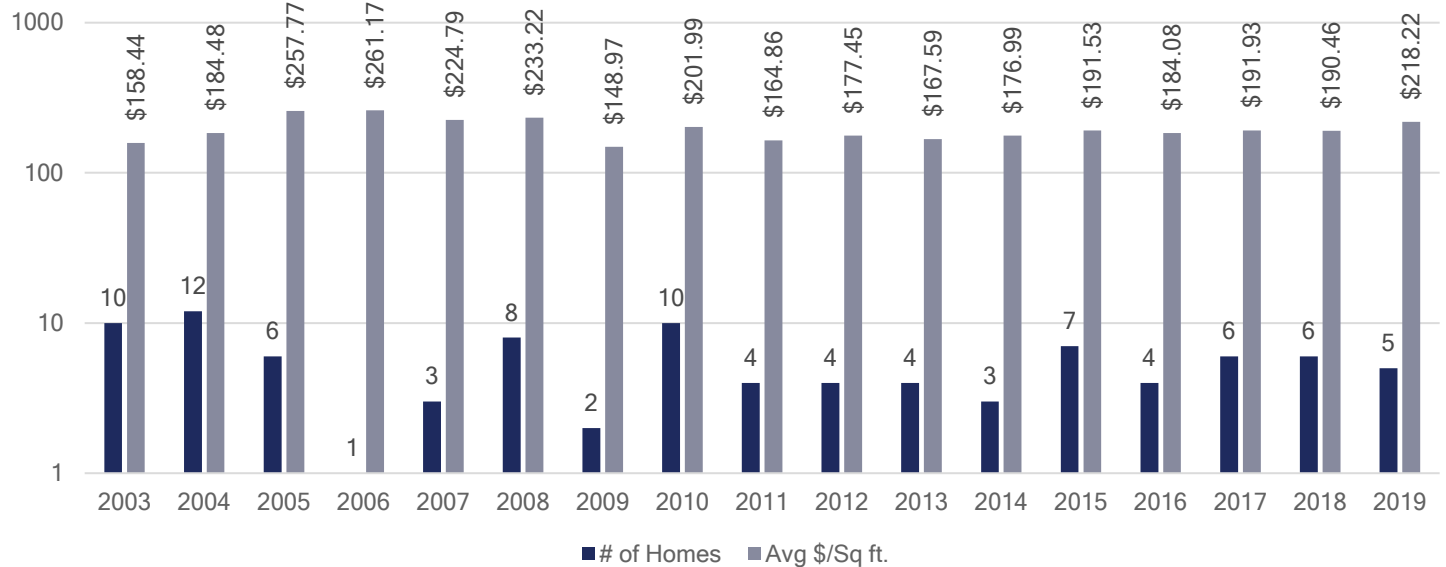




CAT9 HOA Newsletter

CATALINA FOOTHILLS ESTATES #9: AVERAGE PRICE PER SQUARE FOOT



HOA ANNUAL MEETING

NOVEMBER 04, 2019 @ 7:00 PM

All CAT9 HOA members invited to attend at **Catalina Foothills Church**, 2150 E Orange Grove Rd (2nd entrance from Skyline Dr.)

Speaker: Rob Howe on *Trash & Recycling*. A regular meeting of the Board of Directors will follow the Annual Meeting.

CAT9 HOA BOARD

ELECTION BALLOTS

The purpose of the Annual Meeting is to elect Directors. The President's Letter was mailed with the ballots last week. Bring your ballots to be counted at the Annual Meeting on 11/4/19.

COMPLIANCE

CC & R

Complying to the CC&Rs starts with reviewing the CC&R document regularly and can be found on the HOA's website, www.Cat9.org



Supper Club

Louise Henderson sparked an new interest group with a Supper Club for Cat9 neighbors this year. The first one started in February 2019 with Joyce Su. The group agreed upon a set of club rules for neighbors in CAT9. For more information contact Louise at louise618@gmail.com or Joyce at cat9hoa@gmail.com.

Check out Louise's blog at this link [here](#).

The Desert Leaf featured one of our neighbors and fellow Supper Club members in their most recent issue. See article at [Desert Leaf](#). Judith is hosting an [Open Studio](#) in her home studio this weekend, November 2-3, 11-5, 6881 N Solaz Segundo. Stop by!

Compliance

When buying a home in our neighborhood, you agree to stringent covenants and conditions that restrict the use and enjoyment of your own property for two main reasons: First, and most importantly, homeowners want to maintain or enhance the property's value. Second, you want to use and enjoy your property without annoyance, distraction, or offensive use by your neighbors that falls short of being an actual violation of any existing law. Complying to the CC&Rs starts with reviewing the CC&R document regularly and can be found on the HOA's website,

www.Cat9.org



Here are some tips to maintain the property values of our neighborhood and to avoid complaints and violations.

- Maintain your driveway. If it is in disrepair, plan on improvements.
- Avoid leaving piles of debris on your property. Whether it is construction debris or landscaping debris, clear it as soon as possible.
- Contact the board if you wish to do any home improvement projects. Whether its a new paint color or a new fence, a simple email to the board will determine if you need prior board approval. It's best to go through the proper process versus having to tear down your project afterwards.
- The only signs you can post on your property are: small security service provider signs, election signs during election season as required by law, and open house signs. Not even a "for rent/sale" sign is permitted.
- Review the CC&R document for the rules to avoid complaints and violations.

You can trim and maintain native vegetation but do not cut down or remove them.

If a tree falls or dies, contact the board before clearing it up.



NEIGHBORHOOD WATCH

➤ ONLINE BUYING AND PACKAGE DELIVERY IS NOW THE NORM. AS WE ARE IN THE MIDST OF HOLIDAY SEASON, PORCH PIRATES WANTING TO STEAL YOUR PACKAGES MAY BE SUCCESSFUL AT RUINING YOUR CELEBRATIONS. OVER 25 MILLION PACKAGES WERE STOLEN JUST DURING THE HOLIDAY SEASON ALONE AND THIS NUMBER IS INCREASING EACH YEAR. HERE ARE THREE TIPS TO FIGHT AGAINST PACKAGE THIEVES.

- INSTALL A VIDEO DOOR BELL. THESE DOOR BELLS WILL DETECT VISITORS AND WILL RECORD VIDEO FOOTAGE ONCE MOTION IS DETECTED AND WILL STORE THE VIDEO UP INTO CLOUD STORAGE. IT WILL DETER THIEVES OR AT LEAST LEAVE YOU WITH VIDEO EVIDENCE FOR A POLICE REPORT.
- PROVIDE SOME PORCH COVERAGE AND PROVIDE DELIVERY INSTRUCTIONS TO HIDE PACKAGES AWAY FROM STREET VIEW. IF THE THIEF CAN'T SEE YOUR PACKAGES WHILE DRIVING BY, THEY ARE UNLIKELY TO HIT YOUR HOME.
- KEEP YOUR PROPERTY WELL LIT. INSTALL AUTOMATIC TIMERS ON YOUR LIGHTS. ALSO CONSIDER MOTION DETECTED FLOOD LIGHTS. THIEVES DON'T LIKE BEING VISIBLE WHILE WORKING, PLUS IT'LL LOOK LIKE YOU'RE HOME.

HOA BOARD

Keep the annual dues low by volunteering on the board. During the history of the CAT9 HOA Board for the past 30+ years, the annual dues of \$100 have not been changed. Please email info@cat9.org for more information and to add your name to the ballot. Time Commitment: Monthly meetings (except June - August). Depending on the position, approximately 2-5 hours a month.



Election of Board of Directors

MAILED BALLOTS MUST BE POSTMARKED ON OR BEFORE OCTOBER 30, 2019. ALL BALLOTS WILL BE OPENED AND COUNTED DURING THE ANNUAL MEETING ON NOVEMBER 4, 2019, 7:00 PM, at **Catalina Foothills Church**, 2150 E Orange Grove Rd (*2nd entrance from Skyline Dr.*)

- Sherri Durand
- *Diane Frank (Registrar)
- *Pat Griffin (President)
- Larry Ivy
- *Paul Schwartz
- Write-In Candidate(s): Teri Ellen

**Indicates current board members up for reelection (2-year term)*



CATALINA FOOTHILLS ESTATES NO 9 HOMEOWNERS ASSOCIATION
P.O. BOX 36225 TUCSON, AZ 85740 FAX: 232-1014