

October 2024 Newsletter



Annual Meeting - Board Member Elections

Thanks to everyone in CAT9 who sent in their Board of Director election ballots. The results of the election will be discussed at the upcoming CAT9 annual meeting on November 4, 2024, at 7:00pm via Zoom.

Again the whole Board was up for election since the determination last year that the HOA By-Laws define the length of a Board member's term is 1 year. Only ballots received by October 31, 2024, were counted. Any ballots received after October 31st will not be counted.

Please join us for the annual meeting via zoom.

<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

Fall Potluck

Laura and Jeff Landers hosted the Fall CAT9 Potluck on October 11th at their home on Altos Primero. A wonderful group of around 25 neighbors from just about every street attended. For some, it was their first potluck and it was a great time for neighbors to meet for the first time. The Landers' are looking forward to hosting another one next year. Everyone is encouraged to get to know your neighbors by attending or hosting a Potluck.

In This Issue

- Annual Meeting and Elections
- Fall Potluck
- Locking Mailboxes
- Annual Neighborhood Watch Meeting
- Free Trash Bins and Mailbox Poles
- Volunteer Roadside Tree & Brush Trimming



Potluck Hosts, Jeff and Laura Landers



Locking Mailboxes

Mail theft has become an increasingly important issue in our area. It has already resulted in compromised bank and credit card accounts for at least one family in our subdivision. Unfortunately, to have a 100% secure mailbox, the solution is to rent one at the post office. But driving to the post office several times a week is not a viable option for most of us. Since mailboxes are included in our CC&Rs, the HOA Board of Directors has been exploring options to deal with the problem.

No mailbox is completely theft-proof (a crowbar, a lot of muscle, and enough time can give a thief access to any mailbox). But there are some mailboxes that make mail theft far less likely. We have found many locking mailbox options online, but most of them are not USPS approved. The US Postal Service has strict requirements for the size and functioning of residential locking mailboxes. Our goal is to meet USPS requirements, assure that homeowners have an option for a mailbox that is very secure, and have it in keeping with our CC&Rs which state '*All mailboxes and mailbox standards shall be of uniform shape, size, lettering and design as approved by the Board.*' (Section 4.a.(9), page 5).

We researched a locking mailbox that looks almost identical to those currently in use in Cat9. However, the reviews regarding how secure it is are not favorable. So we expanded the search and found one that is similar to our current ones and has much higher ratings.

The Mail Boss line of mailboxes (by Epoch Design) has received very high marks regarding its security features. These ratings have led us to recommend it as an option for those in our HOA who would like to upgrade to a USPS approved locking mailbox. Those not wishing to have a locking mailbox can retain their current one. A

consideration in switching to this locking mailbox is that, for security reasons, it does not have screw holes for side mounting (as used for our mailbox stands). A fitted base will need to be made which will sit in the 'tray' at the top of our stands to secure the mailbox to it.

This mailbox (in **black**) is available through a number of vendors online (below are links to several of them):

[Mail Manager Security Locking Residential Mailbox - Mailboss](#)

[Mail Boss Mail Manager Locking Post-Mount Mailbox with High Security Reinforced Patented Locking System, Black 7506BB - The Home Depot](#)

[Amazon.com: Mail Boss 7506 Mail Manager Curbside Locking Security Mailbox, Black,Large : Everything Else](#)



The Board will be voting on the mailbox options at the next meeting. If you would like to provide your feedback, please join us on November 4th for the annual meeting at 7pm. The agenda is posted on the CAT9 web site at <https://www.cat9.org/>.

Annual Neighborhood Watch Meeting

Tung Bui hosted this year's annual neighborhood watch meeting at his home on September 28th. This year, Tung provided a presentation on cyber security and the weaponization of artificial intelligence and facilitated a group discussion. Residents shared their experiences with identity theft, scams, and potential solutions for keeping your identity and personal information safe. The meeting was also attended by a local Deputy Sheriff who provided information on the Sheriff's Office's services and answered a variety of questions from residents.

If you haven't attended one of these meetings, we encourage you to do so in the future. The meetings not only provide valuable information on important safety topics, they provide a good opportunity to meet and socialize with your neighbors.



FREE Trash Bins and Mailbox Poles

The HOA has a few extra bins and three extra mailbox poles in storage that are available for free to residents who may need them. If you are ready for a new one of either of these, please contact the Secretary, Conn Struse, at connistruse@gmail.com.



Volunteer Roadside Tree and Brush Trimming

The fall roadside tree and brush trimming effort will be occur the first weekend in December. You will receive detailed information via email soon. Please help to maintain our roads by volunteering your time.