



www.CFE7.org

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

520-323-9299

May 2010



Welcome

We welcome all our new neighbors

Paul and Rosie Kahn
N. Entrada Quince

Kevin Serr
Diana Lamps
N. Via Condesa

Sonia Algosabi
N Calle La Cima

Joel and Kristi Henness
E Entrada Once

Donald and Heather Hummel
N Via Condesa

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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CFE 7 Annual Meeting
will be *Tuesday May 11th*
@ 6:30 pm at
St Philip's in the Hills Church
East Murphey Gallery

Neighborhood Watch Meeting 6:30 pm
Social Time 6:45 pm
CFE 7 Annual Meeting 7 pm
Guest Speaker: Bill Dantzler
"A History of CAT7's Early Days"

Refreshments will be served.

Annexation

We have heard it time and time again from the Mayor of Tucson, but what does it mean to us. Cat 7 has always been in the city's sights as a target area to annex. Being adjacent to city borders it makes us a natural area to approach for annexation. There are many pros and cons for a resident to consider about annexation. Some pros would be police, and emergency medical response from the city of Tucson, including fire protection. You would also be able to participate in city elections and decisions. The con's are an increase in sales and property tax for those very services, governed by those elected officials, as well as the possibility of denser housing zoning changes that would transform the very essences of the foothills community.

There have been numerous articles on the attempt by the city to annex the foothills, the latest article "Annexation Redux" in the recently published Desert Leaf by Katherine Jacobson reviews the process and the tax benefits to the city. Clearly, with fiscal restraints of the city today, it was stated the city is hoping that residents who are interested in those neighborhoods adjacent to city boundaries will do the work and approach the city. As many of you know, a few residents in a neighboring community did make an attempt to annex a few years ago only to go down in flaming defeat by the efforts of the rest of its residents. So it seems the City is betting on the waiting game in hopes the residents of the foothills have a change in heart. So you can say for now it doesn't look like it is fiscally feasible for the city to pursue the issue, but I'm sure we haven't heard the end of annexation.

Open Board Meetings

The Board generally meets at 7 p.m. on the first Wednesday of each month (Jan. 6th, Feb. 3rd, Mar. 3rd, Apr. 7th, May 5th, June 2nd, July/Aug. *no meetings*, Sept. 1st, Oct 6th, Nov.3rd, Dec.1st, 2010)

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 CFE7News@msn.com. Deadline for May publication is April 17th and October's is Sept. 17th.

Board Members and Position change May of each year, verify information on-line at www.CFE7.org.

2010-2011

CFE # 7 Board of Directors

President	Mike Simons	742-7737
Vice-president	John Bowers	529-3099
Treasurer	Joanne Robinson	615-1938
Secretary to the Board	Jane Hoffmann	323-9299

Architectural Review Committee

Chairperson	Phil Matthews	299-8886
	John Bowers	529-3099
(Res.)	Jerry Bishop	615-5402

Covenants Committee

Chairperson	Bob Sommerfeld	577-0520
	Linda Grossman	299-4718

Welcome Committee

	Linda Grossman	299-4718
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Nominating Committee

	Linda Grossman	299-4718
	Joanne Robinson	615-1938

Media Committee

(Res.)	June LeClair-Bucko	577-0989
	Mike Simons	742-7737

Neighborhood Watch

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 or photos 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*

ANNUAL ASSESSMENT

Collection Date Changing

Year	Date
2009	September
2010	May
2011	January



In the past, the Catalina Foothills Estates #7 annual assessment has been collected in September of the calendar year. This has created problems for title companies regarding escrow fees. In addition, some homeowners are not in residence during this time resulting in delayed collections. The Board has voted to change the assessment date. Beginning in 2011, assessments will be collected at the beginning of the calendar year. The assessment for 2010 will be called for in May to provide a longer time period between these two assessments.

According to the CC&Rs, assessments are due within ten (10) days from receiving the notice. In the event your payment is not received, we make every effort to contact you by phone and through the mail. This requires additional time by your voluntary board members, as well as, expense to the Association. For this reason, assessments not received within 30 days of notice, will be considered delinquent and processed per Clause III, Section 6 of the CC&Rs.

Assessments cover operational expenses that include taxes, legal costs, storage and room rental fees, postage, printing fees, office supplies, as well as the paid Secretary to the Board. The board takes its financial responsibility seriously and uses its funds wisely. Thank you for supporting your community through your prompt payment of the annual assessment.

New Board Nominees

Joel Henness



active in the neighborhood and community.

After searching the foothills for almost 15 months, Joel Henness and his family chose our neighborhood because he appreciates the way the residents maintain their homes and properties and the way the area is kept as natural as possible. The Hennesses moved here in January 2010; from Joel's experience in the U.S. Air Force he understands the importance of balancing democratic process with organizational and individual needs, and sees being on the Board as an excellent way to be

Susan Litvak



Susan and her husband, Stacey, have lived in Cat 7 since 2002. They had looked for over 20 years for their version of paradise, including locations outside the U.S. When they visited Tucson in January 2002 to "check it out" they immediately knew this was home. Moving to Tucson, Cat 7 and their home was one of the best decisions they ever made. Because Cat 7 is such a unique area, she wants to do her part to help preserve and protect the vegetation, the wildlife and the overall appeal of the area.

Board Resolutions Available Online

The Board has developed guidelines and policies for itself and home owners in CFE7. As new resolutions are adopted they are added to this document prior to each annual meeting. The latest version of these resolutions is available via our Secretary, or online at www.cfe7.org in the CCR's area

Wanted

Old stories, photos of Cat 7 in its early days. Do you have a story to share or just a few photos showing Cat 7 in its developing stage? You can send photos to our mailing address or e-mail me at cfe7news@msn.com. I will need any submittal no later than September 17th for our fall publication.



President's Message

Clean-up Day Review

On January 23rd of this year, Cat 7 held its Annual Clean-up Day, which was coordinated by Board member Jeff Mundt. Over sixteen residents volunteered to help pick up debris in the medians and washes. All the volunteers were given trash bags and assigned areas to cover. Surprisingly, over twenty-five bags of trash and some large debris was collected by the volunteers. Thanks to volunteer Mark Woods and his truck for retrieving all the bags for disposal.

Food Drive 2009

Each fall/winter the CFE 7 Neighborhood Watch asks the residents to participate in their annual food drive for the Community Food Bank. This past year we were able to donate over two hundred and twenty pounds of food and over three hundred dollars in virtual cash donations. Our virtual donation site is still available for you to donate through the year.

Just visit:

<http://communityfoodbank.com/donate/virtual-food-drives/>
look for the CAT 7 logo and donate.
Thank you all for your generous donations and support.

County Codes and CC&R's

There are many codes in Pima County that are more restrictive than our CC&R's. It is up to the homeowner to review and retain proper permits for any modifications and additions to your home, as well as, verifying county codes. There are restrictions on lighting, dog barking, vegetation, vehicles, signs, and noise just to name a few. You may be in compliance with the CC&R's but not with the county or visa versa. It is up to the homeowner to review the CC&R's which are online at www.CFE7.org and the county codes at www.pima.gov.



Dog Owners Must Clean Up After Their Pets

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 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.

Happy birthday Catalina Foothills Estates #7! Our neighborhood celebrates its 40th birthday this year. We are grateful to John Murphey's vision in creating a unique, visually pleasing neighborhood and for putting our protective covenants in place so our neighborhood will continue to be that special place in which we choose to live.

At our upcoming Annual Meeting on May 11th newcomers (and long-timers as well) will get to enjoy a few stories about "Cat 7's early days" as told by some of our long-time residents. Please be sure to reserve this date on your calendar. Join us for this special occasion!

In an effort to get more of our "winter" residents to attend our Annual Meetings, the Board unanimously voted to move the Annual Meeting to the second week in February. Thus, we will have our 2011 Annual Meeting in February (not May), and each February thereafter.

A hot topic at last year's Annual Meeting was protection of the vegetation in roadway medians of Catalina Foothills Estates #7. The Board formed a Landscape Committee tasked with collecting and considering resident suggestions regarding mistletoe and invasive Rhus lancea in our medians (the two major areas of concern), and to make a recommendation to the Board and HOA. The committee comprises of a wide variety of perspectives and has considered resident requests ranging from "remove all the mistletoe", to "leave it all", and everything in-between. The committee has put in a lot of time and effort debating all sides of this hot topic. I commend the committee members and am optimistic that the HOA and Board will support the committee's recommendation and proposal for resident-supervised, professional maintenance of our medians.

Your volunteer Board works very hard to enforce the protective covenants, track project requests, and to keep residents updated on important issues. Due to inflationary increase of postage, taxes on community-owned land, printing fees, storage fees, operational expenses, and legal costs over the last 40 years, and the necessity for a paid Secretary to the Board, the Board strongly believes that now is the time to raise the annual assessment from our current \$60 to \$72. This is the 20% maximum increase allowed by law and equals \$1.00 per month per property. If approved, this will be the first increase in 40 years and will increase our annual operating budget from \$18,960 to \$22,752. Our protective covenants require approval from two-thirds of the property owners, and we seek your support of this proposal.

Best wishes for a pleasant summer, and I thank each of you for helping keep Cat 7 such a special place to live! We look forward to seeing everyone on May 11th!

Mike Simons

Hazardous Waste

Common household and automotive products become a hazard to the environment when disposed of improperly. Leftover quantities of these products should never be poured down the drain, put in the trash, or stored for excessive periods of time. Visit www.tucsonaz.gov/hhw on locations to dispose of the following hazardous waste.

Automotive Fluids, Engine Oil Filters, Auto Batteries, Rechargeable Batteries (Ni-Cd, Ni-MH, Li-ion, Pb), Small Button Batteries, Lithium Batteries, Cleaning Products, Drain Openers, Cooking Oil, Mercury Containing Products, Fluorescent Lamps, Paint Products, Solvents, Hobby Chemicals, Pesticides, Lawn & Garden Products, Pool Chemicals, Propane Cylinders, Computer Equipment, Printer Cartridges

Items Labeled: (Acid, Flammable, Caustic, Poison, Caution, Toxic, Danger or Warning)

Committee Reports

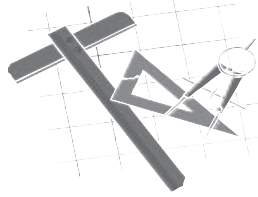
Architectural Committee

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

It is suggested, not to make any down payments with contractors until the project is approved.

Forms and/or any information can be obtained from the Architectural Committee or Office Secretary, or our web site (www.CFE7.org).

The committee works diligently to review your request and enable you to complete your work project in a reasonable, timely fashion.



Architectural Review Nov. 2009 to May 2010

	Approved	Pending	Comp.	Disa.	Wdrn
AC	1	1	1		
Addition	1	1			
Driveway Work	3	3	2		
Gates	3	3	2		
Garage/ carport	5	5	1	1	
Harvest Tank	1	1			
Landscape	4	4	1		
Patio	4	4	3		
Painting	11	11	6		
Pool	1	1			
Replace Door/Windows	1	1	1		
Ramada	1	1	1		
Roof Work	5	4	3		
Screening	6	6	2		
Solar	1	1	1		
Walkways	1	1	1		
Wall/Fence	3	3	2		

Covenant Review Nov. 2009 to May 2010

	Review	Pending	Rectified
AC	1	1	1
Lights	2	2	2
Trash Containers	6	2	4
White Roof	3	3	
Vegetation	2		2
Misc	2	2	1
Unapprv Constr.	3	2	1
Non-resident issues:			
Debris	1	1	
Graffiti	1		1

Neighborhood Watch

Our biggest encounter this year has been people coming and camping out in our neighborhood. It is pretty amazing that it is possible but it happened on three different occasions. The first was situated between homes where residents were not aware of the squatters being there. The site was just far enough away that none of the surrounding residents were able to see them. The squatting came to a halt when they broke into a neighboring home and took odd possessions to make their campsite cozy.

The second encounter was so well hidden from residents no one suspected the campsite that accommodated drinking and a quiet hide-away in the wash. No one would have suspected its existence except for the occasional car parked on the street that did not belong to any of the neighboring residents.

The third encounter surfaced when a resident returned from being away a few days only to find a person camping out in their back yard. Enjoying the poolside they were removed by police when the resident had a confrontation with the squatter.

So you would question if the neighborhood watch is working? It is supposed to be a preventive way to not have these incidents. In defense of the program, two of these incidents were encountered by residents who are not in the neighborhood watch. At one of the areas, not only the homeowner wasn't a participant but the surrounding residents were not either. The other was discovered by a suspicious NW (Neighborhood Watch) participant who also made the surrounding residents aware of the illegal campsite. Situations like these are a reminder to all residents whether they are in the NW or not to be diligent in their home security, get to know your neighbors, and securing their property by occasionally policing it. Being a participant in the NW helps residents achieve those goals. Participating residents become empowered with the shared information and knowledge the NW has to offer.

Reminder:

Our required NW Annual Meeting of all participants is at 6:30pm prior to the HOA Annual Meeting on May 11th.

Be Aware, Be Safe... and see you there..... June



Home Sales

We have 8 homes listed in CAT 7
 2 active contingent
 6 active
 2 homes are in foreclosure

Report of the Committee on Landscaping/Medians

To the Board and members of CFE#7, May 2010

At the 2009 annual meeting of CFE#7 there was active discussion regarding the condition of the medians within our development. It was pointed out that the medians and roadsides are owned by Pima County and the vegetation in them had not been actively managed by the HOA or the County since our neighborhood was developed (with the exception of occasional visibility and right-of-way pruning by the County). The greatest amount of concern was focused on the amount of mistletoe on the trees in our medians. Furthermore, there was strong support to remove non-native and invasive species, particularly *Rhus lancea* (African sumac), as it chokes out native species. The largest area of disagreement centered a round how much mistletoe should be removed.

Volunteers were requested to form a Landscape Committee whose charge is to make recommendations to the Board and homeowners regarding these issues and various perspectives. The committee's goal is to manage the medians for the aesthetics and safety following the sentiment of our CCR's. The committee now consists of Chair and Board member Linda Grossman, along with members Bill Dantzler, Dave Elwood, Martin Karpiscak, Mary Price, and Mike Simons. Along with developing a proposal for median and roadside vegetation management, the landscape committee has also started work on landscaping guidelines for property owners and their agents (landscapers, contractors, etc.).

The committee conducted, and learned from, three pilot projects in developing the median management proposal described below. Feedback regarding this proposal should be directed to our Secretary, Jane Hoffmann, or at the coming Annual Meeting in May.

The first pilot project was conducted on lower Via Entrada near the entrance from River Road. The first project revealed the criticality of appropriate pruning. The second project was done by volunteer homeowners on the lower median of Soledad Primera. The third project was on the median of Via Entrada between Diez and Once, and was done following a proposal the committee recommends be applied in the future to all medians and roadside vegetation.

As a result of trying both homeowner and contracted workers the committee has concluded that while volunteerism will help assure that resident views are incorporated, it is difficult to coordinate. Hence, it is likely that most of the work needed will be contracted out. The committee has concluded this will require a multi-year effort: phase I - a focus on mistletoe; phase II - removal of *Rhus lancea*; phase III - re-vegetation where necessary. The fiscal budget required each year will be a result of two variables: how much to do in each median, how many medians to address in each year, and the cost per median.

Proposed work for medians in CFE#7 during Phase I:

1. Removal of live and dead mistletoe from showcase palo verde and mesquite trees to improve visual aesthetics and concurrently decrease any adverse parasitic impact of mistletoe on stressed plants (the goal is not to eradicate mistletoe totally, as this is a native plant that supports wildlife, especially the Phainopepla);
2. Removal of dead mistletoe from living acacia trees to improve visual aesthetics and tree health;
3. Leave living mistletoe on acacias in the interior of the medians;
4. Large dead branches and cuttings will be removed to improve visual aesthetics and to lessen fire danger, while smaller debris will remain to provide nutrients to the soil and to control erosion in the gullies.

The multi-year effort will require ongoing management. It is proposed the committee should be chaired by a resident selected by the Board. The duties of this committee are: prioritization of annual work and recommendation of budget; management of volunteer and contracted work; review of the ecological health and visual attractiveness of the medians; and focus on neighborhood involvement, especially where mature seed producing *Rhus lancea* appear to be appropriate candidates for removal, and removal of all very young *Rhus lancea* trees, shoots and suckers. The committee solicits homeowners to get involved as this important work moves forward.



In Memoriam

It is sad for me to announce the passing of a long-time resident and past Board member Charlotte Devers. Charlotte was more than just a resident, she was one of the pioneers of the Cat 7 HOA. Her service on the Board of Cat7 started in the early 90's when she was recruited after an issue she had with the covenant committee. The matter resolved, Charlotte was asked to fill a vacant position on the Board. To the benefit of us all, Charlotte actively became a very important board member. She worked on many committees which included many environmental issues that needed work and maintenance, such as the entrance at River Road prior to the River Road reconstruction, grooming of the medians, mistletoe project, and helping the beginnings of a Property Management Committee which monitored and maintained the owned washes by Cat 7. She also, served as Secretary and then Treasurer, putting the budget onto Quicken for the first time and developed a manual of Procedures and Administration for Cat 7 Board. She headed the committee for revising the CC&R's for the seven areas that Mr. Murphey slowly developed in Area 7 into one set of CC&R's that were reinstated in 1997. At the end of her second term Charlotte was asked to participate as a resident on the Financial Review Committee. In 2005, at our Annual Meeting, we were able to present Charlotte with the Recognition Service Award for all of her dedication to Cat 7. Her love for the area and dedication to the community is truly a loss for us all. Our deepest sympathy to her family and friends, we will surely miss her.



It really isn't goodbye.....

As my neighbors pack up getting ready to leave our community, my thought is how fortunate we were to have them as neighbors. Both Connie and Bob Spittler have contributed their time and talent numerous times to our community. Connie a very accomplished writer, often gave many of her essays to be published in our newsletter. Bob an accomplished photographer and craftsman, who shared not just his photos, but his creation of our Roadrunner weather vane we all use as a landmark on First Avenue and Via Entrada.

They honored our community with their publication of "Desert Eternal" containing Connie's essays and Bob's photographs capturing the desert in which we live. We'll miss you both, but know you are always with us by the gifts you have given us. So it really isn't a good-bye. We wish you a safe trip and good luck in your new endeavors.

CATALINA FOOTHILLS ESTATES No. 7 ASSOCIATION

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



Snakes

As the weather warms our reptile community starts to come alive. I don't know anyone who doesn't enjoy watching the lizards sun themselves upon a rock to do an occasional push up or two, but it is also time when we start seeing peoples not so favorite creature, the snake. Snakes are a very necessary part of our environment and we should refrain from causing them harm. Most are harmless and they are an asset in keeping our rodent population in check. If you have a walled in area it can be a deterrent but snakes can tunnel and easily slither through any small opening, some can even climb. There is no such thing as to be 100% snake proof. So your best defense is to educate yourself on the common types of snakes and know their habits and give it space to flee your panic self.

Educate yourself, your family and your pets about these amazing animals. Learning which snakes are harmless and which are venomous not only increases your safety but can also be enjoyable. Tohono Chul Park has a reptile rumble day every Friday at 10am which teaches the essentials in understanding reptiles. It gives great exposure for children and adults to the reptile community. Also you can visit the Tucson Herpetological Society web site which is a non-profit organization dedicated to conservation, education and research concerning the amphibians and reptiles of Arizona and Mexico. <http://tucsonherpsociety.org> On their site is a downloadable brochure called "**Living With Venomous Reptiles**" which details how to live harmoniously with some of our venomous reptiles. Cut out the handy reference below that discribes the most common snakes in our community.

*information obtain from the Tucson Herpetological Society
"Living with Venomous Reptiles"

SNAKE GUIDE

Harmless snakes like Gophersnakes and Common King snakes prey on rodents, competing for the same foods as rattlesnakes. It is a good idea to learn how to identify these snakes.



Common King snake
HARMLESS
Black with gold chain pattern or white with black bands. Tail comes to a sharp point with no rattle.



Western Diamond-backed Rattlesnake
VENOMOUS
All rattlesnakes have a blunt tail and at least one segment of a rattle.



Sonoran Coral Snake
VENOMOUS
This small dry snake should not be considered dangerous unless handled.



Gophersnake
HARMLESS
Similar pattern to a rattlesnake but the tail comes to a sharp point with no rattle.