



Catalina Foothills Estates #9 Association (CAT9) Newsletter

CAT9 Board Member Election Results & Appointments

On December 9, 2020, the Association voted to elect its 2021 Board and appointed officers for the new year.

Your Board members, officers, and current committee chairs:

Sherri Durand - President and Secretary

Teri Ellen - Vice President and Newsletter Editor

Joyce Su - Treasurer

Paul Schwartz – Architectural Review

Larry Ivy – Roads and Landscaping

Nancy Kay – Calendar Reminders

Jody Ponzo – Community Relations

Marcy Maler – Newsletter Editor &

CAT9 rep for Catalina Foothill Association

CAT9
VOTES
for
2021

Community Updates

Annual Dues

Your CAT9 annual assessment for 2021 is now due. The assessment was mailed to all residents and is included in this newsletter providing you with information on payments. Please pay by 02/28/21 to avoid late fees.

Supper Club

Due to the ongoing Covid-9 pandemic, the Supper Club will not gather again until we have had an opportunity to receive the vaccine or determine it is safe.

Catalina Foothills 9 Home Owner Association Face Book Page

All CAT9 residents are invited to join the newly created Facebook page established to promote safe ongoing communication for our neighborhood. This page has been set up using the highest privacy settings available for Facebook sites. If you have questions about how to join the Facebook page please contact community relations Jody Ponzi at jrponza@gmail.com.

CAT 9 President's Message

Greetings to all owners and residents of Catalina Foothills Estates No. 9 Association

This year we have all experienced tremendous change and growth due to the pandemic. Our Board has also gone through a transformation. We extend a big thank you to both Patrick Griffin and Diane Frank who both retired from the Board this year.

Pat brought a consistent and thorough approach to interpretation and enforcement of our CCRs.

Diane helped welcome numerous new families to the neighborhood and ensured compliance with our AZ resale disclosures.

To fill the previous "Registrar" position, we have created a new "Community Relations" committee led by Jody Ponzo. This committee will also explore new ways to improve communications with our owners, with a specific objective of getting at least a majority of our owners voting next November. Jody has already established a fun Facebook page for our neighborhood and we hope you will take time to join.

Teri Ellen, our new Vice President, did an amazing job last year in publishing three newsletter issues. Throughout 2020, Teri's creative layout and interesting articles helped to connect our membership and keep everyone informed of important topics. Thanks to the continued commitment from Richard Bryant, our trusted webmaster, owners can enjoy reading copies of past newsletters dating all the way back to 2002 on our www.cat9.org website.

Marcy Maler has volunteered to be a Newsletter Editor and our Catalina Foothills Association representative, so we look forward to bringing you even more interesting content this year.

Joyce Su was elected for a second term and has agreed to serve as Treasurer again this year. Thanks to her tech savvy skills, Joyce effectively transitioned collection of annual assessments from paper invoices to electronic billing, saving the association this large expense.

Paul Schwartz will be our architectural chair again this year, improving upon all the good progress we made in standardizing the intake and review process so that owners have clear expectations on next steps.

Nancy Kay remains our calendar lead keeping us organized and proactive in our Board governance and duties.

Larry Ivy will also continue as our Roads & Landscaping chair. His contributions deserve a special recognition. His efforts to coordinate the road sealing, get our street signs painted, clear road debris, and manage the contracting process with our landscaper and trash collection contractors are all very much appreciated.

I am excited to serve as your new President and Secretary, and I am proud to be part of this year's Board of Directors. Thanks for your confidence in me. Thanks as well to all our Board Members and neighbors who attended our meetings last year and provided tremendously helpful input and perspectives. The pandemic has shown us that by everyone following the rules, we can all stay safe and enjoy life in our homes. The CCRs follow the same theme.

Please have respect for your neighbors by reading and following the CCRs so that all of us can enjoy our homes in harmony with each other.

Be kind and considerate to your neighbors and save the Board from engaging in compliance efforts which waste time and association funds. We look forward to a new year together and continued progress in ensuring the long-term financial sustainability of this association.

Sherri Durand

President and Secretary—2021

Neighbor Spotlight

Judith Austen relocated to our neighborhood approximately four years ago after living much of her life on the East Coast, most recently in the Boston area. Austen is an artist and writer enjoying the warmer, drier desert environment with her husband Toby Huff and her adopted dog named Tucson.



Raised by parents who escaped from Nazi Germany to the United States, she enjoyed a childhood filled with family, friends, and enriching life experiences. Austen eloquently writes about her life, focusing on her vibrant and determined mother, in her published memoir, *Sulamith's Daughter*.



Austen obtained a Master of Fine Arts in art education and taught art for 28 years at Shady Hill School in Cambridge, Massachusetts. Learning to draw and paint were just part of her students' education. She taught them focus and discipline, manners, how to use their imagination, and, if they were in the fourth grade, they also learned to knit. Judith also used



her knitting skills to create a series of sculptured cat heads with human attributes and one-of-a-kind pink knitted hats inspired by the pink pussyhat movement regarding women's rights.

Throughout her teaching years, she produced and exhibited paintings for which she won awards. Austen is retired from teaching now, but she continues her artwork today in her home and studio where one can see a variety of her paintings that range from sea and landscapes, to surrealism, to abstracts, and more.

- You can learn more about Judith and her approach to painting and teaching in an article published about her in the November 2019 *Catalina Foothills DesertLeaf* magazine that can be accessed by clicking [here](#).
- For more information and images of her art, including a series focused on aging, click [here](#). (AustinArts.com).
- Visit her Open Studio Tour [here](#)



Neighbor Spotlight

Teri Ellen moved from Northern California to our neighborhood in 2019 to enjoy the warmer weather, distance herself from fire danger, and to be close to her daughter who has been a Tucson resident for 10 years. She retired from the State of California where she spent many years on statewide welfare-to-work policy development. Ms. Ellen joined the CAT9 Board in 2019 to learn about the neighborhood and is currently the CAT9 Board Vice President and newsletter editor. In a normal year, unlike 2020, she enjoys traveling overseas to learn about other cultures and to just “see the world.”



Welcome to the Neighborhood 2020 & 2021!

Marion & Tony Hand
6742 N Altos Primero

Marcy Maler
6560 N. Altos Tercero

Jody & James Ponzo
6992 N. Solaz Tercero

Samantha & Kelan Williams
2121 E Calle Los Altos

Gary & Ellen Delmonaco
6520 N. Altos Tercero

To all our neighbors:

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

Contact our President & Secretary, Sherri Durand, by text or phone at 520 869 5754 or DurandLaw1000@gmail.com to update or change your contact information.

If you would like to be on the Association's E-mail list, you can subscribe by sending a message to info@cat9.org

SAVE OUR TREES

by Marcy Maler (CAT9 Homeowner)



I moved to Tucson last spring.

I was surprised to see large bird nests in my trees promptly redefined as desert mistletoe. I thought mistletoe to mean a sweet kiss under its leaves but learned that *this* mistletoe takes root in trees, seemingly ready to devour them. I, unfortunately, lost a few of my trees.

Currently, I have noticed these clusters of leafless greenish-gray material hanging within trees around Cat 9.

Let's face it, a mistletoe infestation is subtle, until it isn't anymore.

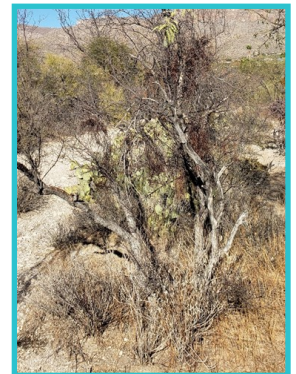
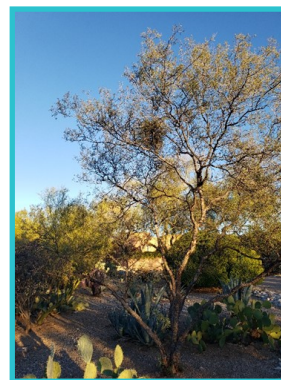
Although Mistletoe berries are the main winter food of the Silky Flycatcher, it is parasitic and over many years, like in my case, may kill its host. The Board is starting a mistletoe eradication initiative to help improve our neighborhood esthetics and save as many trees as possible. Without everyone's cooperation in this effort, more of our neighborhood trees will become infested and potentially die.

CCRs 4.d. prohibits residents to permit anything or any condition that induces, breeds, or harbors infectious plant diseases (or noxious insects).

The University of Arizona Cooperative Extension states that area wide efforts to clean out trees in an entire neighborhood may be effective in preventing infections in new trees, but requires the cooperation of a large number of people including homeowners.

Please do your part because without community cooperation infestations will recur.

Mistletoe has earned a reputation as a tree killer but with proper management mistletoe doesn't have to mean the kiss of death for your plants.

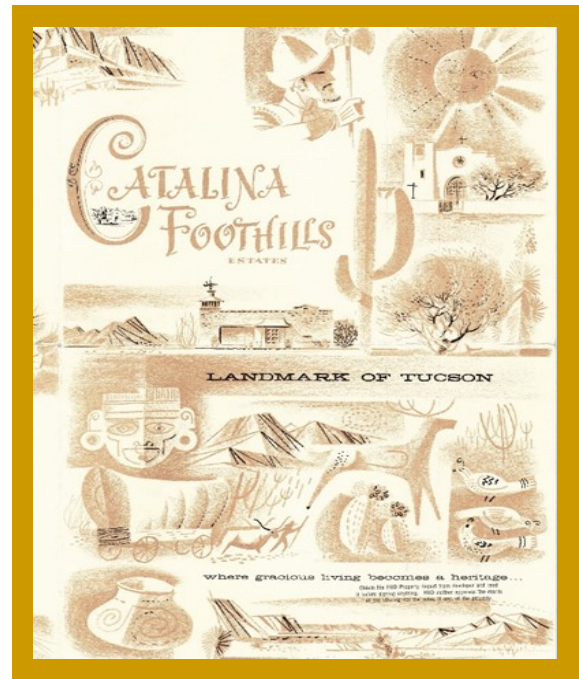


Clean Up After Your Dog

Dog poop is an issue. Walking the neighborhood has become unpleasant due to dog poop left out to dry. Neighbors are watching and know who is doing it. A fine will soon be assessed. Bring bags and don't leave it on your neighbors driveways and planters anymore.

Board member Larry Ivy is sharing an historical plat map of CAT9 that dates back to the mid-1970s, shortly after the development of our area. The map was published by the original sales office for CAT9, and he was given the map when he purchased his property in 1992. Larry is also sharing an informational price list he was given of all 130 lots as of November 1977. The Map is posted on the CAT9 website and you can view it by clicking [here](#).

The full plat map is 17 by 44 inches (printed on one side), which needs to be folded into quarters.



If you would like a copy of the information price list emailed to you, contact Teri Ellen at teriellen55@gmail.com.

If you would like a printed copy of the document, contact Action Print and Copy at 3600 N 1st Avenue, #104, Tucson (520-829-3075). A color copy (beige and off white) costs approximately \$23.00. A black and white copy costs approximately \$3.00.

La Encantada West Elm Sign

You may have noticed the brightness from the West Elm sign at La Encantada. In November the Board received a request from several neighbors to help mitigate the nightly visual annoyance of the La Encantada West Elm west facing sign threatening our "dark sky".



Thanks to the efforts of Board member Larry Ivy, the neon light that faces our community has been put on a timer and now turns off at 10:00 pm.

Thank you, Larry, for your leadership and approach to help resolve the issue swiftly and amicably.

Frequently Asked Questions about the CCR's

Can you briefly explain the governing documents for our association?

Our homeowners' association (HOA) is governed by the following key documents ---(i) our Declaration of Covenants, Restrictions and Conditions (CCRs), (ii) our articles of incorporation, (iii) our bylaws, and (iv) our rules and regulations. In addition, we derive our power and authority from state and federal statutes.

The CCRs are designed to protect the integrity and harmony of the neighborhood and are recorded in the land records of Pima County. The CCRs form an enforceable contract between the HOA and each owner. The CCRs restrict what an owner can do on his/her property, and empower the HOA board with oversight and approval authority for construction, alterations or improvements to the property. The articles of incorporation are required to incorporate the HOA as a legal entity. These articles are recorded with the Arizona Corporation Commission. The bylaws outline our internal operating procedures, such as the process for our annual meeting, Board of Directors' meetings, voting, and officer duties. Our rules and regulations address specific matters not outlined in the CCRs, such as trash collection, flagpoles, political signs and safety.

Because our neighborhood is a "planned community" we are also subject to the Arizona Planned Communities Act found under Title 33, Chapter 16 (A.R.S. §§ 33-1801, et seq.). As set forth in A.R.S. 33-1802, a "planned community" generally means a real estate development with a covenant to maintain roadways held by a nonprofit association of owners. Please take a moment to get familiar with some of the state statutes which govern our HOA such as:

- A.R.S. § 33-1804 Open meetings
- A.R.S. § 33-1806 Resale of units; information required
- A.R.S. § 33-1807 Lien for assessments
- A.R.S. § 33-1808 Flag display; political signs
- A.R.S. § 33-1816 Solar energy devices
- A.R.S. § 33-1817 Declaration amendment; design Architectural committee

How does the board determine the amount each owner must pay annually, and for what are the funds used?

Our CCRs provide that our association may charge each owner an annual assessment per Section 7(b) and, a special assessment per Section 7(e) that provides for the "*operation and management of the Association and funds for the Association to pay all Common Expenses and perform its duties and obligations under the Association Documents, including the establishment of replacement and maintenance reserves*". Per Section 7(b)(3) of our CCRs, the maximum annual assessment for each fiscal year shall be \$100 and may be increased by a majority vote of the owners. This minimal annual assessment leaves us operating on a shoestring budget of about \$13,000 per year with no meaningful ability to accumulate reserves for long-term road repaving. Roads owned and maintained by the association are: Altos Primero, Altos Segundo, Altos Tercero, Calle Los Altos, Circulo Solaz, Placita Manzanita, Solaz Primero, Solaz Segundo, Solaz Tercero, and Solaz Cuarto.

Per Section 7(e), the association may also impose a special assessment for the "*purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of an Improvement upon the Common Area, including fixtures and personal property related thereto, provided that any Special Assessment shall have the approval of a Majority of the Owners of Lots.*" Section 7(c) states that each owner must bear an equal share of each annual or special assessment.

Neighborhood Watch

Recently the Board has heard about neighborhood concerns from second or third parties as opposed to our **neighborhood watch leaders**. To help ensure that the Board can quickly respond to safety concerns and suspicious activities, we are asking that everyone report such concerns to their neighborhood block leaders or area leader prompting a timely and confidential alert to our neighborhood.

Below is an updated neighborhood watch contact list that now contains the street names to make it easier to identify your block leader. Click [here](#) for a map of the neighborhood block division posted at our website.

Role	Block Lead	Location	Report Issues and notify Lead at:	Phone
Area Leader	Tung Bui	All Areas	tung.bui@alum.utoronto.ca	520 429-8535
Block 1	Joyce Leissring	Solaz Primero	jleissring@mindspring.com	520 404-1691
Block 2	Vicki D'Arrigo	Solaz Segundo	picorillo@yahoo.com	520 256-5871
Block 3	Esther Underwood	Solaz Tercero	e.auwood@gmail.com	520 954-3099
Block 4	Diana Callimanis	Solaz Cuarto & Circulo Solaz	dianazona@outlook.com	520 615-1615
Block 5	Lisa Warneke	Calle Los Altos (west portion to Altos Primero)	lswrnk@gmail.com	520 529-1347
Block 6	Jeff Landers	Altos Primero	jeffcam@me.com	615 715-4123
Block 7	Chris Holmberg	Calle Los Altos (east portion to Altos Tercero)	criz1@comcast.net	520 887-3684
Block 8	Diane Frank	Altos Segundo	frank_diane33@comcast.net	520 232-9623
Block 9	Karin Sawtelle	Altos Tercero	karinsml@msn.com	520 529-2429
Block 10	Dray Sterling	Avenida de Posada & Calle Los Altos (far east portion)	draysterling@me.com	520 275-9439
Block 11	Diane Bootes	Manzanita, Placita Manzanita & Chaparral	bootesta01@comcast.com	520 529-4858

CAT9 Board Meetings 2021

The CAT9 Board generally meets at 7:00pm on the first Monday of the month with the exception of July and August. Due to the COVID-19 pandemic, CAT9 Board meetings will be held via ZOOM until further notice. All homeowners are welcome, and if interested in attending contact info@cat9.org for the ZOOM invite.

Check the website at cat9.org for agenda, minutes, copies or newsletters, and ZOOM meeting information.

Resident related issues and topics are open for discussion at the beginning of the meeting. Reach out to a Board Member to be added to our agenda.

Zoom app downloads are **FREE**.

The desktop app is available for Windows and macOS, while the mobile app is available for **Android** and iOS



2021 Scheduled CAT9 Meetings on the first Monday of each month

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

CAT9 Get Involved and Volunteer!

Would you like to write an article for our newsletter?

Contact Teri Ellen

teriellen55@gmail.com



Gardening Volunteers Wanted to Beautify CAT 9!

Gardening work days are being scheduled, and you can help enhance the roads and landscaping of CAT9 by volunteering your time in 1 or 2 hour shifts.

Contact Larry Ivy laruivvy@msn.com or 990-8023 for the monthly schedule on trimming and road sweeping.

Volunteers encouraged to bring mask, hats, gloves, flat rakes, shovels, hedge shears, brooms, pruning shears.

(Larry has some gardening equipment as well).

**Catalina Foothills Estates #9
HOA ANNUAL ASSESSMENT**

Dear CAT9 HOA Members,

Your 2021 annual assessment is now due. The HOA annual fee is payable by the owner of record on February 1st, 2021 and becomes delinquent if postmarked or received after March 1st, 2021. Please remember to write your lot number on your check for accurate processing.

This is the CAT9 HOA annual fee required per the CCRs with your property. It is not the same Catalina Foothills Association that is a \$20.00 voluntary contribution.

If you have any questions, please email me at cat9hoa@gmail.com

For CAT9 information including the CCR's go to <http://www.cat9.org>

Best Regards,

Joyce Su

Annual Assessment for February 1, 2021—January 31, 2022 \$100.00 per year per lot

Send Payment to:

Catalina Foothills Estates #9
P.O. Box # 36225
Tucson, AZ 85740
ATTN: Treasurer

Be sure to include name, address and lot number with your payment

Zelle for electronic Bank of America transfers: cat9hoa@gmail.com

LATE PAYMENT INFORMATION

Unpaid accounts incur penalties as follows:

Payment received during March 1-30, 2021:	Owe \$115.00
Payment received during April 1-30, 2021:	Owe \$130.00
Payment received during May 1-31, 2021:	Owe \$145.00

If assessment is not paid by June 1, 2021, a Lien may be legally recorded against the property.

Homeowner(s) are responsible to pay any/all legal expenses.

An additional \$50.00 will be charged to remove the lien as well as any legal expenses incurred by the Association in collecting this assessment.