with water. The pattern of trunk constrictions, like the growth rings of woody trees, records the history of a poor growth year; and the overall size and number of arms reveals a plant's age. If we could see a saguaro's crown "up close and personal", we could read the scars of flowers and fruits past.



Figure D— Scars
causing the remaining unbalanced trunk to topple over the path.

Battle scars accumulate as a saguaro ages. Black Trunk, for example, experienced a trauma early in life that caused its main trunk to split into two near the base. One trunk branch subsequently broke off, leaving a stump and starved root system on that side.

The weak roots eventually broke,

causing the remaining unbalanced trunk to topple over the path. Black Trunk also played host to hole-nesting birds like Flickers and Gila Woodpeckers during its life, judging from the various round scars sprinkled along its stem. The woody scar tissue that saguaros produce to cauterize woodpecker wounds forms the "saguaro boots" that will remain, along with the skeletal ribs, after Black Trunk's flesh has rotted away.

Ever since the hard freeze of 2011, Nick and I knew that Black Trunk was slowly dying. That February several days of lows in the teens, coupled with bright sunny days, caused severe harm to saguaros across the Tucson Basin, particularly to old ones. Outward signs were subtle at first. But over the years damaged oldsters developed telltales: areas of dead, darkened skin on the south side of their trunk (hence the name Black Trunk) and droopy arms (like Crossing Guard). The cold snap didn't kill these plants immediately, but damage to their green skin reduced their ability to photosynthesize, weakening them to the point that they couldn't fight off infections. Black Trunk eventually succumbed to a systemic infection called bacterial necrosis; the weakened limbs of Crossing Guard will eventually break off, introducing an infection he/she (saguaro flowers have both male and female parts) will not be able to suppress.

We so enjoy our repeated encounters with our CAT7 neighbors whether furred, feathered, scaled, or chlorophylled! By attending to them as we step outside, we can participate in their joys and sorrows. We encourage you to do the same. As Yogi Berra said, "You can observe a lot just by watching."

For more tips on how to read Saguaro Tales, check out: <https://extension.arizona.edu/sites/default/files/2024-08/az1962-2021.pdf>

COMMUNITY SERVICES OF HOA

The Association's contracted management company provides a summary of HOA structure and services. This may be helpful in describing FE7 to potential new buyers.

Catalina Foothills Estates No.7 Homeowners' Association

Managed by HBS Management Solutions

P.O. Box 64758, Tucson, AZ 85728

Association Fees \$100.00 per Year as of 01-01-2024

ASSOCIATION FEE INCLUDES:		
Fire Protection		N
Refuse Collection		N
Security Patrol/Guard		N
Exterior Pest Control		N
Termite Control		N
Insurance:		
Personal Area Structural Hazard		N
Common Area Structural Hazard		N
Common Area Liability	Y	
Maintenance		
Common Area:		
Structural Improvements		N
Grounds	Y	
Pool/Spa		N
Sewer Lines		N
Streets/Parking Areas		N
Personal Areas:		
Building Exterior		N
Patios		N
Yards		N
Roof		N
Heating Equipment		N
Cooling Equipment		N
Utilities:		
Common Area		N
Personal Area		N
Electric		N
Gas		N
Water/Sewer		N
Basic Cable		N
Internet Access		N

COMMON AREA AMENITIES:		
Pool		N
Spa/Hot Tub		N
Recreation Center		N
Kitchen Facilities		N
Tennis Court(s)		N
Racquetball Court(s)		N
Exercise Facilities		N
Laundry Facilities		N
Controlled Access Gate/Guard		N

GENERAL INFORMATION:		
Federal Compliance Adult Community		N
Cable TV Available	Y	
Key to Common Area		N
Key Deposit		N
Pets Allowed	Y	
RV Allowed		N
RV Storage		N
Limited Number of HOA vehicles	Y	
Vehicle Parking Restrictions	Y	
Remodeling Allowed	Y	
Association Approval Required	Y	
Rentals Allowed	Y	
Inspection/Certification Required for Transfer		N
Transfer Fee is \$400.00	Y	
Association Controlled by Developer		N
Association is Controlled by Homeowners	Y	
Sale/Lease Notification Required	Y	
To Whom: HBS STRATFORD COMMUNITY MANAGEMENT		

MEET OUR NEWSLETTER GRAPHIC DESIGNER — CINDY GUARE

This newsletter has been beautifully laid out for the past several years and we have Cindy Guare and her Graphic Design skills to thank for this. She does an excellent job formatting the text and images we provide into an appealing, readable layout. I recently discovered that she is not only a graphic designer but also a professional artist whose work includes decorative painting, murals, fine art, and faux finishes. Whether you need a mural — large or small— a portrait painted— or other artistic needs, please take a look at her website: www.cindyguareart.com



CFE7 COMMUNITY ASSOCIATION MANAGER

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Online bio:

<https://hbscommunity.com/community-association-management-team/>