



Catalina Foothills Association #9 (CAT9) Newsletter

CAT9 Annual Meeting and Board Member Elections

The notice of the CAT9 annual meeting and Board member ballots were recently mailed to you. Please take the time to cast your ballots and consider volunteering to be on the Board.

The annual meeting will be held on November 9, 2020 at 7:00 pm. DUE TO THE COVID-19 PANDEMIC, the Annual Meeting of the Board of Directors will be held telephonically via GO-TO MEETING.

CLICK ON GO-TO-MEETING LINK from your computer, tablet or smartphone

<https://www.gotomeet.me/SherriDurand/cat-9-owner-annual-meeting>

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AUDIO ONLY: +1 (872) 240-3311

Access Code: 588-629-013 #, #



CAT9 Neighborhood Improvements – 2020

Thanks to Board Member Larry Ivy, three CAT9 neighborhood improvements were made in 2020.

Road Maintenance: A high priority for the CAT9 Board is to maintain our neighborhood roads. Last year the Board contracted with Tucson Asphalt to seal our roads for \$34,000. Due to weather concerns last fall, road sealing was postponed until June of this year. Thank you all for the patience you showed during the sealing process.

Mailbox Improvement: At the CAT9 annual meeting in November of last year, several property owners expressed concern about the condition of some of our residents' mailboxes. To help address this concern, the Board approved an effort to participate in the annual USPS mailbox improvement week in May. 44 property owners participated in this event, with 28 repainting their mailboxes and/or mailbox posts.

Road Signs: To further improve the appearance of our neighborhood, all 14 street signs were repainted and new stenciling was applied for the street names.



Spotlight on our Neighbors

Sherri Durand joined the CAT9 Board in 2019 to get to know her neighbors and learn more about desert living. This year she served as our Vice President and Secretary. Sherri led our trash services procurement, and also implemented our new intake forms for architectural reviews. Her objectives for 2021 are to ensure protection of the sense of place and architectural harmony with our rural landscape.

Sherri grew up in the Great Plains, near Wichita, Kansas. She earned her MBA in 1992, and JD in 1995 from the University of Kansas School of Law. She has spent over 25 years as in-house legal strategist and counsel for small and large businesses. Her practice areas are in corporate governance, commercial and secured transactions, procurement and contracts. In her current role as Assistant Vice President, Legal Counsel, she is head of the Legal team at Vantage West Credit Union. When not working, Sherri is running, hiking, gardening and watching French movies with her husband of 28 years. She has two University of Arizona “Wildcat” daughters.



Frequently Asked Questions about the CCRs

The Board received the following questions about the CAT9 CCRs:

Can I park my recreational vehicle on my property for extended periods of time?

Pursuant to CCRs Section 4.o, specified recreational vehicles cannot be parked on a lot if it is visible from neighboring property without the prior written approval of the Board. The exception to this rule is for temporary parking on a lot or street for a period of not more than four days within any 30 day period.

Trash and Recycling

After the loss of our long-term trash and recycling service provider at the end of July, the Board went through a Request for Bid process to obtain a new service provider to start in September. We received bids from five local providers and ultimately decided to do a one-year contract with Javier Vega Martinez, of DBA Martinez Landscaping. Mr. Martinez was chosen due to his flexibility and ability to provide the best value for neighborhood requirements with respect to trash, recycling, and yard waste collection.



Please ensure you follow our neighborhood trash, yard waste, and recycling guidelines (attached) to ensure a successful transition to our new service provider.

Neighborhood Watch

To help ensure the safety of our neighborhood, we all need to look out for suspicious activities and be sure report them to one of our neighborhood watch volunteers listed below.

Neighborhood Watch		
Area Leader	Tung Bui	tung.bui@utoronto.ca
Block 1	Joyce Leissring	jleissring@mindspring.com
Block 2	Vicki D'Arrigo	picorillo@yahoo.com
Block 3	Esther Underwood	e.auwood@gmail.com.
Block 4	Diana Callimanis	dianazona@outlook.com
Block 5	Lisa Warneke	lswrnk@gmail.com
Block 6	Ruth Feldman	ruth@ruthfeldman.com
Block 7	Chris Holmberg	criz1@comcast.net
Block 8	Diane Frank	frank_diane33@comcast.net
Block 9	Karen Sawtelle	karinsml@msn.com
Block 10	Bruce Switzer	bswitzer@birddoglic.com
Block 11	Diane Bootes	bootesta01@comcast.com
Crime Reports Web Site		crimereports.com



Fee Schedule

The Board has ratified a revised fee schedule that specifies financial penalties that are imposed for violations of the CAT9 CCRs. This fee schedule covers a wide range of violations, including failure to pay annual dues, failure to submit a request for architectural review, unauthorized parking of recreational vehicles and more. The revised fee schedule is attached to this newsletter.



CAT9 Board Meetings – 2021

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, CAT9 Board meetings will be held via GO-TO MEETING until further notice. 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, feel free to reach out to a board member so that we can add your topic to the agenda.

Tentative meeting dates for 2021 are:

January 7
February 11
March 8
April 5
May 3
June 7
September 13 (due to Labor Day)
October 4
November 8 (due to Election Day)
December 6



Catalina Foothills Estates No 9 Homeowners Association
P.O. Box 36225 Tucson, AZ 85740

CATALINA FOOTHILLS ESTATES NO.9

TRASH, YARDWASTE AND RECYCLING GUIDELINES

For owners and residents of CAT 9, the board negotiates for a single trash and recycling service provider as permitted by the Conditions, Covenants and Restrictions for the neighborhood. Owners and residents will be billed directly every quarter in advance.

CONTACT INFORMATION

Javier Vega Martinez or Alondra Vega
Martinez Landscaping
744 W 44th St Tucson, AZ 85713
(520) 460-9188 or (520) 982-5810
javiermartinezwm@gmail.com or alondravega0028@gmail.com

To establish services, temporarily hold services, or request special services/ accommodations contact Javier Martinez. His best contact is his cell phone: 520-460-9188. Please contact the provider directly.

Service is provided twice weekly. Trash (including yard waste) is collected Monday and Thursday mornings. Recycling is collected only on Mondays. Trash and recycling should be placed at curbside in front of house by **8:00 AM** on scheduled days.

TRASH: All household trash must be bagged for collection. Acceptable trash includes household waste, food stuffs etc. and yard waste. Tires, paint, chemicals, furniture, appliances, construction debris or hazardous waste are not accepted and will be left onsite. Owners are limited to approximately 100 gallons per pick-up.

YARD WASTE: Yard waste can include tree trimmings, dead cactus, agave leaves, etc. and should be bagged or be loose in containers. Tree trimmings should be bundled and no longer than 3 feet long. No single item should weigh over **40 lbs.** **Limit of 2 containers of yard waste per pick-up.**

RECYCLING: Items should be placed at curbside by 8:00 AM. on Monday. Owners and residents may use any container for recycling. Acceptable items include plastic bottles, jugs, containers PET & HDPE #s 1-7, most paper products, (bundled newspapers, magazines, catalogs, phonebooks, etc.) paperboard & molded fiberboard, aluminum, tin & steel cans, all colors of **clean** glass. **NO WINDOWS, MIRRORS, PLASTIC BAGS, BUBBLE WRAP, STYROFOAM OR WAXED CARDBOARD.**

HOLIDAYS: No trash or recycling will be picked up on these holidays below. Collection will be on the **next scheduled pickup day.**

New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

CATALINA FOOTHILL ESTATES NO 9

Effective as of January 1, 2021

FEE SCHEDULE

This fee schedule is authorized by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Catalina Foothills Estates No. 9, Sequence 20062500879 recorded December 29, 2006, Pima County Recorder's Office. Ratified by Board vote on October 5, 2020. TO BE POSTED ON THE CAT9.ORG WEBSITE.

The Board has the right to charge a fee to cover the costs of third-party architects, engineers, surveyors, planners, consultants and attorneys in reviewing requests for approval. (CC&Rs Section 4.a(5)). The Board may also adopt, amend, or repeal other guidelines or standards in connection with the review and approval process. (CC&Rs Section 4.a.(14)). Fees and penalties indicated below are cumulative. Fees are double for second violations.

Description	Violation	Authority
Assessment Period is February 1 – January 31		7.d.
A. Failure to Pay Assessments		
1. Failure to pay annual assessment by February 15	\$15 per month until paid	7.g.
2. Failure to pay annual assessment by March 1	Suspension of voting rights	6.i.
3. Failure to pay annual assessment by May 1	HOA lien	7.g.(2)
4. Violation of other CC&R provisions	Suspension of voting rights + other board approved fees	6.i.
B. Failure to submit request for Architectural Review Request		
1. Possible or actual commencement of work without board approval	Review Request Notice from Board	4.a.(2)
2. No application received after Review Request Notice from board	\$250 per incident + 2 nd Review Request Notice	4.a.(2)
3. Continued lack of response and/or no application received after 2 nd Review Request Notice from board	Additional \$100 + \$100 for each additional 30-day period until application received	4.a.(2)
4. Unauthorized or illegal use or alteration of a building structure or property	\$100 per incident + cessation, removal or alteration unless approved	4.a.(5)
C. Deviations from approved Architectural Review Request		
1. Possible or actual deviation from Board approved Review Request	Review Request Notice from Board	4.a.(4)
2. No application received after Review Request Notice from board	\$250 per incident + 2 nd Review Request Notice	4.a.(2)

3. Continued lack of response and/or no application received after 2 nd Review Request Notice from board	Additional \$100 + \$100 for each additional 30-day period until application received	4.a.(4)
D. Activities below are prohibited by the CC&Rs subject to a 15 - 45 day Correction Letter from the Board. Fees apply if not corrected within the applicable notice period, as determined by the Board.		
1. Fire, safety or health hazard or other dangerous condition (for personal property, streets, or common areas; speeding)	\$100 per month until corrected	4.a.(5)
2. Failure to maintain exterior of property	\$25 each month until corrected	4.a.(5)
3. Illegal or unauthorized use, damage, or alteration of Association common property	\$25 per week per incident until corrected + cost of repair	5.a. – 5.c.
4. Violation of sign restriction	\$15 per week until corrected	4.m.
5. Leaving trash cans where visible	\$ 10 per week until corrected	4.g.
6. Permitting nuisance, clutter or unaesthetic appearance which interferes with the rights of others	\$ 10 per week until corrected	4.c.
7. Unauthorized parking of boats, RVs, or similar vehicles or equipment	\$ 10 per week until corrected	4.o. & 4.p.
8. Use of property for other than single family residence and/or for commercial short-term rentals of guest house	\$ 100 per week until corrected	4.j.
9. Failure to comply with trash collection provisions	<p>Termination of trash service and/or late fees paid to trash provider as set forth in HOA trash collection agreement</p> <p>*Note – The board maintains the master agreement for trash collection in the neighborhood but service set-up and close-out, payments, and all fees for trash collection shall be made directly to trash provider.</p>	4.g.