



FOOTNOTES



CFE7 Annual Meeting Highlights

The 50th Annual Meeting of the Catalina Foothills Estates (CFE) No. 7 Association was held at 9 a.m. on February 8, 2020. The meeting was preceded by a social time. The Association President welcomed approximately 43 members and called the meeting to order.

Neighborhood Watch: June LeClair is stepping down after 10 years as Area Coordinator for the CFE7 Neighborhood Program. She hopes someone will step up and continue the program. CFE7 appreciation for June's contributions to the community.

Annual Meeting: It was determined that there was a quorum and a motion was made to approve the 2019 minutes. The current board members, Ken Ellis, Howell Herring, Lynn Dent, Phil Harber, Tommy Henry and Member at Large, Cesar Melendez, who will be working on the Project Review Committee, were introduced. Hamid Badghisi who has served two terms and Jody Hall who was filling an unexpired term are stepping down and were thanked for their work on the Board. Absent was board member John Milbauer, who is on a year's sabbatical.

Guest Speakers: President Ellis thanked Lucinda Smedley and Mary Herring for coordinating for our two guest speakers, Craig Ivanyi and Kris Brown. Craig has been with the Sonoran Desert Museum for 36 years and for the last 10 years has been the Executive Director. Craig spoke about living with wildlife with a focus on snakes that are found in the Catalina Foothills area. Kris is the owner of Mr Pack Rat, Inc. and spoke about this common creature that lives all over the desert. He said that 90% of the pack rat situations commonly experienced are human caused.

PROJECT REVIEW REPORT

Seventy-five (75) project review applications were filed last year. Projects included roof work, landscaping, driveway work, painting and repair of exterior walls, solar panels projects, pool work, window/door repair and replacement, pergolas/shade structures, new construction and home additions. Please contact the Project Review Committee BEFORE starting any project that can be seen from outside the lot.

What does my HOA do for me?

- Establishes & enforces consistent height and setback restrictions for each property
- Protects from nuisances (obnoxious sights, sounds, smells, activity)
- Prevents unsightly rubbish/trash piles in the neighborhood
- Prevents storage of unsightly construction/building materials around the neighborhood
- Prohibits invasive vegetation that damages the native fauna
- Promotes native vegetation to enhance neighborhood appeal
- Restricts RV, trailer, and/or commercial parking in the neighborhood
- Prohibits junk cars or inoperable vehicles from cluttering the neighborhood
- Prohibits unsightly sheds or other structures
- Prevents unsightly tanks/cisterns from being visible
- Prevents businesses from opening in the neighborhood

Protects character and integrity of the neighborhood and enhances property values.

Please welcome — our New Neighbors!

*Tyler Starr/Breanna Mutzig
4900 N. Via Entrada*

*Barry/Amy Grabelle
4905 N. Entrada Primera*

*Alex/Jennifer Ramonell
1731 E Entrada Doce*

*Michael Peiffer
1621 E. Entrada Tercera*

*Stephen/Beverly Bishop
5256 N. Via Condesa 5111 N Calle La Cima*

LANDSCAPE COMMITTEE

Since our medians are maintained by the county, residents are encouraged to call the Pima County Road Maintenance Dept. (520 724 6410) and request maintenance. When calling highlight any dangers such as “driver’s line of sight is impaired” as this will bring a quicker response. A greater call volume will increase the likelihood the county will send out a maintenance crew. Runoff from overwatering vegetation flows into the medians and contributes to the overgrowth. The area around the CFE7 sign at River/Via Entrada will be planted now that the sign has been repainted. Residents on La Cima removed the Rhus lancea trees and the area will be replanted with native vegetation. The native grasses around the neighborhood is due to bountiful rainfall and it will die back as the weather warms.

TREASURER’S REPORT

Most of the revenue that is collected is from the yearly assessment and escrow fees when a property is sold. This year’s assessment will remain at \$100.00. The Board is now levying fines for unresolved covenant violations such as Airbnb rentals, improper structures, and visible trash bin. Legal expenses should be less because there is no pending litigation. The 2020 Budget includes increased funding for landscape projects and funding for computer upgrades for the Secretary and the Treasurer. Tax preparation is presently being done by the Treasurer. All other expenses will basically remain the same.

WELCOME/COMMUNICATION COMMITTEE

Sixteen homes were sold last year, and new residents were invited to a welcome reception. Appreciation was expressed to Linda Grossman for hosting the reception.

COVENANTS COMMITTEE

There were 45 new violations identified in 2019 with 23 of them relating to non-compliant mailboxes. Other violations included prohibited Airbnb’s, HVAC on the roof, RV parking, prohibited signs, visible trash bins, improper structures and white roof. Fines were levied against two operating Airbnb’s and one improper structure. The fines range from \$40—\$100 per week per violation. One improper structure issue went to Superior Court for resolution. The case was settled (with no admission of liability) with the defendant paying \$5500 for CFE7 legal fees. The issue of excessive exterior lighting at night has been raised and will be reviewed in the coming months.

OPEN DISCUSSION

Three issues were discussed during the open discussion: white roofs, garbage collection, and estate sales. The white roof debate has been going on for years and the board is aware of the difference of opinions. If a white roof issue is observed, it will be addressed. The CFE7 Covenants prohibit white and reflective roof coatings. Desert tan or Eco tan are acceptable roof colors. Discussion was held and most residents felt the white roof prohibition should not be changed and the process presently followed for dealing with white roofs should be continued.

An in-depth discussion was held about allowing curbside trash service. Some of the concerns expressed about curbside service included:

- (1) animals tipping the bins over and debris being scattered.
- (2) failure of neighbors to bring in their trash bins and leaving them out for several days.
- (3) narrow roads, blind curves and hills combined with vehicles, pedestrians, bicycles, and pets would be aggravated by the addition trash bins competing for the same space.
- (4) Multiple carriers service our area and curbside service may result in unsightly bins on the streets at all times.

The question of contracting with just one service provider was brought up. It was explained that this option was looked into by the board and under the single service provider scenario, none of the companies were willing to collect fees from individuals and the Board would have to act as the collection agency; a task that presents unacceptable responsibilities for the Board. Further, eliminating competition would likely drive up the costs. The vast majority of attendees stated that not having to see trash bins on the street was very important to them and they opposed any effort to change the covenant restrictions on trash bins. They felt that visible trash bins would be a blight to the community that would be detrimental to all properties.

A concern was raised about estate sales in CFE7. Recently there was a huge sale and the company brought items in from other areas to sell at this particular home. Cars were parked everywhere, and the sheriff was finally called because of blocked driveways. The board will develop guidance to address this issue.

Remember

As a neighborly reminder about our Homeowners Association’s covenant, it is stated in the Amended and Restated Declarations of Protective Covenants for Catalina Foothills Estates No. 7, Article 3, para.3.14:
Trash or rubbish containers shall remain concealed at all times from view of the other lots and roads, and shall not at any time be placed along street right of way.

CFE7 Guidelines for Estate Sales

In the last few months there have been three onsite estate sales in our neighborhood. All three sales were 2-day sales that attracted huge number of people to our neighborhood. The massive volume of traffic coupled with parking along our narrow roadways created enormous congestion in the areas of the sales. In one area, traffic was limited to single file movement and in some areas the cul de sac was actually blocked, and some driveways were blocked. In two of the sales the vendor brought items from other locations into CFE7 to be included in the sale which turned the sales into much larger events than a single household would be. Further, in at least one sale there were numerous oversized signs placed throughout the neighborhood and some were left after the sale was over.

At best, two of the (multi-family) sales created an intolerable inconvenience for residents in the general area. At worst the sales created significant health and safety concerns because emergency vehicles would not be able to navigate the area.

Section 4.3 of our Guidelines prohibit the operation and conduct of any business (of any kind) on any lot. But to prohibit estate sales would be a major departure in the way such sales have been treated in the past. Estate sales are a great way for our residents to recycle furniture and other personal items and get some value in return. Traditionally estate sales have not resulted in significant inconvenience in the neighborhood.

A one-time sale of personal items is generally not perceived to be a business that is being run out of the residence. But when the sale is expanded to include multiple estates, it takes on a different character and the neighborhood inconvenience is exponentially intensified. There is no desire to prohibit such sales, but in an effort to keep the potential disruption to a tolerable level the Board approved additions to the Section 4.3 (Business Uses) and Section 6.14 (Signs) of the CFE7 Guidelines.

“Section 4.3 Business Uses”

The expansion of Section 4.3, Business Uses will provide restrictions on the conduct of Estate Sales and Garage/Yard Sales.

Add the following verbiage:

Estate Sales and Garage/Yard Sales require prior Board approval. These sales are considered personal property sales that do not fall within the definition of in-home businesses or occupations. Such sales are restricted to the sale of personal items owned and used solely by the owner of the property where the sale is conducted. No items from outside the property may be brought in and included in the sale. Such sales may be up to two days between the hours of 8:AM and 4:PM.

Recycle Pool Water

One of the many benefits of living in Southern Arizona, is that we can enjoy our swimming pools most of the year. However, in addition to the periodic pool surface care, filter cleaning, and chemical balancing; swimming pools still need to be drained and refilled every 2-3 years.

White scaling buildup on the tiles is a good indicator that the pool needs to be drained. Sometimes you may need to turn on the pool lights at night to see the scaling. You may also see it floating in the pool at night.

Some people let the pool stand for several days in the sun to let the chemicals evaporate. They then drain the old pool water and use it for irrigation. This is a good way to give the vegetation an extra shot of hydration during the dry Spring months. But the downside is that it requires much more water to refill the pool.

Another option is to recycle the old pool water to remove the excess minerals and chemical buildup.

The recycling process allows you to circulate the pool water through a purification system, resulting in conserving water, using fewer chemicals and resulting in a cleaner swimming pool. Recycling pool water allows you to retain up to 70% of your existing pool water. Exposing the pool surface during a drain and refill can cause plaster and/or pebble tec damage or may cause the pool structure to shift. This could result in expensive repairs. There is no damage to the surface of your pool when you recycle.

The process lowers or removes the calcium, total dissolved solids (or TDS), excess Stabilizer, phosphates, nitrates, and water borne diseases. The process is 100% self-contained and takes approximately 10-14 hours to complete. With cleaner purified water, you will spend less time and money on chemicals, trying to balance the old water. An added benefit is that you can still swim during the process. After the recycling process you will have a clean pool as pure as bottled drinking water.

“Section 6.14 Signs”

The addition of paragraph 6.14.6 in Section 6.14 will establish restrictions on the size and placement of signs for personal property sales.

Add paragraph 6.14.6 to read:

6.14.6 Estate Sale and Garage/Yard Sale Signs

Estate Sale and Garage/Yard Sale signs may be in place no more than 2 hours before and after the time of the event. Only professionally manufactured signs may be placed, and no more than four signs may be placed inside the perimeter of CFE7. No sign may exceed more than 3 square feet in size. The placement of any sign shall not obstruct roadways or any other area of public access.

Living with Wildlife

There are 50 snake species in the foothills. Four species of rattlers plus the Coral snake are the venomous snakes in the area. You don't often see Coral snakes as they feed on other snakes and most often are in hidden areas. The Coral snake is easily identified with the black, white and red bands which go all around their body. The four rattlers are the 1) the Western Diamondback; 2) the Arizona Black Rattler; 3) the Tiger Rattler; and 4) the Black-tailed Rattler. It is a myth that baby rattlers are more dangerous than adults. And it is myth that a rattler can only strike when it is coiled. There is approximately 1 death every one to two years from rattlesnake bites. Rattlesnakes are continuously producing venom and so are always dangerous.

Snake bite kits, tourniquets, cut and suck, or electrical shock do not help if you are bitten.

The only effective snake bite kit is a cell phone, car keys and access to medical care. The length of time it takes to get to a hospital is the enemy as tissue will start dying immediately. If you encounter a rattlesnake stay calm and stay still. Maintain a safe distance if possible and move slowly away; no quick movements. March through September/October are the active times for snakes.

The Gila Monster is another venomous reptile found in the foothills. They are active in the morning during the dry season (spring and early summer); later in the summer, they may be active on warm nights or after a thunderstorm. Although the Gila monster is venomous, its sluggish nature means it represents little threat to humans.

Always carry and use a flashlight when you go out in the evenings. Don't ever randomly put your hands into crevices or under vegetation. The fire department will remove snakes that are found in garages or inside homes; however, they no longer will remove them from yards. Your best friend for keeping rattlers out of your yard is the King Snake.

Always remember snakes, even rattlers, are an important part of our desert community as they help control the population of smaller rodents, lizards, etc. So be alert and remember they are our friends.

Packrats — Natural or Nuisance

There are about 20 species of packrats and they are all in the wood rat category. They are solitary animals and some years bear no young depending on climate conditions but under favorable conditions can raise up to 22 young during the year. They are extremely curious and love to collect things (they especially love balls from tennis balls to golf balls and kid's toys). The only way to control them is to limit their nesting sites.

They have no real defenses and they reuse nests from year to year and generation to generation and thus sometimes their middens are huge. Over time these middens will destroy the cacti they are built under. Packrats are considered a keystone species because so many other species also live in their middens (snakes, spiders, lizards, kissing bugs, etc., etc.) They are also important when it comes to turning the soil.

Packrats choose to live near homes as it is safer for them. You have to create a "Deter Scape"

1. Create a buffer zone (30 feet) around your house.
2. Restore natural open space so that hawks and owls can hunt packrats.
3. Thin out overgrown vegetation.
4. Store firewood on bricks off the ground and don't place it against a wall or fence.
5. Put a rock in all corners as packrats use these areas for scent marking. Use pine sol to clean any marked areas.
6. Don't over irrigate.
7. Keep at least 8 inches between objects.
8. Keep carports clear of boxes or places where packrats can hide/make a nest.
9. If you must park your car outside do so in a very open area away from all plant cover for packrats. Leave the hood open as packrats don't like exposed places.
10. Whatever you do DO NOT PUT OUT POISON. Other animals and birds will feed on dead packrats and are then poisoned. It is best to capture and remove the packrat out into a rural desert area.
11. Consider not feeding the birds, as the seeds fall to the ground and then you get mice and packrats.
12. If you just remove their nests, the packrats will rebuild and so you need to eliminate the packrat(s) and then remove the nest.

New CFE7 Invoice

All residents should have received the new invoice that is now required by law. In the past residents received a simple notice in the mail stating that the annual assessment was due and stated the amount. Under the new law the association is required to mail a structured invoice that includes the balance brought forward, recent charges, payments, and current balance due.

Residents may opt for email delivery.

The Board encourages property owners to opt for email

delivery of their statements and if possible, to use the Zelle payment service. Those two options will reduce postage costs, eliminate mail handling, trips to the post office, trips to the bank, and will result in the payments being electronically deposited into the CFE7 bank account. Once the transaction is processed an electronic notification is sent to the CFE7 Treasurer and Secretary. Basically, a paperless and efficient process all around.

As always, residents can remit the balance by check via US Mail.