



Catalina Foothills Association #9 (CAT9) HOA Newsletter

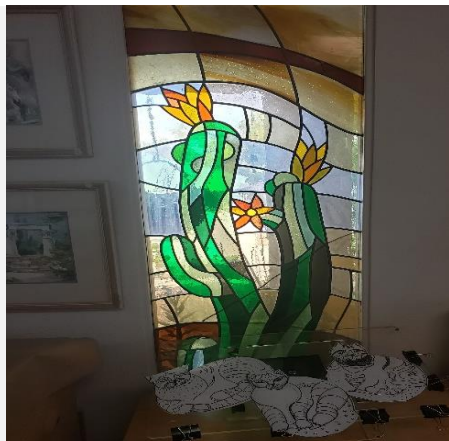
Spotlight on our Neighbors

A new feature of the CAT9 HOA Newsletter is including articles about residents in our community. This Newsletter is focusing on Sarah Schmerl, a local artist, and Tung Bui, a current member of the CAT9 Board of Directors.

Sarah Schmerl and her husband Robert, now deceased, moved from Northern California to the CAT9 neighborhood in 1980. Robert worked for IBM and they moved to Tucson to enable Robert to work at the then newly-built IBM plant off Rita Road. Sarah is an artist who obtained a Bachelor of Arts degree from Scripps College in Southern California and a Master of Art Education from Stanford University. Sarah is an active member of the Southern Arizona Watercolor Guild and the Arizona Watercolor Association.

While Sarah is primarily a watercolor painter, she has several other areas of specialty, including mural painting and working with leaded glass. She has painted many murals for assisted living facilities in Arizona and created 24 leaded glass windows for the Temple Beth El in Berkeley, California. Her current focus is making ceramic garden sculptures, some of which are displayed in her yard. Sarah is also an art teacher, which has allowed her to travel overseas, including painting trips to various countries in Europe and teaching at La Romita School of Art in Italy.

Sarah has an art studio at her home and opens it to the public once each year. Keep your eyes out for road signs when this event occurs in the future, so you can personally experience her unique art and studio.



Tung Bui moved into the CAT9 neighborhood in 2017. He lives with his wife Ai Leen and young son, David. Tung was born and raised in Toronto, Canada and left his home to pursue a warmer climate. Tung is a board certified root canal specialist and is a partner at Southern Arizona Endodontics. His passion is to save teeth when practical and lectures internationally. When Tung is not saving teeth, he is cycling, hiking, camping, fishing, hunting, traveling, and exploring culinary techniques such as making pasta from scratch or dry aging his own steaks. Tung is your neighborhood watch leader and compliance officer. His objective is to maintain a safe neighborhood occupied by neighborly property owners that abide by the CCRs, which results in maximized property values. Feel free to contact Tung in case of suspicious activity in the neighborhood or any concerns of potential CCRs violations. His email is tung.bui@utoronto.ca



Preserving Native Plants In Pima County

The Catalina Foothills Association (CFATucson.org) held its annual meeting on January 21, 2020 with guest speaker Ken Scoville providing an insightful account of the unique attributes of our beautiful Catalina Foothills neighborhood. Scoville emphasized the importance of maintaining native vegetation in the community. He explained how the architectural goal of this subdivision is to have a seamless harmony between the homes and landscape. He also showed pictures of before and after photos where other subdivisions have completely razed the natural landscape to emphasize the importance of preserving natural vegetation as key to our sense of place.

Owners may wonder, why is it so important to preserve native vegetation? [Pima County Ordinance 18.72.020](#) states that native plants and plant communities provide a sense of place and help define our region's identity, which contributes to economic development by attracting tourism and new businesses. Native plants also enhance community appearance, which promotes and sustains property values, improves quality of life, and supports lifestyles, which the community values and enjoys. Native plants contribute to the stabilization of desert soils, decrease erosion, and promote water conservation because no supplemental irrigation is required. One way for home owners to participate in preservation efforts is to transplant native plants on-site to a new location or to an adjacent lot. For a list of protected native plants and safe guarded species check [Pima County Ordinance 18.72.040](#).



Safe Eradication of Pack Rats

How to Get Rid of Pack Rats for Good... Without Killing our Native Birds in the Process

There are fewer owls and hawks in the Foothills each year, not from the lack of habitat or food, but from the use of poison bait sometimes used in attempts to control pack rats. Predators and scavengers like owls and hawks are at risk not only if they directly ingest the bait, which is attractive to them just as much as the pack rats, but whenever they hunt or scavenge a rat. Highly toxic, undigested poison can still be in a living rat's stomach for ten days after ingestion and is therefore passed directly to predators. Consuming just one sick rat is enough to kill a hawk or an owl. Many stores and exterminators downplay or deny the risk of secondary poisoning to make a sale, but the evidence found by the EPA says otherwise.

Poisoned Bait Stations Can Attract New Rats

The irony is that poison bait can make the problem worse by encouraging rats to move nearer to your house. Outside bait stations provide an ideal, snug place for rats to hide in, safe from predators, so rats that eat the poison typically stay a while. The rats clean out the poison after a day or two, so until it is cleaned and re-baited or removed, the station becomes a handy hiding place and bathroom—this leaves a smell that tells other rats that your house could be a good home for them too. Some pest control companies check poisoned bait stations monthly and never clean the stations, so more rats are attracted to your house than are killed.

What to do, then?

Pack rats are wild animals most effectively dealt with by understanding their behavior and creating an environment around a home that is as unappealing to rats as possible. Light trimming of vegetation can lessen the number of rats significantly in many cases. Of course there may still be some rats, as they are naturally gifted at finding hiding places, so individual nests can be located and eliminated through trapping using NON-poisoned bait and prompt, complete nest removal by reputable companies, such as Mr. Pack Rat or Desert Wildlife Services. Once the rats which are currently present on your property are eradicated, no new ones are attracted by the process, and predators and scavengers can survive and further reduce the rat population through predation because they aren't being killed by poison.



Frequently Asked Questions about the CCRs

Below are some recent questions received by the board which could also be useful to other owners in the neighborhood:

Can I use my home for short term rentals through Airbnb or Vacation Rental By Owner (VRBO)?

No. The [CCRs](#) for Catalina Foothills Estates No.9 indicate that *“Residential Units shall be used, improved, and devoted exclusively to residential use by a Single Family”* (CCRs Section 4.j.). *“Single Family” is defined as a “group of one or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, who maintain a common household in a Residential Unit.”* Further, the CCRs indicate that *“No guest house may be rented or leased”* which also indicates an intent by the drafters in 2006 (well before the founding of Airbnb and VRBO) to prohibit short term rental activity.

Long term leasing of the unit is not considered a violation of the CCRs provided that the lease is for a “Single Family.” The distinction comes from the overall intent of the CCRs which is to establish limits on conducting business activities which disrupt the residential character of the neighborhood. Short term renters have no stake in the community, and thus they have less reason to care about ensuring the safety of owners and complying with speed limits on our private roads. In sum, short term rentals and commercializing our residential units is damaging to the quality of life in our neighborhood. Owners violating the CCRs will be notified by the Board and will be asked to discontinue any short-term rentals.

Can I install a shade structure in my back yard?

Not without submitting a written request for architectural review to the Board. Adding a shade structure, such as a gazebo, is considered an *“Improvement”* within the definition in the CCRs. *“No Improvement shall be constructed or installed on any Lot without the prior written approval of the Board. No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including (without limitation) the exterior color scheme of any Lot... shall be made or done without prior written approval of the Board.”* (CCRs Section 4.a.(2)).

To help owners through the review process, please visit the [CAT9.org website](http://CAT9.org) and complete the PDF fillable architectural review request form to specify the nature and extent of the Improvement. All *“Exterior Improvements shall be constructed only of adobe, brick, plaster or stucco.”* (CCRs Section 4.a.(11)). Thus, a metal, temporary structure may not be sufficient to comply with the architectural requirements. Further, any exterior elevations must also follow Section 12 of the CCRs which involve a consideration of the view from the neighboring lots, which may impact the Board’s architectural review approval.

Can I paint my house without submitting a review request to the board?

Board review and approval is not required if the paint colors are **“limited to shades of muted earth tones with Light Reflective Value between 7 and 71.”** The Board adopted an approved color palette with Dunn-Edwards, identified as the “CAT 9 Approved Color Schemes.” CAT9 residents are entitled to a discount at Dunn-Edwards by using **Code # 6065192**. Otherwise (i.e., if you want to paint the exterior of your house a color that is not an earth tone described above), the CCRs require Board review and approval. Also, Section 4.a(14) of the CCRs empowers the Board to change design standards and guidelines from time to time, so it is always a good idea to check before starting work on your house.

Safeguarding Your Mail

Unfortunately, four homes in our neighborhood had mail stolen from their mailboxes in February. To help you keep your mail safe, we have several suggestions:

- Putting outgoing mail in your mailbox with the red flag up will alert thieves that mail they might want is available. We suggest that going to the post office, when feasible, is the best way to safeguard your outgoing mail.
- Check your incoming mail as early as possible after delivery.
- You can now be informed by the USPS on a daily basis regarding mail that is being delivered to your home each day. If you are interested in this service you need to set up an account with the USPS at: <https://informedelivery.usps.com/box/pages/intro/start.action>.
- If you are going to be out of town, you can have your mail held at the post office until you return home.
 - For online requests, visit [USPS Hold Mail Service](#) to submit a request online. You will need to sign in to or create a [USPS.com®](#) account to begin an online USPS Hold Mail request.
 - For in-person requests, visit your local Post Office™ location and complete Form [PS Form 8076, Authorization to USPS Hold Mail](#).



Please Keep Your Contact Information Current With The Board

Contact Diane Frank at: frank_diane33@comcast.net if you have recently changed your email address, phone number, or mailing address.

ADDRESS		PHONE	
First		Work	
Last		Cell	
Mailing		Home	
Address		Other	
E-Mail		Work	
		Cell	
		Home	
		Other	
E-Mail		Work	
		Cell	
		Home	
		Other	

C
D
E
F
G
H
I
J
K
L

CAT9 Board Meetings – 2020

The CAT9 Board generally meets on the first Monday of the month, except no meetings are held in July and August, at 7:00 pm. Due to the COVID-19 pandemic, the next CAT9 Board meeting will be held via GO-TO MEETING. Owners interested in attending should contact INFO@CAT9.ORG for the teleconference information.

The Board allows 10 minutes for “Resident Related Issues” at the beginning of the meeting. If you have a topic that you want to discuss with the Board, you must schedule the topic with the Board secretary two weeks prior to the meeting. Text or call the Board’s secretary, Sherri Durand, at 520-869-5754 to confirm a specific meeting time and date, as holidays and vacation schedules may result in rescheduling or cancelling a meeting.

Meeting dates for 2020 are:

January 6
February 3
March 2
April 6
May 4
June 1
September 14 (due to Labor Day)
October 5
November 2
December 7



CATALINA FOOTHILLS ESTATES NO 9 HOMEOWNERS ASSOCIATION
P.O. BOX 36225 TUCSON, AZ 85740