

President's Message by Dale Pugh

Spring 2016

Garbage Container Complaints

One of the most frequent complaints the Catalina Foothills Estates #7 Board of Directors receives involves garbage containers. These complaints generally come in one of two forms --garbage containers placed on the road during collection days and garbage containers that are visible from the road. The Protective Covenants for Catalina Foothills Estates have very specific requirements regarding trash and recycle barrels. The covenants state **"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."** CFE7 residents are required to have "backdoor garbage collection service" where the selected sanitation company retrieves garbage and recycle containers from a **concealed area** and returns them to that location after they are emptied. It is the property owner's/resident's responsibility to make certain that they ask for and receive backdoor service from whatever company they select. Should you have a complaint about garbage cans, contact the Association office at 323-9299.

Updated CFE7 Website

If you haven't visited the CFE7 website recently, I encourage you to give it a visit. Several Board members, working with our webmaster Tom Hicks, a CFE7 resident, have made great strides in updating the site. The site contains the latest version of the Association's Covenants and the new Architectural, Land Use and Landscape Guidelines, which are a must read for anyone considering a project that impacts the exterior of their home or landscaping. A new "frequently asked questions" section has also been added. Continually improving the website and making certain it is an effective communication tool is a focus of the Board. The Communications/Welcome Committee is studying ways to make the site more user friendly.

Parking

CFE7 has specific requirements about what vehicles can be parked at a residence. Operative passenger vehicles may be parked unrestricted on any lot. All other vehicles including, but not limited to, boats, trailers, commercial and construction vehicles shall not be parked or placed on a lot for any period in excess of four 2-day periods in any one calendar month, unless parked or placed within an enclosed structure approved by the Project Review Committee. No inoperable, unlicensed, junked or wrecked vehicles shall be parked anywhere except in a garage.

Newsletter

This latest issue of the newsletter is late in getting to you. We've made some changes in the newsletter. Board committee assignments have recently changed and as a result, we are behind schedule. It's our intent that this will be the only newsletter that falls behind schedule. If you have a suggestion on how we can better communicate with our neighbors, please contact the Communications/Welcome Committee. Contact information can be found on the Association website.

Welcome New Neighbors

DEAN/BETTY PHILLIPS

5435 N Via Entrada

WILLIAM WEST/DANIEL WILDS

1142 E Via Entrada

LONDON PRATT

1705 E Entrada Nueva

RICHARD/CAROLYN EMANUEL

5140 N Via Entrada

RAINBOW WIELAND

1225 E Via Entrada

JORGE/SUSANA GOMEZ

5445 N Calle la Cima

JOSEPH RUSCETTI/MARCIA LAMBERT

1641 E Entrada Tercera

KELLY ARWARI

1101 E Via Soledad

50th Anniversary Celebration

The Association is planning a **CFE7 50th anniversary celebration** in early 2017. We are soliciting **help** with the celebration and **monetary contributions** to help defray the cost. Please e-mail Jean Harber at **jeanharber@aol.com** to offer assistance and send contributions labeled "anniversary party" to **Jane Hoffmann, CFE No. 7, P.O. Box 64173, Tucson AZ 85728**.

Remember! PLEASE don't feed the Javelina!

The past few months have brought many complaints concerning javelina. Most of the complaints have been from residents who live near Via Entrada and Calle Luisa.

The Arizona Game and Fish Department has been involved and they continue to monitor specific homes where wildlife have been fed in the past. One resident was convicted under state law (A.R.S. 13-2927). The maximum penalty for illegally feeding wildlife under state law is a \$300 fine.

"Most people who do feed them are under the impression that they are doing something positive," said Urban Wildlife Specialist Locana de Souza of Game and Fish's Tucson office. "However, habituating wildlife to a human food source inevitably leads to conflicts with people and can result in serious harm in some cases. Furthermore, feeding wildlife can cause problems such as obesity and malnutrition and can promote the spread of disease."

"There are responsible ways to feed birds without allowing other wildlife to access the seed," de Souza added. "Birds can be fed in an enclosed yard, preferably in a bird feeder. A tray can be attached beneath a feeder to catch spillover seed. Seed blocks should be placed in an enclosed area on a secure raised platform."

At our annual meeting, Locana spent some time addressing our questions and concerns regarding javelina. She stressed the importance of keeping our garbage cans in secure areas so that the wildlife are unable to access special "treats." She also invited anyone to contact her with any questions or concerns regarding wildlife in CFE7. You can contact her by phone at 520-628-5376. In addition, there is valuable information on their website, www.azgfd.com.

Solar and Rain Harvesting Tour

Twenty-three residents participated in a solar and/or rainwater harvesting tour earlier this year. Homeowner hosts Susan Friese, Mary Price, Tom Hicks and Bob Hungate described how they worked with the board to achieve their goals while minimizing adverse visual impact on their neighbors.

The board supports solar and rainwater harvesting projects and wants to work proactively to help homeowners better understand the positive effect of the CFE7 requirements for those installations. Hosts spoke candidly about challenges they had with the approval process and emphasized that a lot of those difficulties could be avoided by contacting the Project Review Committee very early in the process.

See more at "Neighborhood News" at www.cfe7.org.

The Documents that Govern our Association: Covenants, Guidelines and Bylaws

Every property owner in Catalina Foothills Estates No. 7 (CFE7) should have a general understanding of the Association's governing documents, which include the Protective Covenants, the Architectural, Landscape, and Land Use Guidelines and the Bylaws.

New Protective Covenants, which were approved by property owners, took effect on January 1. The Covenants document, a legal document, was recorded with the Pima County Recorder's Office. The Covenants document lays out the rules of our community -- what you can, cannot or must do with respect to your home and property. A primary focus of the Covenants is to preserve the unique architectural character and aesthetics of our neighborhood. The new Covenants were recently mailed to all CFE7 property owners. Those purchasing homes in CFE7 are required to sign the Covenants as part of the closing process. The Covenants can be found on the CFE7 website (www.cfe7.org); a printed copy can be obtained by contacting the Association secretary (secretary@cfe7.org).

The Covenants empower the CFE7 Board of Directors to develop Architectural, Landscape, and Land Use Guidelines. The Board recently completed a review and update of these Guidelines. If you are considering a project that impacts the exterior of your home or a change in your landscaping, the Guidelines are a must read. The full set of Architectural, Landscape, and Land Use Guidelines, including the forms needed to apply for a Project Review, can also be found on the CFE7 website. A Project Review must be completed and written approval received prior to making any changes or repairs visible from neighboring properties or common areas. Examples include roof recoating, exterior paint color, windows, doors, home additions, landscaping and solar installations.

The Board of Directors also recently updated and adopted new Bylaws, which will soon be available on the CFE7 website. The bylaws govern how the Board of Directors operates and contain information needed to run the Board of Directors as a business. For example, the bylaws cover matters such as:

- How often the Board of Directors holds meetings
- How the meetings are conducted
- The duties of the various offices of the board of directors
- How many people are on the board
- Membership voting rights

Website News

We have added a new area on the CFE7 website. Please see "Neighborhood News" for news about our neighborhood.

Board of Directors

Dale Pugh, President; Covenants Enforcement Chair

Jean Harber, Vice President; Communications/Welcome Chair

Joanne Robinson, Treasurer

Stacy Litvak, Project Review Chair

Hamid Badghisi, Landscape Chair

Mary Herring, Nominating and Election Chair

See www.cfe7.org for contact information.



Meet Our Newest Board Member

Hamid Badghisi is a graduate of the University of Arizona, who has lived in Tucson over twenty years and absolutely loves southern Arizona. From the minute he landed in Tucson he fell in love with the mountains and the flora and fauna of the desert. Hamid previously lived in a subdivision closer to the University and served on the community's board for several years.

Five years ago Hamid and his family moved to CFE7. They like CFE7 because of the size of the lots and the efforts we make to coexist with our desert environment.

Project Review Committee

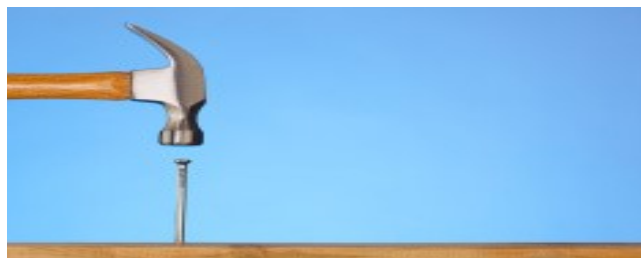
The Declaration of Protective Covenants for Catalina Foothills Estates No. 7 was established to help preserve the unique architectural character and aesthetics of Catalina Foothills Estates No. 7. There is an obvious difference between CFE7 and the surrounding neighborhoods that you notice as soon as you start driving along Via Entrada. Homes blend in rather than dominate the native desert terrain and vegetation. Adherence to the Covenants helps us maintain a community that doesn't smother the natural beauty of the Sonoran desert.

With the implementation of the Restated Covenants and the revised Architectural, Landscape, and Land Use Guidelines, the Architecture Review Committee has been renamed the Project Review Committee. The name is different, but the duties are the same.

When homeowners are contemplating changes to their property that would be visible from common areas or neighboring properties, the Project Review Committee helps ensure that the planned improvements will not detract from the special character of our community. Improvements or modifications requiring written approval are defined in the Covenants to include "buildings, structures, walls, fences, solar installations, swimming pools, landscape plantings (trees, shrubs, ground cover), hard-scape features (driveways, roads, parking areas, walkways), fabricated landscape features and landscape art works, active and passive rainwater harvesting installations, and all other structures or landscaping improvements of every type and kind." Removal of dead plant material and mistletoe is considered to be a maintenance function and does not require the approval of the Project Review Committee.

If improvements or modifications are done without an approved application or do not conform to the approved application, the Association has the right to avail itself of all available legal remedies, which may include modification or removal of unauthorized work at the homeowner's expense and/or payment of the Association's attorney fees if legal action is instituted to seek homeowner compliance.

The Project Review Committee does not exist to prevent change but to ensure that changes don't eliminate the qualities that make CFE7 special. The complete Architectural, Landscape, and Land Use Guidelines and its forms are available on the Association website (www.cfe7.org). Committee members are very familiar with the Guidelines, the forms and the procedures. When planning a modification we encourage you to contact a Committee member to discuss your project. Talking with a Committee member may help reduce your time, expense and aggravation when putting your application together. The chairman of the Project Review Committee and Committee members can be reached via e-mail (projreview@cfe7.org).



Catalina Foothills Estates No. 7

P.O. Box 64173

Tucson AZ 85728

Get to Know CFE7 Better and Help Maintain its Qualities

Consider joining the Board of Directors or serving on one of the committees that helps preserve the character of CFE7 and builds a healthy community as a resident member.

Our Protective Covenants have preserved the appearance of the neighborhood for the past 50 years and make it a welcome haven for humans with a love of enjoying gorgeous views, wildlife and diverse native plant life. Can you volunteer a few hours a month to help? It's a great way to learn the workings of our association and test the waters for being a board member. If you would like to know more about any of the committees listed below, please contact Mary Herring, 299-0390 or mhh2003@gmail.com.

Committees that Protect the Aesthetics of CFE7

Project Review Committee: Remember the CFE7 documents you signed prior to the purchase of your home? Among the many rules proscribed, these documents require you to submit an application prior to the construction, installation or modification of any improvement which will be visible from beyond your lot. The Project Review Committee reviews all these applications to ensure that improvements don't change the aesthetics or interfere with the quality of life for neighboring properties.

Covenants Enforcement Committee: The Covenants Enforcement Committee responds to complaints about transgressions that fall outside the purview of the Project Review Committee. Examples are trash cans left at the curb, feeding javelina, unsightly rubbish, etc.

Landscape Committee: The Landscape Committee works with the Project Review Committee on landscape applications on residential lots and also oversees a modest budget to maintain the landscape of public spaces within CFE7.

Committees that Build Community

Communications/Welcome Committee: The Communications/Welcome Committee produces the newsletter, maintains the website, greets new residents and helps with the new resident reception.

Nominating and Election Committee: The Nominating and Election Committee recruits homeowners to serve on the Board of Directors and resident members to serve on committees.