



Catalina Foothills Estates #9 Association (CAT9) Newsletter

June 2023

Are you Interested in Being a Board of Director Member or Volunteer?

Do you want to know what is going on in our community? Do you want to help keep CAT9 a great place to live? Helping the Board of Directors is one way to do that.

If you are interested in being on the Board of Directors, running for the HOA Board of Directors is easy. The requirements are simple – be a member in good standing and possess a desire to run. The nomination period opened June 1st and closes July 31st. All you have to do is submit a Volunteer Form that can be found at

www.cat9.org/volunteerform.pdf <Microsoft Word - form CAT 9 Volunteer Form updated 2 JUNE 2022.docx>

Please include a brief, self-biographical summary of you that includes the following:

- a. Reason you would like to serve on or help the Board.
- b. List of skills and ideas you would contribute to the Board.
- c. Work experience, volunteer experience, and life situation that would assist the Board.

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At the September Board meeting (second Monday of September) the Board will announce the slate of candidates, review the draft ballot, and approve the number of Board positions for voting.

At the October Board meeting (second Monday of October) the Board will approve the final ballot and final annual meeting agenda, and announce the date by which ballots are due.

Maybe you are not sure what it is like to be on the Board, or what the Board does. That is ok too. You don't have to run to be involved. Contact the Board or come to the monthly meetings to see what it is like. There is always something to help with and you may find something that interests you.

The full election policy is available on the HOA website, <http://cat9.org/newsletters/electionpolicy.pdf>

Neighborhood Potluck Party

The first semi-annual CAT9 HOA potluck was well attended by about 15 families (37 attendees responded). Many neighbors responded on the eVite that they had previous commitments or were out of town. The biggest hit of the evening was the British Cottage Pie by Cindy Klaiber. It was the best dish that had everyone going back for seconds.

This event was sponsored by the CAT9 HOA Board members to reach out to the community and meet more neighbors to make new friends and be reacquainted with old friends! This also provides an opportunity for the neighborhood to come together and help the community by volunteering on the Board and serving the community. We need your help to make this a safe and friendly

neighborhood. Let's get out and meet some of your amazing neighbors!

If you would like to volunteer or have a suggestion for a neighborhood event, please email Conni Struse at connistruse@gmail.com. The volunteer form is on the CAT9 HOA website: www.cat9.org/volunteerform.pdf <Microsoft Word - form CAT 9 Volunteer Form updated 2 JUNE 2022.docx>

It was so much fun and we missed so many of you that we will be planning a 2nd potluck in the Fall (September-October 2023). Please make sure your email is updated to receive an eVite invitation.



Annual Dues Update

All lots have paid their annual assessment, thank you. We had 10 lots that went into late payment and required additional payment notifications and fees. Here is a reminder of the payment and late fee schedule:

- Payment of \$300 due by March 1st.
- Payments after March 1st have a \$15 late fee per month.
- If payment is not received by May 1st, that member's voting rights are suspended and an additional \$50 per week is assessed to the \$345 already due.
- If payment is not received by June 1st, \$50 per week is still assessed and a lien may be put on the property. If a lien is placed on the property, a \$50 fee to remove the lien and attorney fees will be assessed.

Road Maintenance and Road Fund Budget and Investment

Tree Trimming

The Spring volunteer road tree/brush trimming effort was completed in April. Once again we utilized the free dumpster that Hughes Sanitation allows us twice each year. A big thank you to the volunteers who continue to assist in this effort, which saves HOA funds from being expended on professional landscapers. A special thank you to Gary Delmonaco who allowed the dumpster to be stored on his property for two weeks.

One way you may be able to help this effort without the use of your personal time if



you hire a landscaper to maintain your property, is to ask your landscaper to trim trees, cactus, or brush that is hanging over the roads. The general rule we use for branches that are hanging over the roads is to cut back a branch that is less than 8 feet high to allow most vehicles to clear the branch without damaging your tree. Most landscapers should provide this service to you without additional charge as part of their regular maintenance.

HOA Budget and Investment Update

In 2021, the CAT9 homeowners voted to increase the annual dues from \$100 to \$300 per year starting in 2022. At \$25 per month, this is still at the low end on the spectrum of HOA fees in most neighborhoods.

A step the Board has taken to minimize member cost of road repairs is to change how the road fund is handled. In the past the road fund was kept in a standard savings account which paid close to zero interest. Starting at the end of 2022, the Board implemented a strategy of investing the road fund to earn some returns and counter the impacts of inflation. These earnings will be compounded throughout the life of the roads and are expected to result significant additional funds for road maintenance. In spite of this, the association expects maintenance of our private roads will require additional funds and ideas from homeowners on how to raise capital if we are to maintain our roads.

To avoid the possibility of investment losses, the only investments the Board allows are fully insured or government issued notes with a fixed return. This means FDIC insured Certificates of Deposit (CD) or Treasury Notes. To date we have made two investments.

- Investment #1, October, 2022: \$73,000 Treasury Note maturing in April, 2025 purchased for \$69,871 paying 2.63%.
- Investment #2, May, 2023: \$31,000 CD paying 4.9%, maturing in May, 2025.

With the current budget and investment strategy, the Board expects to budget approximately \$30,000 each year to the road fund. The Board has continued collecting information and analyzing cost projections for road repairs and will present its findings, options, and recommendations at the next **annual** meeting of members in November 2023. In addition, future newsletters will list out expected road maintenance and replacement schedules, costs, and amount of road funds we will have on hand.

Pedestrian Safety

Many CAT9 residents enjoy the beautiful and relaxing environment our neighborhood provides for walking, jogging, and biking. We do not, however, have pedestrian sidewalks or designated areas for such activities. For everyone's safety, we recommend the following common safety tips for pedestrians to follow:

For Pedestrians:

- Walk facing traffic and as far from cars as possible when they are passing you.
- Avoid cell phone use and wearing earbuds.
- Wear bright and/or reflective clothing and use a flashlight at night.



Pima Wash/Quail Canyon High Density Development

The Board received an email from a member of a large group of adjacent neighborhoods that are opposing a proposal to rezone the former Quail Canyon Golf Course on Rudasill Road near Oracle Road. The proposed development would include 210 apartments using Rudasill Road near the Oracle intersection as their only entrance/exit, in addition to 100 single family residences using Oracle Road as their

only entrance/exit. County Planning & Zoning was approached to change the zoning to seven houses per acre. The Board agreed that the property would be better left as open space and decided to send a letter to support the master plan as it was created and not rezone the property.

General HOA Information

- The CAT9 Homeowners' Association information is maintained on our website that can be found at <https://www.cat9.org>
- The 2023 Schedule of Board Meetings and virtual meeting information via Zoom is posted on our website, as well as each monthly meeting agenda. The website also includes other useful information on such topics as;
 - CC&Rs and fee schedule
 - Trash and Recycling
 - CAT9 election policy
 - Subdivision Maps
 - Newsletters, Board Meeting Minutes
- You can also find our updated contact information that includes Board of Directors/volunteers and helpful contacts in the community. You can view the updated contact information at https://www.cat9.org/newsletters/CAT_9_Contact_Information.pdf