

Catalina Foothills Estates No 9

JUNE 15, 2005

[HTTP://WWW.CAT9.ORG](http://www.cat9.org)

Please keep your name, address, phone number and e-mail address current with the association so that you will receive all correspondence.

*Contact Diane Frank by phone or e-mail to update or change your contact information.
232-9623
dlfrank24@comcast.net*

Update from your Board

The Updated Declaration Draft (CC&R's) is nearing completion. It is currently on our website for your review (more on this subject later in the Newsletter). Our neighborhood owes Pat Griffin a huge debt. He has been generous with his time, skill and knowledge in seamlessly transforming a developer's tool into a clear governing document for our Homeowner's Association. He will tell you it was no big thing. Don't believe him. It is the document your current Board wishes we would have had when we were first elected to serve our neighborhood.

The road paving proposal is coming along and the numbers are continuing to increase for a whole host of reasons (general inflation, the price of oil, a wider group of quality bidders, etc.). Our plan is to have a proposal in the hands of our neighbors by late fall with a vote on a Special Assessment by the Annual Meeting in November.

-George Robinson

CC&R's Update

All of you who have reviewed the Declaration of Protective Covenants for Catalina Foothills Estates No. 9, Lots 1 through 130, at one time or another have probably come to similar conclusions to the following. The document is confusing, difficult in which to find specific information, dated, full of legal terms with sections subject to varying legal interpretations, and the list goes on.

The Board has taken on the task of rewriting the document to hopefully make it clear and understandable. There are no significant changes in the document regarding homeowners' rights under the current document and its six amendments. The goal was to incorporate the document and its amendments into one replacement amendment, which would include a Table of Contents for finding information easier. Terms like "Grantor" and "Approving Agent" would be replaced with their current counterparts. Sections in the document would be broken up and rewritten when necessary in order to make them more understandable.

The Board has completed work on the revised amendment and is distributing it to the homeowners for their review. Due to the size and expense of printing and distributing the document, the Board is placing the document on the Catalina Foothills Estates No. 9 Web Site at <http://www.cat9.org/>. Please send any comments or questions you have about the document or its contents to the Board at info@cat9.org. You may request a hardcopy of the document by requesting it through the same e-mail address.

The Board plans to have an open house to discuss any homeowners concerns or questions concerning the proposed amendment. ***The meeting will be held the evening of July 11. Please contact a member of the board or send an e-mail to the above address if***

you plan to attend in order for the Board to reserve a suitable site.

Neighborhood "Business"

Dog Companions, please pick up after your dog. This is the law as well as considerate towards your neighbors.

It's a pleasure to stop and visit with our four-legged friends during early-morning and evening walks. Thank you to friends and neighbors who take responsibility for what their dogs *don't* leave behind.

Secure Mailboxes

For homeowners concerned about the security of their mail, it's possible to add a lockable insert to your mailbox. The mail carrier can drop the mail into the box and a key is required to retrieve the mail. Find out more at: www.medfordmailboxshop.com or by searching the internet with the term "lockable mailbox insert".

Welcome New Neighbors

These families have recently moved into or purchased property in our neighborhood. Why not introduce yourself and...**get to know your neighbors.**

- Scott and Marcia Diagostine (Lot 19) 6820 N. Solaz Primero
- Paul and Amy Schwartz (Lot 40) 6801 N. Solaz Cuarto

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Road Repair Poll Results / March, 2005

A straw vote (non-binding) was taken at the November 2004 Annual Meeting. The vote covered three Road paving options:

- Do nothing this year except fix potholes and add any money left at the end of the year to our Road Fund. (received 7 votes)
- Increase Dues by \$300 to a total per year of \$400 for 6 years and then repave our roads at the end of that period while continuing to fix potholes during the interim. (received 3 votes)
- Repave the roads this year with a Special Assessment of \$1,800 per Lot. (received 17 votes)

The results were overwhelming, 74 percent were for doing something (either "start saving" or "do it" now) and 63 percent wanted the work completed in 2005.

Because the sample was both small (27 Lots out of 130) and the results were overwhelming, your Board asked all Cat 9 members to respond to the following survey of the same set of options to give us some directional guidance. We are presenting to you here the results of this survey.

SURVEY OPTIONS:

1. Do nothing except fix potholes.
2. Increase yearly dues by \$300 for six years and then repave our roads.
3. Repave roads in 2006 with a Special Assessment of \$1,800 per Lot.

Do nothing/fix potholes	Raise Fees	Special Assessment
24	12	32

Excerpts from responses:

"The desert vegetation and the views from Catalina No. 9 are beautiful. In order to maintain the values in the subdivision, the members of the association have to maintain the roads. Other associations in the area have recently overlaid their roads. Not repaving our roads may put our subdivision at a competitive disadvantage."

"I think the price of oil will remain between 40 and 50 dollars a barrel for the near future. In six years, the price of oil could be 80 to 100 dollars a barrel. The cost of redoing the road would increase considerably."

Assess whatever amount you need up to \$5000 per lot. Collect it immediately. Use the money to duplicate the quality of the streets in Cimarron or Cat 10. Use the extra money to class up the two entrances. And if money allows, finish the short area of sound barrier just west of the Los Altos entrance so the roar from Sunrise will cease echoing up Solaz Primero so loudly."

"I really appreciate the opportunity to vote and thank you for the time and effort you are putting into protecting an aggregate investment of 130 times at least 500,000--65 million dollars."

"Add a center stripe or reflective markers to keep drivers from driving in the middle of the road."

"...please propose to give these roads back to the county..."

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2005 Board of Directors

George Robinson	Gtr77@comcast.net 299-4247
Sandy Rosenthal	Srosen535@aol.com 529-2326
William Laman	billhlaman@aol.com 299-0558
Diane Frank	Dlfrank24@comcast.net 232-9623
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Robert Hart	trahbob22@aol.com 529-4711
Bill Lamson	welamson@aol.com 299-0291
Frances Mayer	Fmayer1941@comcast.net

**Meetings are held at
7:00pm on the 1st
Monday of each month
at Catalina Foothills
PCA Church (corner of
Skyline & Orange
Grove).**

1st classroom at the east end of the
church building.
Park in the lot off Camino Miraval.

If you plan to attend a meeting please call a board member to verify date and location.

Janis	577-1491
Sherick	Janis@shericklaw.com
Douglas	577-8304
Pratt	doug@dkwest.com
Kathleen	577-6283
Flaherty	Kathleen@dkwest.com
	577-6283

Other Contact Information

- Emergencies:

911

- Suspicious activity in the neighborhood, or if you are a victim of vandalism

547-6329 (Sheriff's Dept. Tip Line)

and

577-1491 (Fran Mayer, Neighborhood Watch area leader)

- Traffic related problems only(speeding, reckless driving,etc.)

547-6311 or Fran Mayer

Neighborhood Watch

Area Leader: Fran Mayer 577-1491 fmayer1941@comcast.net

Block1: Bill Leissring 615-4921	jleissring@mindspring.com
Block2: Mary Horvath 299-7077	alwayshisway@aol.com
Block3: Joy Fisher 299-4751	joyousfish8@aol.com
Block4: Diana Callimanis 615-1615	dcallimanis@yahoo.com
Block5: Lisa Warneke 529-1347	skierz@earthlink.net
Block6 Ruth Feldman 529-1900	ruth@ruthfeldman.com
Block7: Catherine Mahoney 577-6117	ReenaMahoney@cs.com
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