

BOARD ELECTIONS



Catalina Foothills Estates #9



Annual Meeting - Board Member Elections

If you haven't already, please remember to vote for next year's Board members. All residents were mailed this year's ballots with pre-paid self addressed envelopes earlier this month. The results of the election will be discussed at the upcoming CAT9 annual meeting on November 6, 2023 at 7:00pm via Zoom.

The whole Board is up for election this year as we determined the HOA Bylaws define the length of a Board member's term is 1 year, and not the 2 years as prior elections. An important change from previous elections is that ballots must be received by the date listed on the ballot, not post marked as in prior elections. Any ballots received after the date on the ballot may not be counted.

The Board is pleased that this year members showed great interest in being on the Board, resulting in a total of 10 candidates on the ballot for 10 Board seats. A summary of each is as follows:

Jessica Andrews—A CAT9 resident for nearly 30 years. She has over 50 years experience as a professional in theatre management.

Nancy Kay—A current Board member, overseeing the Calander.

Jeff Landers—A CAT9 homeowner for 10 years. His background is in film and television, and he currently owns a plastic molding company in Colorado Springs.

James Ponzo—A current Board member, serving as the Vice-President and Treasurer.

In This Issue

- Board of Directors Elections
- Annual Financing and Road Summary
- Upcoming Potluck
- Tribute to Larry Ivy
- Recent Unauthorized Dumping
- Property Upkeep
- Board Member Code of Conduct

Anne Segal—A current Board member, overseeing Architecture Reviews.

Karin Sawtelle—A CAT9 resident since 1997. She served on the Board for 4 years in the early 2000's and has been a Neighborhood Watch Block captain since.

Gregg Sciabica—A CAT9 resident since 2009. he has been a stock trader for 24 years and a business owner for 26 years.

Conni Struse—A CAT9 resident since 1987 and currently volunteering as the Board Secretary since 2022. She has previously worked as a legal assistant and travel agent.

Adam Watters—A practicing attorney. Youth football coach at Ironwood Ridge and Board member of Tucson Youth Football League.

Joyce Su, MPH—A current Board member, serving as the President.

Zoom Meeting VIDEO (click on link):

<https://us02web.zoom.us/j/3314388299?pwd=SXRMTy9HVldMNW0rRTB6QkxNY3R2QT09>

Meeting ID: 331 438 8299 Passcode: BeKind

Telephone Only: +1(669) 900 6833 (US)

Meeting ID: 331 438 8299 Passcode: 814603

Annual Finance and Road Summary

With the upcoming annual HOA meeting on **November 6th**, the Board understands that now is the right time to give a quick overview of the HOA finances and projected expenses to the members. Now is also the time for the members to ask questions. Members can always contact the Board by email and attend our monthly and annual meetings to voice their concerns.

The HOA Board has three primary functions: maintenance of the private roads/common areas, enforcement of the CCRs, and architecture approvals. Road maintenance is by far the most costly responsibility.



To have as much money available as possible for road maintenance, the Board makes tremendous efforts to minimize expenditures. We do most of the tasks to maintain our neighborhood, outside of road maintenance, ourselves. Our effort results in saving us approximately \$15,000/year. Larry Ivy's initiative to do our own common property landscaping saves us \$4,000/year. The fact that we are a voluntary HOA, that is we don't use a management company, saves us at least \$11,000/year.

The HOA's annual income is approximately \$40,000. Annual expenses cost around \$10,000/year. Typically, we have approximately a yearly \$30,000 surplus. To maximize our road fund, the Board invests our surplus in FDIC insured Certificates of Deposit and US Treasury Notes. Although the return on these monies will likely lag inflation, they are in safe and conservative investments that will have estimated returns equal to an additional 3 years of assessments or \$900/lot over the expected life of our privately owned roads.

Our community is responsible for just about 33,556 sq. yards of roads. We resurfaced our roads in 2020.

With planned maintenance of resealing every 5 years (2026 & 2031), the roads are expected to last until approximately 2036. However, in 2036 the roads are expected to require a full mill & pave. The current projected cost in Table 1 applies a 4% inflation rate. The projected balance of the road fund by year is estimated to be \$450,000-500,000, which will still be significantly short of the expected repave cost (Figure 1). A repave results in an expected shortfall of \$832,000-880,000, working out to \$6,400-6,800/lot for a one-time assessment, see Figure 2.

Another item to consider is some of our members' property faces county roads that we do not maintain. The Board made multiple requests over the years for the county to repave those roads, but the HOA has no direct control over it. Thanks to Larry Ivy's persistence, Avenida de Posada was repaved in 2023.

Continued on Page 3

Annual Finance and Road Summary—Continued

We know our roads are important to the value of our homes. We would like member’s input on ideas to pre-serve our roads that the Board could investigate or active-ly participate on the Road’s Task Force with Jim Ponzo and Larry Ivy. A partial list of ideas is:

- One-time special assessment at the time of replacement.
- Multiple smaller one-time special assessments between now and the replacement.
- An increase in the annual assessment.
- Any of the above with an exemption for members on county roads, but this would require a change to our CCRs.
- Consider other new options to maintain the roads as technology changes.

Or.... other options from YOU, the homeowners!
Some may not be possible for legal reasons, but the Board would like to hear the members’ thoughts and ideas on this topic and paths forward.

Year	Expense	Expected Maintenance
2026	\$45,000	Seal Coat
2031	\$54,749	Seal Coat
2036	\$1,395,930	Repave

Table 1-Estimated Road Maintenance Cost by Year

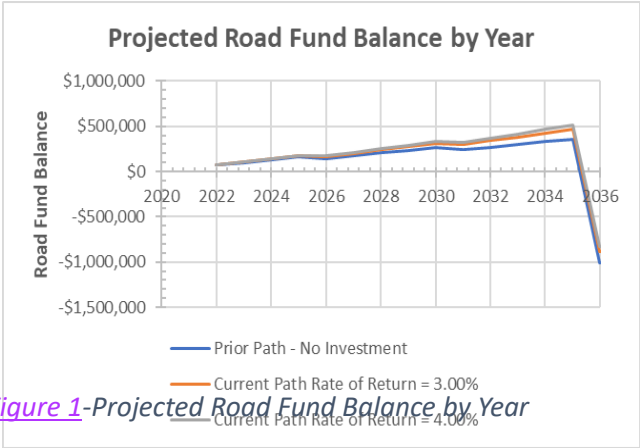


Figure 1-Projected Road Fund Balance by Year

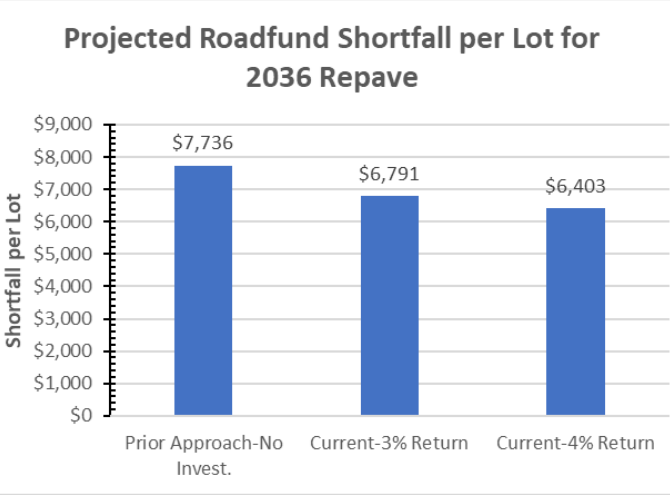


Figure 2-Projected Road fund Shortfall per Lot for 2036 Re-

CAT 9 HOA Fall Fling Potluck

Saturday, Oct 21, 2023 @ 4:00 PM

Home of Jim & Jody Ponzo
6992 N Solaz Tercero

RSVP on eVlite: <http://evite.me/SCaDkapyMJ>

Sign Up sheet: <https://m.signupgenius.com/#!/showSignUp/10C0C44A9A629A3FE3-44345178-cat9fall>

Email: cat9hoa@gmail.com



Larry Ivy—CAT9 Resident Extraordinaire

Larry Ivy has served on the CAT9 Board for the last four years, contributing significantly in helping guide the Board's direction/decisions and maintaining and enhancing our neighborhood's desert environment. While Larry is choosing to step away from official Board duties by declining to run for another one-year term in the upcoming elections, he will continue to help our community by organizing and overseeing the volunteer road vegetation trimming effort he established in 2021.

Many CAT9 residents may not be aware of Larry's contributions, and the Board wants to highlight his accomplishments while he has served on the Board since 2019.

Some of his accomplishments are:

- Directed Tucson Asphalt in sealing our roads in June 2020.
- Organized a neighborhood mailbox improvement effort in which 44 residents participated, with 28 of those repainting mailboxes and/or mailbox posts.
- Procured and directed a service provider in repainting and re-stenciling all 14 of CAT9s road signs.
- Located and distributed the CAT9 historical neighborhood plot map, which can be found at: <https://www.cat9.org/Historical%20Map.pdf>
- Responded to resident complaints of the La Encantada West Elm sign being a visual annoyance by working to put a timer on it to turn it off at 10:00 pm.
- Established the volunteer effort to trim the vegetation along our roads to provide safer roadsides for both pedestrians and vehicles. This effort has saved the association over \$15,000 thus far by not needing to pay a roadside vegetation control provider.
- Organized 12 CAT9 volunteers in a dead tree removal

project in the wash off Calle Los Altos near the entrance to our neighborhood (January 2022).

- Procured and oversaw the installation of six caution signs for walkers and bicycles and two no soliciting/private roads signs.
- Worked with Pima County for over three years to repave Avenida de Posada in January 2023. The county also repaved Manzanita road while they were working in the neighborhood.

In addition, Larry has participated in many Board committees involving road maintenance/improvement, Board election procedures, trash service procurement and more.

While Larry has had many accomplishments while serving our community as a Board member, he is also an outstanding neighbor to all by helping other CAT9 residents in times of need. Thank you, Larry, for what you have already done and for being such an outstanding CAT9 resident!



Recent Unauthorized Dumping

Recently, a large truck that did not belong in our neighbor dumped a load of dirt, sand, and brick on Circulo Solaz near the entrance of Calle Los Altos. This was done very early in the morning when most residents were not out and about.

Even though the pile of debris was not on his property, John Melichar took the initiative to enlist the help of Larry Ivy to remove the pile. Thank you, John, for taking the initiative to help keep our neighborhood clean and orderly.

If you notice suspicious activity such as this, please try

and get as much information as you can, such as a license plate number or a picture of the vehicle/license plate so that the offender can be identified and appropriately disciplined by the proper authorities.



Property Upkeep

One of the charms of CAT9 is the wealth of native vegetation. This brings the feel of “Desert Southwest Living” to our community.

Unfortunately, there is a fine line between a natural landscape and one that has an untended appearance. The ravages of the very hot and dry summers in the past few years, the record heat of this year and the wind storm in July have taken a toll on many of our native plants and trees. The appearance of some areas has fallen toward that untended state.

Under our CCRs (Article 8.b. sentence 2). All buildings, residential units, LANDSCAPING, NATIVE GROWTH, CACTI, MESQUITE, PALO VERDE and other improve-

ments SHALL at all times BE KEPT in GOOD CONDITION and repair.

A review of Article 8 of the CCRs requirements and possible actions is suggested. Armed with this and the fact that our responsibility includes the vegetation that infringes on the roadways; please help restore our community to the high standards to which it has always been held. Walk your property along the road and where it abuts your neighbor’s property to identify any offending conditions. Where they exist, have them brought back into adherence to CCRs. This would be good for us, good for our neighbors, and avoids the need for Board intervention. Please do your part to restore and maintain-

CODE OF CONDUCT & QUALIFICATIONS: Candidates who desire to be considered at the next election must demonstrate an ability to (1) both follow and enforce our CC&Rs, (2) be respectful and collaborative with other board members, (3) commit adequate time to attend meetings and help with specific functions, (4) represent the collective association interests as a whole over any personal agenda, and (5) respect and uphold their fiduciary duties as a Board member. Board members are not compensated for Board duties. Other duties apply. Members who fail to follow this code of conduct may be disqualified. You can reference all Board documents at www.cat9.org . The Board’s mailing address is PO Box 36225, Tucson, AZ 85740.