



www.CFE7.org

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

520-323-9299

Apr 2013



Welcome Our New Neighbor

Douglas Coughran
5121 N. Soledad Primera

Snow in the Desert



Battling Chipmunks



Spring has Arrived



What Is a Neighborhood?

One of our neighbors, Jan Catt-Santiago, shared this article written by Wendy Weiner. The Board felt it reflected the concerns and values of CAT 7 and decided to share parts with you.

“A neighborhood is like a garden: It needs to be cultivated and tended on an ongoing basis in order to thrive, but the results are life-enriching.”

Your Board and Neighborhood Watch “do a great service by constantly reminding us to ‘harden the target’ to keep ourselves from being victims of crime: Know your neighbors’ vehicles, their daily patterns, who comes to visit them; if a suspicious car is driving slowly up and down the street or an unfamiliar person is hanging around – call the police! Protect yourselves; protect each other.

However, to create a dynamic neighborhood you need more than observation and defense – you need personal interaction on a daily basis. A neighborhood trumps other social relationships in that you don’t need a car, an appointment, a cell phone or a computer to see your neighbors. All you need is the willingness to come out of your house and into your front yard, to walk down the street to talk to someone else who is out, to initiate conversation with a neighbor walking by with a dog or child.

A community grows person by person, family by family, as residents come outside and interact.

Our neighborhood thrives because we know each other well, know each other’s families and friends, and we absorb new neighbors happily. We gather to chat simply because we like each other. The sense of belonging and well-being that a neighborhood can provide is both healthy and rewarding. Someone just needs to plant the seeds.”

What have you, as residents of CAT 7, given back to our neighborhood – have you answered a call to participate as a Board member, helped on our Neighborhood Clean-up, or become a member of our Neighborhood Watch. We are only as strong as the participation of our residents and we hope you will step-up when called upon.

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CATALINA FOOTHILLS ESTATES NO. 7

Mission Statement

The Catalina Foothills Estates No. 7 Homeowners Association (HOA), a Board-managed HOA, shall promote maintaining area No. 7 in the spirit of the Protective Covenants. This shall be accomplished through various programs that help support our natural environment and a clean, crime-free area, while maintaining the aesthetic character of the neighborhood.

Board Goals

The goals of the HOA Board are serving our members by keeping them informed of the Protective Covenants, regulations, and membership activities; being a resource for information about our community; providing news and announcements of local events; and providing our members the opportunity to have an active role in our community.

2013

Board of Directors

President@cfe7.org Jeff Mundt 299-5194

Vicepresident@cfe7.org Joel Henness 204-1513

Treasurer@cfe7.org Susan Litvak

Secretary@cfe7.org Jane Hoffmann 323-9299
P.O.Box 64173, Tucson,AZ 85728-4173

Architectural Review Committee archreview@cfe7.org
Chairperson Megan Wood 529-8890
Tom Hicks
(Res.) Jerry Bishop 615-5402

Covenants Committee covenants@cfe7.org
Chairperson Bob Sommerfeld 577-0520
Joel Henness 204-1513
Yale Palchick 408-9334

Welcome Committee welcome@cfe7.org
Susan Litvak
Jeff Mundt 299-5194

Nominating Committee nominating@cfe7.org
Joel Henness 204-1513
Tom Hicks

Landscape Committee landscape@cfe7.org
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Media Committee media@cfe7.org

Newsletter cfe7news@msn.com
(Res.) June LeClair-Bucko 577-0989

Web www.cfe7.org
Tom Hicks webmaster@cfe7.org

Neighborhood Watch CFE7NW@msn.com
Area Leader June LeClair-Bucko 577-0989

Open Board Meetings

The Board generally meets at 7 p.m. on the first Wednesday of each month (Jan. 2nd, Feb. 6th, Mar. 6th, Apr. 3rd, May 1st, June 5h, July/Aug. *no meetings*, Sept. 4th, Oct 2nd, Nov.6th, Dec.4h, 2013, Jan 8th, 2014)

Holidays and vacation schedules sometimes result in the re-scheduling 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.

Board Members and positions change February of each year. Information can be verified on-line at www.CFE7.org.

*Has your telephone number and/or e-mail address changed?
Please let us know by phone (323-9299) or e-mail
(Secretary@cfe7.org) to update your information.*

Update on the Covenants Review Project

By Mike Simons & Jerry Bishop

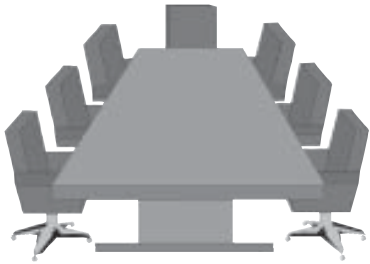
The Covenants Review Committee used Survey responses to review what changes, if any, are needed in the Protective Covenants for Catalina Foothills Estates #7. As discussed in prior articles and at the Annual CFE7 homeowner meetings, our residents place tremendous value on maintaining the natural and architectural aesthetic of our neighborhood. Proposed revisions primarily fall into two main areas. First, respondents and the Board agree that going forward, changes to the Covenants should require a "two-thirds vote in favor" using a one-vote-per-lot counting method (as opposed to our original, unchanged method using difficult property front-footage calculations). Second, the Architectural and Land Use Guidelines from 2006 and pertinent Board resolutions should be incorporated into the Covenants themselves.

Proposed revisions to our Covenants are presently being reviewed by the Board in preparation for sending to the Homeowners for a vote in December 2013. Balloting will end in September 2014. We will remind and update homeowners regarding this process in upcoming CFE7 Newsletters and homeowner meetings. Lastly, this is the "last call" for homeowners to submit their opinion as to what changes they would like to see incorporated in the restated document.



President's Message

BOARD RESOLUTIONS



Please visit our web site (www.CFE7.org) to read the following resolutions in detail.

Resolution

- 1 1 June 2005 Architectural and Property Use Guidelines.
- 2 5 October 2005 Architectural Review Committee Procedures
- 3 2 November 2005 Homeowner Check List
- 4 2 November 2005 Request for Exemption (Variance) Form
- 5 1 February 2006 New Resident CC&R Document Notice
- 6 1 March 2006 Review Procedures for Subjective Design Elements
- 7 5 September 2007 Process for Rule Enforcement both Architectural and Covenants Committee
- 8 3 October 2007 Height Exemption/Variance Form
- 9 7 November 2007 Standards that Must be Considered for an Exemption Request
- 10 9 April 2008 House Plans in Storage
- 11 8 October 2008 Policy Statement on Exterior Mounted Rolling Shutters and Screens
- 12 3 June 2009 CFE Mailbox Specifications
- 13 3 June 2009 Solar Equipment in CFE #7
- 14 7 September 2011 Property Transfer Fee
- 15 7 March 2012 Mission Statement and Board Goals
- 16 2 May 2012 Security Service Signage

These Resolutions, where appropriate, will be incorporated into the Restated Covenants.



Greetings Neighbors,

Time for the spring newsletter already? I'd say it seems like just yesterday I was writing my last letter but I'd be lying. Perhaps some of you can relate when I say that winter's departure couldn't come too soon for my taste. So far this year we've already seen a February over 4 degrees below average, more than twice as much precipitation as through this time last year and two snowfalls!

I live in Tucson because I like hot days and mild nights and I can't be bothered with changing my clocks twice a year. I like to be outdoors and I enjoy what our foothills neighborhood offers in the form of wildlife and vegetation. The warming weather is indeed hastening the return of activity from both. The plants are leafing rapidly now and just in the past week I have seen two herds of javelina, several bobcats, a snake and two curious raccoons (kudamundi? It was dark).

The weather has been beautiful and the plants and animals are putting on a show so take time to come out and enjoy it! Make a point to meet your neighbors, re-acquaint yourself with the desert foothills and put the harsh southern Arizona winter behind you!

Kind regards,

Jeff Mundt, President

Posting of Security Service Signage

On 2 May 2012 the Board passed a resolution regarding Security Service Signage.

"The Board, following a full discussion at its regularly-scheduled meeting on April 4, 2012, moved, seconded and determined by a majority vote that circumstances necessitate an interpretation of the CC&Rs which will permit resident use of appropriate signage regarding alarm systems, provided that each sign does not exceed a size of one square foot and provided that residents limit usage of such signs only to the number necessary to ensure visibility near entrances to the residence."

Committee Reports



Architectural Committee

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

This includes Solar and Water Harvesting Installations.

It is suggested that residents not 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 2012 to March 2013

	Approved	Pending	Comp.	Disa.
Addition	2	1	1	
Building	1	1		
Driveway	2	2	1	
Patio	1	1		
Painting	2	2	2	
Pool	1	1		
Replace Door/Windows	3	3	2	
Remodel	1	1		
Roof Work	4	4	3	
Screening	1	1	1	
Solar	4	4	1	1
Wall/Fence	1	1	1	

Covenant Review Nov 2012 to March 2013

	Review	Pending	Rectified	Red Tag
Debris	1	1	1	
Mailbox	2	2		
Fence	1	1		
Lights	1	1		
Solar	1	1		1
Trash Containers	5	5	5	
White Roof	2	2	1	
Unapprov. Const.	1	1		
Vegetation	3	2	1	1
Misc	1	1		

CFE7 Annual Roadway Cleanup

By Jeff Mundt

CFE7 held its 4th annual road cleanup on Saturday February 16. Volunteers gathered at the corner of Via Entrada and North Foothills Dr. at 8am where doughnuts, coffee and hot chocolate were offered. Each person or group then indicated which areas they would clean and set off. Although turnout was not quite as strong as in years past in just a couple of hours all of the streets and cul de sacs were cleaned and a great deal of broken glass was removed from one of the washes.

Sincere thanks to the following hard working and generous volunteers from this year's effort!

Dean & Sandra Taylor, Susan & Stacy Litvak, Janice & Jerry Bishop, Joanne & Ed Robinson, John Bowers, Phil Matthews, Jan Catt-Santiago, Dennis Lichtenberger. (my apologies if your name escaped my list!)

Golder Ranch Fire District Expansion Update

by Susan & Stacy Litvak

Golder Ranch Fire District ("GRFD") is proposing to annex approximately 10 square miles of unincorporated Pima County that covers most of the Catalina Foothills Estates, including CFE#7. GRFD had planned to begin circulating annexation petitions a little after the first of the year but, according to GRFD Community Relations Manager, Joshua Hurguy, petition circulation has been delayed because the State decided to use a standard annexation form which has been under review by the Attorney General since January 2, 2013. The Attorney General has 60 days to complete the review so the new annexation form is expected to be ready sometime early in March.

Remember, there is no vote on this matter. If you sign the petition, you are APPROVING annexation. **DO NOT** sign this petition if you **DO NOT** want to be annexed by GRFD.

The proposed annexation was discussed in detail in CFE7's Fall 2012 newsletter which is posted at our website, cfe7.org



Rainwater Harvesting Rebate Program

Remember *before* you start investing in rainwater harvesting items you will need to fill out an architectural application and submit it to the Architectural Review Committee.

At our February Annual Meeting Ann Audrey, Southern Arizona Rain Gutters/SARG Water Solutions, spoke on Rainwater Harvesting for Homeowners and shared the following information with us.

Some rainwater harvesting practices eligible for rebate include but are not limited to:

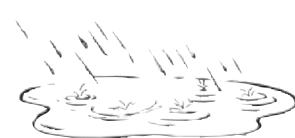
1. Passive earthwork features consisting of surface, sub-surface, and conveyance features;
2. Gutters and downspouts if rainwater is being conveyed to an appropriately-sized landscape feature, e.g. basin, infiltration trench (French drain), or rainwater tank;
3. Active rainwater tank storage features consisting of below or above ground tanks and conveyance plumbing.

Tucson Water will rebate qualifying residential rainwater harvesting system costs under two levels of funding up to a maximum of \$2,000. Applicants can decide which funding level to apply for based on the amount of rainwater they plan to capture on-site and the type of practices they want to implement.

The program requirements are:

1. The installation residence must receive water from Tucson Water;
2. The rainwater harvesting system must be permanent;
3. A project plan must be submitted with each rebate application to demonstrate the selection, use, and anticipated outcomes of the practices.
4. Applicant must attend an approved Rainwater Harvesting Incentives Program workshop.

Participants in the workshop must bring a basic site plan (sketch) of their property to work on during the last hour of the class. A class schedule is available at www.tucsonaz.gov/water/rebate. To sign up call Smart Scape at 520-626-5161.



Home Security starts with you.....

- **GET TO KNOW YOUR NEIGHBORS !!!**
- Leave a spare key with a trusted neighbor or friend not under a mat or hidden place
- If your burglarized don't touch anything or clean up until law enforcement arrives.
- If you come home to unexplained open door or broken window **DON'T GO IN, CALL 911**
- Have a record of serial numbers on appliances, electronics, and firearms and keep in an obscure location.

	2006	2007	2008	2009	2010	2011	2012
Burglaries	6	4	5	4	6	6	18
attempt	0	2	0	1	0	2	1
Larceny	4	4	2	0	0	4	2
Veh Larceny	14	2	2	1	2	5	4
Auto theft	2	0	1	0	1	1	0
attempt	0	0	2	0	0	0	0
Misc	?	3	2	2	2	2	0
Mail Theft	2	6	2	3	0	5	6
Crime Totals	33	21	14	11	13	25	31

As you can see on the yearly chart our crime activity unfortunately increased for the past two years, but I'm happy to report, it is on a dramatic downward trend after some significant arrest. There were three major arrests that contributed to the burglary and mail theft crimes that affected the foothills area which includes our community. Those crimes started in the fall of 2011 till the end of summer in 2012.

To be a preventive community the best tool is knowing your neighbors, calling 911 on suspicious activity, and practice home and personal security measures. It won't totally eliminate crime but it will make an impact on the amount of crime that hits our community and possibly lead to an arrest!

Prevention starts with YOU... and just because there is a downward trend at the moment doesn't mean we need to stop paying attention.

Be Safe, Be Aware.....June

What to do if you are the victim of or witness to a crime.....

When you call 911 have the following information available

- 1- What happened (*keep it specific*)
- 2- Location (when and where)
- 3- Is anyone hurt
- 4- How many suspects...
(be prepared to give description)
- 5- Any weapons
- 6- Vehicle description
(important if suspect flees)
- 7- Remain calm, mentally record details which will be a great assistance to law enforcement
- 8- Providing details is useful, but **NEVER** ever place yourself in danger



Sewer Vacant Rate

by Jane Hoffmann

In your February 2013 "Your Water Connection" (included in your water bill) there was the following article which will be of interest to winter residents.

"Are you planning on being away from home for an extended period of time? Did you know that if you will be away for more than 30 days, you can request a reduction in your sewer bill?"

This applies to many of our customers who are winter visitors, travel extensively, or will be away from home for a hospital stay or at a rehabilitation facility. If this applies to you, you may be eligible for a vacant rate in your monthly sewer bill.

Pima County allows for discounted sewer bills if your home is empty for one month or longer. To take advantage of the \$11.86 monthly vacant rate, please contact their Customer Service Division to notify them in advance of the dates you will be gone.

The vacant rate will begin on the date you notify them you will be gone for an extended period. They can begin the rate on the date you designate in advance, as long as you notify them before you leave home.

If you do not know exactly when you plan to return, staff will work with you to set up a return date. To continue the vacant rate, please contact them if your leave will be extended. Your return date can be shortened or extended as needed.

Three easy ways to set up a sewer vacant rate:

1. Call 520-740-6609
2. Email Wasterwatercs@pima.gov
3. Online [http://dot.pima.gov/www/apps/sewerbillingsuspension.](http://dot.pima.gov/www/apps/sewerbillingsuspension)"



The doctor said he needed more activity. So I hide his T.V. remote three times a week.

A Rosy, Brisk Market

Local Real Estate: Main Market, Foothills and Luxury

by Scott Knight

The outlook for the Tucson real estate market looks positively rosy after the last several years. The median sale price in the overall Tucson main market has increased by 19% from February 2012 to February 2013. Sale prices are predicted to increase throughout 2013 and range anywhere from 3% up to 10% depending on the source. Inventory remains relatively low at 4.6 months making it more of a Sellers market than a Buyers market; but varies depending on the location, inventory and price range. Mortgage rates continue to hover at unprecedented lows but are predicted to rise moderately by the end of the year. Home sales continue to be brisk with minor fluctuations over the last 6 months. In my experience, if a home is in good condition and priced well it will sell quickly.

	Main Market	North	Luxury all Tucson
Median Sale Price:	\$149,000	\$308,750	1,032,500
Inventory:	4.6 months	5.9 months	23 months

In Summary: Overall demand is high and inventory is low; as a result sale prices are increasing. New construction is picking up which could level out this trend somewhat over the coming year.

Cat 7 Real Estate:

Spring is here with the best winter rains in several years, the vegetation and wildlife are flourishing and so is our beautiful neighborhood. Inventory continues to decline which is lending stability to the value of our homes. Over the last 18 months, the number of sold homes in our market has decreased dramatically.

	12-18 months ago	6-12 months ago	0-6 months
Total Sales:	10	6	1
Under \$400K	6	5	0
Days on Market	104	91	0

This low inventory is pushing up sale prices and creating equity in our homes. Here is a summary of the our market over the last 6 months.



October 27, 2012 - March 27, 2013

Active:	3	(median sale price \$525,000)
Contingent:	1	(median \$325,000; foreclosure)
Solds:	1	(median \$740,000)

For more info you can contact Scott Knight: sknight@longrealty.com

Waste Management

by Jeff Mundt

A couple of years ago Board member Susan Litvak contacted Waste Management trash and recycling services, then the only service providing the 'back door pickup' required by our CCRs, and negotiated a lower rate for those residents who requested it. By now many of those residents have noticed an increase in their bill totals.

A recent telephone conversation with a friendly representative at Waste Management resulted in a reduction of my own bill and the invitation for all of its customers in our neighborhood to call on their own behalf. Just identify yourself as a customer and resident of Catalina Foothills Estates #7 and request a review of your service fees.

Rates offered will depend on how long you've been a customer and your payment history. It's worth the call even if you save just a couple of dollars!

Summer Safety Tips

The triple digit season will soon be upon us, to minimize heat related incidents for everyone from the avid hiker to the occasional walker here are a few safety tips.

Heat exhaustion is a common heat related condition. Immediately get the victim into a cooler environment or out of the direct sun. Apply wet cloths and encourage sips of water unless nausea and vomiting occur. Stay away from caffeine and alcohol, they will only add to the dehydration already present. Medical attention should be sought out for these individuals; however, symptoms tend to correct themselves with proper care, intake of fluids, removing themselves from the sun, and resting.

Possible warning signs of heat exhaustion include:

Extreme Weakness	Exhaustion
Headache	Profuse Sweating
Nausea & Vomiting	Cool, Moist, Pale or Red Shin

Arrange outdoor activities before 10:00 a.m. and after 4:00 p.m. to avoid the worst heat of the day;

Always apply sunscreen before going out – wear a hat and light colored, loose fitting clothing made from "breathable" fabrics. Long sleeved shirts and pants will minimize fluid loss through perspiration.

Hydrate adequately. Drink at least one quart of fluid for each hour you are out doing physical activity. Water is best, but after extended periods of time outside, replenish with a "sports drink" for electrolyte replacement;

Plan activities to include others; do not hike or walk alone;

Carry a cell phone for emergencies;
Tell someone where you are going, when you will return, and what route(s) you will be taking.

Invasive vs Natural

Plant native vegetation to reduce the ecological impacts.

Invasive Plants Impact Natural Areas by:

- Fueling unnatural and destructive desert fires
- Displacing native vegetation
- Degrading wildlife habitat
- Depleting soil nutrients
- Increasing allergens
- Altering natural water flows

Common Characteristics of Invasive Plants:

- High seed population
- Rapid growth
- Efficient seed dispersal mechanism
- Reproduction without pollination
- Tolerance to a wide range of soils
- Toxic or unpalatable to wildlife
- Once established, difficult to control

For more information go to: www.aznps.org



Five Tips to Reduce Your Risk of Home Fires

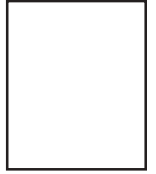
In Arizona there is enough time under our hot desert sun, where almost everything eventually qualifies as a potential fire hazard!

- 1~ Install a dual-sensor smoke alarm in each room. (replace batteries ea yr.)
- 2~ Purchase a fire extinguisher (ABC type) and have everyone in the family know how to use it. Keep in a centralized location.
- 3~ Create a 30ft to 50ft defensible space around your home.
- 4~ Establish two escape routes from each room and practice fire drills
- 5~ Clean roof and rain gutters regularly and inspect fireplaces annually.

Insurance coverage should be based on the actual cost to rebuild and include any upgrades, equipment, or acquisitions.

CATALINA FOOTHILLS ESTATES No. 7 ASSOCIATION

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



Pet Safety in the Sonoran Desert

The Sonoran Desert is a wonderful, interesting place to live in the summer. But the extreme temperatures, unique native plants and animals mean pet owners need to take specific steps to protect their pets. Here are a few ways you can protect your animals.

1. LEAVE YOUR PETS AT HOME WHEN DRIVING AROUND TUCSON. It's not safe to leave them in the car.

2. DON'T TIE UP YOUR DOG. This is considered animal cruelty and is illegal in Pima County. A tie-out is defined as a chain, leash, wire cable or similar restraint attached to a swivel or pulley.

3. We have a huge native toad here, the Colorado river toad, also called the Sonoran Desert toad. It is highly toxic to dogs, which of course are very interested in it, especially the noise it makes as it digs its way out of its winter burrow usually at night, when the summer rains start.

4. Drowning is a leading cause of accidental child deaths in our state. Pets are also vulnerable to drowning.

5. Don't leave Rover or Puff alone with the hot grill. You may not just have your steaks disappear, you can end up with a burned pet, or a fire!

6. Check the pavement before walking your dog.

7. Remember that our higher temperatures mean both a higher evaporation rate from the water bowl and an increased drinking rate.



8. Make certain your dog, cat and ferret are up-to-date on their rabies vaccinations.

9. Don't leave pet food in bowls outside

10. Javelina mean business! They may look cute and comical, but they can inflict severe bites.

11. Rattlesnakes bites can be deadly, and require immediate veterinary attention.

12. The rules for Gila monsters are the same as javelinas: *leave them alone.*

13. Tarantulas are only a danger in a B movie. Scorpions, on the other hand, can inflict painful stings. Keep rock and brush piles away from your home, and do not allow your pet to dig under rocks.

14. Valley Fever is a disease caused by a fungus which occurs in the soil in the southwest. It afflicts both humans and many companion animals, but it is not transferred between them.

15. Letting your cat or small dog out by itself is a sure way to lose it, *even in a fenced yard!*