

October 2025 Newsletter



Elections

Members should have received ballots for the election of Board of Directors. All members were mailed ballots with a stamped self-addressed envelope. The election results will be discussed at the upcoming CAT9 annual meetings on November 3, 2025 at 7:00pm via Zoom.

The whole Board is up for election per the By-Laws which define the length of a Board member's term to be 1 year. Only ballots received by October 30, 2025 will be counted. Any ballots received after October 30, 2025 will not be counted.

Nancy Kay – current Board member

Jeff Landers – current Board member

James Ponzo – current Board member

Karin Sawtelle – current Board member

Conni Struse – current Board member

Joyce Su – current Board member

Please join us for the annual meeting via zoom:

Zoom Meeting VIDEO (click on link):

[https://us02web.zoom.us/j/331438299?
pwd=SXRMTy9HVIdMNW0rRTB6QkxNY3R2QT09](https://us02web.zoom.us/j/331438299?pwd=SXRMTy9HVIdMNW0rRTB6QkxNY3R2QT09)

Meeting ID: 331 438 8299 Passcode: BeKind

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

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Neighborhood Watch

Our neighborhood watch annual meeting took place at the Bui residence's backyard, where neighbors enjoyed home-roasted coffee, stroopwafels, and Scottish shortbread while connecting with one another. Deputy Bost from the Pima County Sheriff's Department joined us to share recent crime statistics from within a one-mile radius, noting that larceny is the most common offense. He also clarified the difference between larceny and burglary, giving us helpful context. Together we discussed current neighborhood concerns, including the increase in the unhoused population, wildlife encounters such as bears and mountain lions, and options for securing our mailboxes. The gathering was a great reminder of the value of coming together as a community, and we still have an opening for a neighborhood watch leader for Block #8.



Halloween Party



Hosted by Joe & Sheila Schifilliti

(770) 815-2909

Message from the Hosts

It's 1850 and we are celebrating Halloween western style in the dusty little town of Rattlesnake Gulch, Arizona.

To blend in with the town folk, Miss Sheila & Cowboy Joe request you ride on over dressed as:

- Cowboys & Cowgirls—jeans, boots, spurs, bolo ties, hats, bandanas
- Banditos, Outlaws, Card-Sharp Gamblers
- Dance Hall Dames & Saloon Sweethearts
- Lawmen & Sheriffs

House Rules:

- Bring your appetite (food provided)
- BYOM— Bring your own moonshine
- Park on the street
- The Sheriff kindly asks that no real weapons come to the party. Toy guns and lasso props are welcome if they're part of your costume.
- Hope to see ya around!

Please RSVP to

<https://www.punchbowl.com/parties/7e85702a647695e99f2e>

Road Resealing

Every year the homeowner's association of CAT 9 collects an assessment of \$300 per lot towards operating of the HOA. Because the HOA owns our roads, the largest portion of the fees are dedicated towards the costs of maintaining them. Long time residents of CAT9 will remember some years the cost of maintenance would outweigh the balance in our accounts and a special assessment would have to be instituted. Through sound fiscal management and periodic road maintenance, the Board hopes to avoid any special assessments for upcoming maintenance or replacement of the roads.

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Road Resealing—Continued

We would like to thank Jim Ponzo, Karin Sawtelle, and Connii Struse for their efforts in working with Bates Paving and Sealing and our community soliciting and reviewing bids, scheduling the multi-day process, and troubleshooting when issues occurred.

We would like to also address our concerns regarding the multiple residents who disregarded the cones set to protect the sealant as it cured by moving them to the side and driving on the roads before they were ready to take the weight of your vehicles. Why is this a big deal? Due to the roads being driven on before they were ready, the sealant will not last the full amount of time we have budgeted for and we may need to raise more money to cover the costs in the near future.

Residents were also reported as being abusive to the employees of the company. This company, Bates Paving and Sealing, was the most reputable, and reasonably priced in comparison to the other companies we solicited bids from. When the time comes to repair our roads again, the behavior of our residents could be a factor as to whether they submit a bid, and we may not find another company who will be as professional and produce the same quality of workmanship. Moving forward, the Board will be discussing implementation of a new fee structure and other measures to ensure residents do not intentionally damage our roads the next time we have them repaired or resealed.

