



Catalina Foothills Estates #9 Association (CAT9) Newsletter—February 2023

CAT9 Board of Directors, Officers, and Volunteers

The outcome of the CAT9 Board of Directors election from November 2022 added two new members. Two other members who were not part of the vote due to their term length are also continuing.

Your current Board members are:

- * Joyce Su—President (Term 2022-2024)
- * James Ponzo—Vice President and
Treasurer (Term 2022-2024)
- * Larry Ivy—Roads & Landscaping (Term 2021-2023)
- * Anne Segal—Architecture Reviews (Term 2022-2024)
- * Nancy Kay—Calendar (Term 2022-2024)
- * Tom Horvath— (Term 2022-2024)

Your ongoing Volunteers are:

- * Conni Struse—Board Secretary
- * Richard Bryant—Webmaster
- * Fred Fiastro—CFA CAT9 Representation
- * Teri Ellen and Sherri Durand —Newsletter
- * Tung Bui—Neighborhood Watch Lead

In This Issue

- Board of Directors Elections, Officers, and
Volunteers
- Annual Assessment Now Due
- Neighborhood Party
- Edward Jones Investment Account
- CCRs and Compliance
- Avenida de Posada and Manzanita Repaving
- Skyline Sidewalk Repair
- Road Maintenance
- Spotlight on our Neighbors—Jim Ponzo
- Neighborhood Watch
- Support the CFA

Sherri Durand and Gary Delmonaco were also re-elected but subsequently resigned due to other commitments.

The Board is always looking for volunteers. If you are interesting in helping out your community, please contact one of the Board members.

Annual HOA Dues Assessment

Annual HOA Dues Assessment

Your \$300 annual assessment FOR 2023 is now due. Your annual dues are payable by the owner of record on February 1st 2023 and become delinquent if post-marked or received after March 1, 2023.

These dues are not the same as the voluntary \$20 annual dues for the larger Catalina Foothills Association (CFA) (www.CFATucson.org) that recently issued their dues notice. You can pay one of two ways:

Mail a check to

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

OR

Pay via Zelle electronic transfer to
cat9hoa@gmail.com

Late Payment Information

Unpaid accounts incur penalties as follows:

Payment received during March 1-31, 2023: Owe \$315

Payment received during April 1—30, 2023: Owe \$330

Payment received during May 1-31, 2023: Owe \$345

If dues are not paid by June 1, 2023, a Lien may be legally recorded against the property.

Remember to Include
your name, address, and
lot number

Neighborhood Party

After 3 years of not having a neighborhood gathering due to the pandemic, the Board is hosting a neighborhood party on Sunday, April 23rd. The party will be held at Bob and Anne Segal's house at 2680 E Manzanita Avenue from 5 pm to 7 pm.

This will be a potluck, family friendly event with children welcome. You will be sent an Evite with a sign up sheet for the potluck.



Keeping up with the Joneses - or Edward Jones, That Is

Why are our roads so nice?they are private.

Which, of course, means that we as homeowners are responsible for their upkeep. Sweeping during the monsoon season, regular recoating, crack fill, and once they reach a certain level—repaving. Doing this in a timely fashion is what keeps our roads nice.

The cost of recoating and paving has spiraled upward and is expected to continue this trend. Foreseeing this, the HOA Board asked the membership for an increase in the annual assessment which was approved and took effect in 2022. This allows us to save additional money to the "Road Fund," thus defraying future road work cost. Historically, these funds were held in a bank savings account with very low yield. The decision was made to move the bulk of the savings to an investment fund.



The main rule set by the Board was that this investment had to maintain the security of the funds.

After significant research, it was decided to make our investment with Edward Jones. Last autumn \$70,000 (less a small brokerage fee) was invested in secure U.S. Treasury Notes yielding in excess of 4% annually. There are other investment options that may result in a higher return, but

those come with the risk of losses. The Board chose to purchase U.S. Treasury Notes which are backed by the U.S. government and have the same risk as an FDIC insured savings account but with much higher interest income.

Each year going forward, the Board will review the budget versus available funds and will continue to invest in the "Road Fund". This fund will not only pay for the periodic resealing, but will have the ultimate goal of covering the bulk of the repaving cost which will take place around 2036.

CCRs and Compliance

When a lot is purchased in CAT9, the new owner becomes a member of the Association and agrees to abide by our Protective Covenants, a copy of which is provided at the time of property transfer. These rules are more than just suggestions for members to follow. They are established in order to maintain and enhance property value and to promote safe conditions within our neighborhood. The rules cover a variety of issues that relate to the use and maintenance of each lot as well as the structures. Adherence to some of the covenants requires pre-approval of the Board. All new structures (including walls, pools, driveways, outbuildings, etc.), renovations to existing structures, and landscaping changes must be approved by the Board. Exterior color(s) of walls, roofs, etc. must also be approved. Other covenants define acceptable practices in the following areas: storage of materials on the lot (including trash containers), signage displays, exterior lighting, mailboxes and their maintenance, vegetation maintenance, concealment of mechanical equipment, use of guest houses, type and number of pets, and motorized vehicle use. These covenants benefit each of us. If you are not familiar with the details of our CC&Rs please take the time to read them at <http://www.cat9.org/newsletters/ccrupdate.pdf>.

Avenida de Posada and Manzanita Repaving

Finally, Pima County repaved Avenida de Posada in January. Not being an HOA owned road, the Board's ability to repave this road was very limited due to costs and county restrictions on road paving. We owe Larry Ivy a big thank you for the efforts he has made over the last three years working with the county to accomplish the task. While they were working in our area, the county also paved Manzanita. Both roads were long overdue for repaving.



Ave. de Posada Before



Ave. de Posada After



Manzanita After

Skyline Sidewalk Repair

Thanks to the efforts of Tung Bui, our Neighborhood Watch Leader, the badly damaged, hazardous sidewalk just outside our neighborhood on Skyline has been repaired. You can report a problem, such as graffiti, road sign damage, etc., in unincorporated Pima County at https://webcms.pima.gov/government/transportation/report_a_problem/.



Before



After

Road Maintenance

The volunteer road maintenance effort headed up by Larry Ivy is continuing tree and cactus trimming throughout our neighborhood's roads. To take advantage of the no-cost, twice per year free dumpster provided by Hughes Sanitation Service, trimming will occur twice a year—March/April and October/November. Street cleaning will occur four times per year—January, April, July, and October.

To help continue this volunteer effort, which saves the HOA over \$4,000 a year, you could volunteer too. Just let Larry know you are interested.

You could volunteer to clean your street with the HOA owned blower, help during the twice per year trimming project, or perhaps you have another road maintenance project to offer.



Spotlight on our Neighbors—Jim Ponzo

Jim Ponzo, Jody, and their two sons moved to Catalina Foothills, Tucson in 2020 for a job opportunity. Originally from northern California, the Ponzos tend to make large cross country moves, from the West Coast, to the mid-Atlantic, the Pacific Northwest, and now the Southwest. They enjoy Tucson and how it preserves the Arizona feel by embracing the desert and cowboy history.

Jim is a mechanical engineer, with a professional engineering license in several states. When not in school or enjoying family activities, the family enjoys road trips to experience the unique history and roadside Americana the country has to offer. Since the Ponzos have lived several places, visiting friends out of state is a common activity and often the focus of vacations.



Neighborhood Watch—A Message from Tung Bui

Security in the neighborhood is a top priority, and one of the easiest ways to keep our homes and possessions safe is by making sure our garage doors are closed and locked. But let's be real, we've all been guilty of leaving the garage door open at one point or another. Maybe we're running late for work, maybe we're in a hurry to get the kids to school, or maybe we're just forgetful. Whatever the reason, leaving the garage door open is an open invitation for burglars to come in and take what they want.

But don't worry, securing your garage is easy and doesn't have to cost a fortune. Below are a few tips to help keep your garage and neighborhood safe. By following these simple tips, we can all do our part to keep our neighborhood safe and secure.

- Always close and lock your garage door, even if you're just stepping out for a minute.
- When driving away, make it a habit to watch the garage door close to make sure it doesn't reopen due to an obstruction in its path.
- Install a smart garage door opener in order to remotely close it. Some can be programmed with a timer function so you can set it to automatically close after a certain amount of time.
- Consider adding a surveillance camera to your garage, both outside and inside. Not only can it act as a deterrent for burglars, but it can give you peace of mind knowing that you can check in on your garage at any time.

- Keep valuable items out of plain sight in your garage. If a burglar can see it from the street, they will be more likely to target your garage.
- Lastly, consider organizing a garage sale or donating items you no longer need. Not only will it declutter your garage, but it will also reduce the temptation for burglars to target your garage for valuable items.

By following these simple tips, we can all do our part to keep our neighborhood safe and secure.

And remember, a closed garage door is a closed mouth for burglars. So let's all make sure to keep our garages closed and locked, and enjoy the peace of mind that comes with a safe and secure community.



Nancy Kay is the winner of the Neighborhood Watch drawing for the non-lethal pepper ball launcher. This handy gadget functions as a flashlight but can quickly launch pepper balls with the aid of laser dot aiming.

Neighborhood Watch—A Message from Tung Bui—Continued

Neighborhood Watch Block Leads

ROLE	BLOCK LEAD	LOCATION	EMAIL	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	picorillo7@yahoo.com	520-256-5871
Block 3	Esther Underwood	Solaz Tercero	e.a.uwood@gmail.com	520-954-3099
Block 4	Teri Ellen	Solaz Cuarto and Circulo Solaz	teriellen55@gmail.com	530-906-7878
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	Vacant—NEED VOLUNTEER	Altos Segundo		
Block 9	Karin Sawtelle	Altos Tercero	karinsml@msn.com	520-529-2429
Block 10	Dray Sterling	Ave. 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

NOTE: Neighborhood Watch is not a Board function. The CAT9 Association and the Board disclaim all liability for Neighborhood Watch activities and actions.

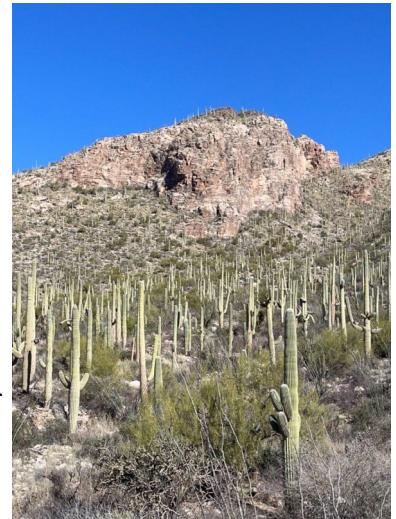
Support the CFA

The Catalina Foothills Association (CFA) recently held their annual meeting on January 24, 2023, at 7pm. (Go to www.cfatucson.org for copy of presentation). CFA collects mandatory dues for Areas 1-6, and voluntary dues for Areas 7-10. The CFA does not manage the covenants for CAT9 owners.

Fred Fiastro from CAT9 is our new CFA representative, and spoke at the CFA annual meeting about the importance of supporting the CFA. CFA is the lead group representing our Foothills neighborhood when it comes to commenting on zoning changes and variance applications. The CFA volunteers are dedicated to protecting the neighborhood from outside influences of rezoning and variance submittals to ensure compliance with agreed upon development standards. Without an active CFA, our community would be at a disadvantage.

Over the years, Pima County managers and supervisors have come to speak at CFA meetings. CFA has developed working relationships with a variety of experts to provide input, take a position, and review of variance applications. As a result, the CFA has unique legal standing on several development agreements around the Campbell / Skyline area which regulate development activity, signage, and lighting. As time goes by, these rules have created "good neighbors," Fred says. Everyone in the neighborhood benefits by keeping the sense of place that this scenic corridor embodies. When developers go outside of these rules, however, it is an ad hoc process requiring volunteers and quick coordination. One example was when CFA

coordinated with CAT9, CAT8, Catalina Pueblo, Catalina Foothills Condominiums, Shadow Hills and surrounding property owner associations to form a neighborhood working group to take a position on the variance application for illuminated signs at the corner of Orange Grove and Skyline. The working group ultimately negotiated with the property owner and county to make sure neighbors were protected.



Most recently, the neighborhood working group has identified several barriers to timely community participation in the discussion when variances are requested. They have also recently met with Supervisor Scott and staff to develop the processes and recommendations on how to improve the notification process, make sure notices are sent earlier, and with sufficient detail so as to ensure appropriate response from the community at the public meetings.

Supporting the CFA will ensure that these ad hoc reviews and requests for input are disseminated and collected for timely action. CAT9 owners - please support the CFA by paying your voluntary dues and participating with the CFA to continue protecting our neighborhood.