



www.CFE7.org

P.O.Box 64173, Tucson, AZ 85728-4173

520-323-9299

Dec 2010



Welcome

We welcome all our new neighbors

Peter Brown/Mary White
5525 N Via Entrada

Stella Myrick
1021 E Via Soledad

Richard Gonzalez/Sylvia Simpson
4905 N Entrada Primera

Nathan Owen/Jennifer McMahon
1530 E Entrada Sexta

John/Josephine Whiteford
5335 N Via Entrada

Clifford/Norma Osborn
5342 N Via Entrada

Sergio/Andrea Piomelli
5302 N Via Condesa

Do we have your correct telephone number and e-mail address? If not, please contact us by phone (323-9299) or e-mail (jhoffmannj@hotmail.com) to update your information.

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CFE 7 Annual Meeting

will be **Tuesday Feb. 8th**

@ 6:00 pm at

St Philip's in the Hills Church

East Murphey Gallery

Social Time 6:00 pm

Neighborhood Watch Meeting 6:30 pm

CFE 7 Annual Meeting 7 pm

Refreshments will be served.

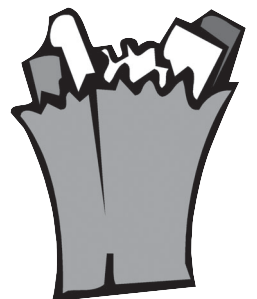
CFE #7 Neighborhood Watch Food Drive 2010

Each Holiday Season the CFE 7 Neighborhood Watch asks the residents to participate in their Annual Food Drive for the Community Food Bank. A collection box will be at 5548 N Via Entrada from December 15th through to the 19th for food products such as: Canned goods, Cereal, Peanut Butter, Rice, Beans, and any non-perishable items.

You are also encouraged to help the hungry by donating through our "**Virtual Food Drive**". Monetary donations can be made at the virtual donation site at www.communityfoodbank.com/donate/virtual-food-drives/ look for the Catalina Foothills link and donate.

The donations go towards purchasing the foods that traditional food drives don't bring in, such as perishable items like fresh produce, meats, and breads. The dollars donated are worth more because they can save money through special partnerships with large food donors and by buying food items in bulk. For each \$1 donated through a virtual food drive we can distribute almost \$9 of food, enough for about four meals.

Thank you all for your generous donations and support.



Open Board Meetings

The Board generally meets at 7 p.m. on the first Wednesday of each month (Jan. 5th, Feb. 2nd, Mar. 2nd, Apr. 6th, May 4th, June 1st, July/ Aug. *no meetings*, Sept. 7th, Oct 5th, Nov.2nd, Dec.7th, 2011, Jan 4th 2012)

Holidays and vacation schedules sometimes result in the rescheduling or cancellation of a particular meeting, so please check with the secretary, 323-9299, to confirm a meeting time.

At the beginning of our meetings, we allow a ten minute period for "Resident Related Issues" – these must be scheduled with the secretary two weeks before the meeting.

Articles for the newsletter are welcomed and should be mailed to Catalina Foothills Estates #7 Association, P.O. Box 64173, Tucson, AZ, 85728-4173 or e-mail to CFE7News@msn.com. Deadline for April publication is March 17th and November's is Oct. 17th.

Board Members and Position change February of each year, verify information on-line at www.CFE7.org.

2010-2011

CFE # 7 Board of Directors

until February 2011

President	Mike Simons	742-7737
Vice-president	John Bowers	529-3099
Treasurer	Joanne Robinson	615-1938
Secretary to the Board	Jane Hoffmann	323-9299

Architectural Review Committee

Chairperson	Phil Matthews	299-8886
	John Bowers	529-3099
(Res.)	Jerry Bishop	615-5402
	Joel Henness	204-1513

Covenants Committee

Chairperson	Bob Sommerfeld	577-0520
	Jeff Mundt	299-5194
	Susan Litvak	susancfe7@comcast.net

Welcome Committee

	Jeff Mundt	299-5194
	Bob Sommerfeld	577-0520

Nominating Committee

Chairperson	Jeff Mundt	299-5194
	Joanne Robinson	615-1938
	John Bowers	529-3099

Media Committee

(Res.)	June LeClair-Bucko	577-0989
	or e-mail cfe7news@msn.com	
	Mike Simons	742-7737

Neighborhood Watch

June LeClair-Bucko 577-0989
CFE7NW@msn.com

Review of Annual Meeting May 2010

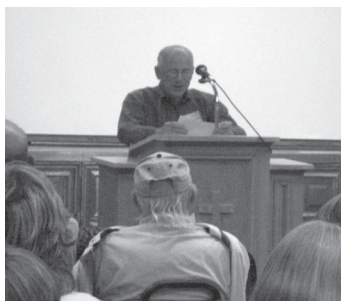


This past year at our Annual Meeting of CFE 7 we celebrated our 40th year and invited guest speakers Bob Dantzler and David Gallagher, both residents of Cat 7, who presented a few short stories of Cat 7 in its early days.

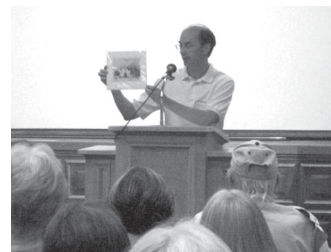


Nominees Susan Litvak and Joel Henness were introduced and have since been added to the CFE 7 Board. Committee reports were presented, first by Treasurer, Joanne Robinson with the financial report and presentation on the proposed annual assessment. Covenant Chairperson, Bob Summerfeld, reviewed the responsibilities of home owners when renting their homes, protecting the natural vegetation, and a number of other covenant issues.

Architectural Chairperson, Phil Matthews, presented the need to be familiar with the architectural process, the rules on roof color, and solar panels.



An Honorary Recognition Award was presented to Steve Thomas for his service to CFE 7.



The Landscape Committee, representative by Martin Karpisack and Mary Price, gave a presentation on mistletoe and its effects on trees/plants. We were shown the application of the landscape guidelines to a particular median. Discussion followed on addressing medians and landscape guidelines for residents and landscapers in order to minimize the loss habitat and stop the removal native vegetation.

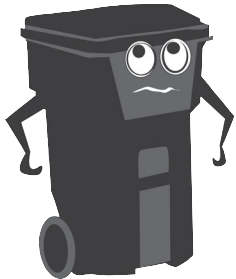


President's Message

Waste Management Services and Reduction in Rate

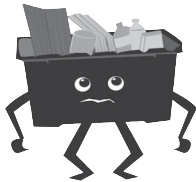
A few homeowners in CFE # 7 have commented lately about the cost of services provided by Waste Management. When calculating the cost for its back-door service two times a week, once for rubbish and once for recycling, for 52 weeks a year, the average cost in 2010, including the fuel and environmental charge, has been under \$6 per service call.

However, because of our concerns about costs in general, the Board recently asked Waste Management for a reduction in rates. As a result, we are pleased to report that the new monthly billing rate for "back-door trash/recycling" will be \$31 per month (or \$124 per invoice for each 4-month period). Per Waste Management, "this new rate will reflect on the next bill you receive from Waste Management". This is a savings of about \$117 per year per home or about \$37,000 for all the homeowners in CFE # 7, assuming everyone uses Waste Management. Waste Management will not be adjusting rates or invoices retroactively.



Furthermore, CFE #7 Protective Covenant #17 says "Trash or rubbish containers shall remain concealed at all times from view of other lots and roads, and shall not at any time be placed along street rights-of-way."

Other recent comments from homeowners are that (1) other neighborhoods with curbside pickup assess penalties to homeowners who do not promptly remove their trash containers from the street; (2) neighborhoods with curbside pickup often have emptied trash containers in the street, which is not only unsightly but also can pose a danger to motorists, bicyclists and pedestrians; and (3) Waste Management's drivers/employees are usually helpful and reliable, greatly reducing the burden on us homeowners for back-door service.



Board Resolutions Available Online

The Board has developed guidelines and policies for itself and home owners in CFE7. As new resolutions are adopted they are added to this document prior to each annual meeting. The latest version of these resolutions is available via our Secretary, or online at www.cfe7.org in the Covenant area

More important than any investment, our home is our abode, our place of enjoyment with family and friends and neighbors, a source of pride, and so much more! As fellow residents and prospective new residents drive through our community, each home forms part of the overall "picture" of what Catalina Foothills Estates #7 is all about.

Our Protective Covenants define the aesthetics of CFE#7. Our Covenants auto-renew every 10 years, and were renewed in 2006 without changes. One could take the position that there is nothing that should be changed about our Covenants, but from time to time I have heard from both new and long-time residents that "the times have changed, but our HOA rules haven't changed". In fact, the Board and HOA have made some changes over the years: 1978, 1985, and 1995. Further, there are thirteen Resolutions, including our 2005 Architectural and Land Use Guidelines.

Prior to the next renewal of our Covenants it is my recommendation that the above-mentioned Resolutions should be "baked into" an all-inclusive set of Restated Protective Covenants. Any other changes and additions a majority of the homeowners can agree upon should be included at the same time.

Your input is requested: As you think about why you bought a home in Catalina Foothills Estates #7 and why you continue to live here, I pose four questions to all homeowners:

- 1) *What do you like most about CFE #7 and our Protective Covenants?*
- 2) *What would you change about our Protective Covenants and our neighborhood, if anything?*
- 3) *What changes are you least willing to support or allow?*
- 4) *What new rules should be added, if any?*

This input will be used by the Board and by a Covenants Restatement Committee that will be formed. Separate from the Board itself, the new committee will manage the project of collecting input and determining which changes, if any, are supported by a majority of our residents. I anticipate this process will take several years.

Our Protective Covenants and Resolutions are available via free download at our web site: www.cfe7.org. If you do not have Internet access you may contact our Secretary to receive them by mail.

At this time, the best way to share your feelings and desires is to attend our Annual Meeting on Tuesday, February 8, 2011. If you are unable to attend the Annual meeting, please send your feedback and ideas to: **CFE#7 Secretary, PO Box 64173, Tucson, AZ 85728-4173.**

Happy holidays and I look forward to seeing you at our Annual Meeting on February 8th!

Sincerely,

Mike Simons

Committee Reports

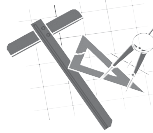
Architectural Committee

All residents must obtain approval from the Architectural Committee prior to any construction, modifications, or building alterations.

It is suggested, not to make any down payments with contractors until the project is approved.

Forms and/or any information can be obtained from the Architectural Committee or Office Secretary, or our web site (www.CFE7.org).

The committee works diligently to review your request and enable you to complete your work project in a reasonable, timely fashion.



Architectural Review May 2010 to Dec 2010

	Approved	Pending	Comp.	Disa.	Wdrn
Addition	1	1	1		
Driveway Work	2	2	2		
Gates	3	1	2		
Garage/ carport	4	3	1		
Harvest Tank	1	1	1		
Landscape	3	3	3		
Patio	2	2	2		
Painting	7	1	6		
Pool	1	1	1		
Roof Work	2	1	1		1
Screening	5	2	3		
Solar	3	2			1
Wall/Fence	3	1	2		

Covenant Review May 2010 to Dec 2010

	Review	Pending	Rectified
AC	1	1	1
Signs	2	2	2
Trash Containers	6	1	5
White Roof	5	3	2
Vegetation	4	2	2
Vehicles	1	1	1
Misc	4	3	1
Unapprv Constr.	3	2	1
Non-resident issues:			
Debris	1	1	1
Graffiti	1	1	1

2011 Annual Assessment



An increase of \$12.00 to the annual assessment was proposed at the May 2010 Annual Meeting. It took six months to finalize the voting process. Two hundred seventy nine of the three hundred eighteen lots responded to the assessment ballot sent to their home (87% of our all owners on record cast their ballots). Of the 279 who responded, 229 voted favorably to the proposed increase. There were 46 residents who rejected the proposal. Four (4) ballots were returned without indicating a preference and these were considered abstentions. In conclusion, 72% of all record owners in Catalina Foothills Estate # 7 residents voted in favor of the new \$72 assessment, which meets the requirements for an increased assessment per Clause III, Paragraph 6 of our Protective Covenants.

Therefore, effective 2011, the new rate for the annual assessment is \$72.00 per lot.

Many residents not only voted, but took the time to provide valuable feedback to the Board. All feedback is considered important. The Board takes their fiduciary responsibility seriously and will consider the resident comments when approving future expenditures.

Caution



Our community has bicyclist, runners, skate boarders, roller bladders, walkers with their dog, walkers with their kids or grandchildren, and we even have wildlife using our roads. Our roads were **not** designed for drivers to go 40 mph or more. The speed limit is **25 mph** unless posted differently. Our roads are windy, they have hidden driveways, there are blind spots. Abide by the speed limits in our community, it's for everyone's well being.

P.....OOP's



It's the law: County ordinance (6.04.030) states: Dog owners must clean up after their pets while on public property (our streets), or private property (our washes) with out the owners consent. A person convicted of this offense is guilty of a Class 3 misdemeanor and subject to a fine and/or jail term. Do be aware that many of the washes used for walking dogs in Cat 7 are private property and please respect the owner's right not to have their property fouled.



Home Sales

We have 10 homes listed in MLS for CFE #7

1 active contingent

9 active

1 Rental

9 sold from May to December average price at \$550,000.

Quick Reference of Covenants

Save time and money by reviewing this quick-reference list before starting work. Please make sure your landscaper, roof re-coater, and other contractors are aware of the Protective Covenants that make Catalina Foothills Estates #7 so special! This list highlights several rules that should not be overlooked by homeowners and their contractors. The full list of Covenants is located on www.cfe7.org. Prior to making any down payments or starting work on the outside of your home or in your yard, feel free to call our Secretary @ 323-9299 or a Board member if you have any questions about the Protective Covenants in CFE#7.

- 1. Native growth, including cacti, trees and ground cover is protected and must not be removed**
(including triangle-leafed bursage, range ratany and zinnia which are dormant much of the year).
- 2. No white, off-white, or reflective roofs are allowed.** Use the approved "desert tan" color instead. While you can't see your white roof or parapets, your neighbors probably can.
- 3. Garbage/trash cans must remain concealed** and may not be placed along street rights-of-way. Residents in CFE#7 pay for "back-door service" so the cans won't be visible.
- 4. Plans and specifications, including exterior color scheme and roof material, for any building, patio, swimming pool, wall, etc. must be approved in writing and the proposed location staked on site prior to such approval.** Changes from approved specifications which affect the exterior of any structure also require written approval.
- 5. Solar collector installations must be concealed** from view from any point beyond the building site on which located. (See the Solar Resolution on our web site for up-to-date information.)
- 6. No exterior lights may be directed toward adjoining lots.**
- 7. Mailboxes and street fixtures** must be uniform in shape and design and conform to specifications provided by the association.
- 8. No lot may be used for storage of rubbish, debris or trash.** Nor shall any substance, thing or material be kept upon any lot what will emit foul or obnoxious odors, or that will cause any noise that will or might reasonably disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.
- 9. Heating and cooling equipment must be concealed in an enclosure and cannot be located on the roof or wall of any structure.**
- 10. Building sites are limited to a single family unit for residential use only.**
The premises may not be used to conduct a business.
- 11. Private driveways must be approved** before construction begins.
- 12. No billboards, real estate or other advertising signs are permitted** except occupant nameplate or (during initial construction) the name of the owner or builder.
- 13. Only pollen free Bermuda grass may be grown.**
- 14. Trees must be kept trimmed** so as not to interfere with views.
- 15. Tanks for storage of oil and gas must be buried or enclosed.**
- 16. Clotheslines, woodpiles, mechanical equipment, etc. must be concealed** from view of neighboring lots at all times.
- 17. No dwelling, swimming pool, garage or other structure may be erected closer than 30 feet from the property line.**
- 18. No fence, wall or hedge may exceed 6 feet in height and may not be closer than 30 feet from any property line adjacent to a street.** Those adjacent to adjoining lots may be placed up to 20 feet from the property line, but, if closer than 30 feet, are limited to 4 feet in height.
- 19. No trailer, motor home, camper, camper van, boat, truck (other than pick up), commercial vehicle, etc. may be placed on the property in excess of four 2-day periods per month unless completely concealed in an enclosed structure.**
- 20. Radio transmission towers are not allowed.** Television receiving antenna must not extend more than 10 feet above the roofline. Satellite antenna systems must be mounted and screened in so as not to be seen beyond the building site.
- 21. No animal or fowl except pets may be kept. No more than 2 dogs and/or cats are allowed.** Objectionable animals or birds will be ordered to be removed.

Attorney fees and court costs incurred by the Association in enforcing these covenants will be recovered from the violator. Disputes between the Association and a property owner may be submitted to final and binding arbitration.

Water Pressure



Homeowners in CFE # 7 may not be aware that water pressure in this area can be unusually high, which indicates that the homeowner may want to have a water pressure regulator installed by a plumber or other qualified person. According to the City of Tucson, Water Department, Design Standard No. 8-06 Water Facility Minimum Sizing and Reliability Standards, Section 2.4 B entitled "Pressure Regulation Devices", "When the public water system minimum pressure described in paragraph 2.2 is met at the meter, it is the responsibility of the customer to increase the water pressure when the supply in the customer's plumbing is less than fifteen (15) pounds per square inch....or reduce the pressure when it exceeds eighty (80) pounds per square inch" (emphasis added). The Water Department goes on to say "the customer is responsible for reviewing local plumbing codes for pressure relief and thermal expansion device requirements that are intended to prevent damage to the customer's piping and fixtures."



Are You Considering Going Solar?

Recent aggressive marketing by local solar companies make the installation of solar panels appear very compelling. This salesmanship has played an integral part in the fact that, during the past year, the Architectural Review Committee (ARC) has received several applications for solar installations from residents where applications have been submitted subsequent to signing a contract with the solar contractor. This has presented an awkward situation in that the proposed installations, as submitted, did not meet the provision of our Protective Covenants which state that the solar panels need to be hidden from view (Clause II, Paragraph 11, page 6). The issue is further exacerbated by the provisions of Arizona Revised Statutes (ARS 33-1816) limiting the restrictions which may be placed on solar installations by homeowner associations such as Catalina Foothills Estates No. 7. These limitations convey the notion that the Association is powerless to enforce its provisions for solar installations (a notion which is generally reinforced by the solar industry) when, in fact, the Association is empowered by the Statutes to adopt reasonable guidelines regarding these installations.

As most of us have experienced at one time or another, making changes to an existing construction contract can be very costly. In an effort to avoid this situation, homeowners and their potential solar contractor, are encouraged to consult with the ARC prior to signing any contract and; in so doing, achieve a project which provides the benefits of going solar as well as meeting the requirements of our Covenants.

In certain instances, the homeowner/applicant is unwilling, due to reliance on the provisions of ARS 33-1816, to take the measures necessary to mitigate the visual impact of the solar installation and achieve compliance with the Covenants. In such circumstances the ARC will not approve the application for solar panels; however, it will allow the installation but with a "red flag" designation that the property is non-conforming. This "red flag" on the property is maintained in the Association files and gives constructive notice to all interested parties that the subject property does not conform to a specific provision of the Covenants. In this situation, any prospective buyer of the property would have to acknowledge the existence of the "red flag" as a condition for escrow to close.

In summation, it is worthwhile to underscore the importance of consulting with the ARC during the very early phase of planning for a solar project. Additionally, the homeowner/applicant is well advised to review the Associations' policy on solar installations ("Resolution 13- Solar Equipment in CFE #7") which is available online at www.cfe7.org.

Do we want this kind of southern exposure in CFE #7?



Would you, a resident of CFE #7, be agreeable to this type of stallation?

Neighborhood Watch

Can you believe that next year will be our 5th Anniversary! "Wow!" and what do we have to show for our efforts? If you remember we began to organize in 2006, due to the increase in crime in our area. We were confronted with larcenies (5), larceny from a vehicle (14), auto thefts (2), attempted auto theft (5), and burglaries (6). Today I can say that our efforts from all our participants have cut our crime rate year after year. We got to know our neighbors, became diligent in staying aware, and called police when suspicious behavior warranted investigation.

Yes, there were a few crimes, but out of the four incidents we had this year, three of those were inflicted on neighbors who haven't joined our efforts. We still have areas to include and welcome residents to join us at our Annual Neighborhood Watch meeting on Feb 8th at 6:30pm just before the Annual Membership Meeting for CFE 7. This is a change to our customary date in May. I ask all participants to be there, *a sign in, of all participating members of the Neighborhood Watch is required by the Sheriff's Department to remain active.*

I invite those who are not in the watch to participate in an opportunity to meet the Area leader, Block Leaders and see our yearly statistics on crime. Hear it from those who are participating and learn how to become a group or join a group.

Our area also participates in a network of Neighborhood Watch Area Leaders in the Foothills community. The Area Leaders network not only assist residents to organize their neighborhoods, but also keeps a watchful eye out on crime trends that hit the Foothills. The network enables the different areas to communicate and work as a cohesive group with police addressing issues we might be having. The Catalina Foothills Association will have an Annual Meeting on Jan 25th with various organizations hosting informational tables. The Neighborhood Watch Area Leaders will have a presence, to share information with Foothill residents on crime statistics, preventive measures, and how to organize their neighborhood.



Have a Safe Holiday Season....

Be Aware, Be Safe.... June

PLANTS

Keeping our plants alive and well can be a challenge. From potted plants, vegetable gardens or just native vegetation here are a few tips acquired through the years from some local gardeners that you won't necessarily find in your gardener's hand book.

We have 5 seasons-

Fall - Sept. to November
Winter - December to January
Spring - February to April
Summer - May to July
Monsoon - July to September.

Adjust your watering in a drip system each season.

Check your drip system at least twice a year for leaks and adjustments to watering locations.

Water plants according to environmental conditions and season

The Southwest is the hardest area for plants. The North areas would be least sunny.

For potted and flower/vegetable gardens:

Leach salts once to twice a year
Mulch, mulch, mulch – organic mulch
Not enough water-
wilting, curling, yellowing

Don't wet leaves, it can cause sunburn.

Water less frequently, but when you do water, do it deeply.

Fall is a good season to plant, trees, shrubs, wild flowers, but not frost tender plants.

Dig holes for planting no deeper than the root ball. Fill in with native soil.

Pruning rule in this order-

- 1- Prune dead branches
- 2 - Remove hazardous
- 3 - Prune areas for structure and health of the tree
- 4- Give an aesthetic- balance pruning.

Never remove more than 20% of the canopy.
Don't use tar or pruning paint

Pruning- no later then mid February

Use alcohol to clean your tools

When planting avoid using stakes

Know what type of creatures the plant might attract

Animals



Tweets and Chirps

Have you ever noticed the chorus of birdsong and wondered what all the fuss was about? It's our feathered friends form of communication with each other and a delightful sound for us to be awakened with in the mornings. Bird songs are more than just melodic notes, they have meaning. There are three kinds of bird calls every one can learn to distinguish with very little guidance.

All you have to do is listen. The more you do the more you'll understand their calls.

Dominance:

This is the most common and recognizable of the calls. A bird will sing the territorial dominance song repeatedly throughout the mating and nesting season to alert other birds of their 'ownership' of the territory. Once the nesting season is over, most bird species stop singing until the following spring. During the fall molting season, some birds will start singing again for a brief period of time.

Alarm:

A bird will use this call when chasing off a predator or intruder. Though the noise will differ depending on which bird is sounding the alarm, the shrill tone and sharp notes will be the same. The song won't be melodic and will have abrupt starts and stops. If you are listening you'll be able to hear the panic or scolding in their voice.

Love:

When courting or singing to a mate, birds will occasionally sing a "whisper song" It is described as a "quiet intimate piece of music that's utterly romantic". This soft love song is quite different from their other songs, but you may have to listen long and carefully for this one is usually sung in private.



Household Hazardous Waste

Do you have hazardous waste products and you don't know where to dispose of them. All products labeled danger, warning, toxic, caution, poison, flammable, corrosive or reactive is considered hazardous waste. Disposing Fluorescent lights – including compact fluorescent lamps are also in this category. None of the mentioned should be disposed of in your residential garbage. Pima County has a HHW (Household Hazardous Waste) program where residents can drop off all hazardous waste free of charge at 2440 W Sweetwater Drive every Friday or Saturday from 8am till 12 noon.

Mark Your Calendar

Don't Flush Those Drugs Down The Drain.....

Don't know what to do with unused, old medications. Dumping medication into the water system is not the answer.

The Pima County Sheriff's Department is collecting at two locations in December. *Dispose-A-Med's first event is on:*

Saturday, Dec. 11th

at the Safeway store,
9125 E. Tanque Verde

the second in on:

Saturday, Dec. 18th

at Target,

First and Oracle in Oro Valley.

The collection, free and open to the public, runs from 10 a.m. to 2 p.m.

Residents can drop off old prescriptions or over-the-counter medicines for safe disposal. Tablets, capsules, liquids and creams will be accepted, but metal or glass inhalation aerosol bottles, syringes and epi-pens will not. Once an item has been turned over, it cannot be returned.



CFE #7's Clean-up Day

Saturday January 22, 2011

8:00am

**Meet @ corner of
Via Entrada & Foothills Drive**

Come join our 2nd Annual Community Clean-up Day and meet neighbors and friends. Trash bags will be handed out and volunteers will be assigned designated areas to remove debris from the sides of the road, medians, and washes. Please bring water and gloves, and wear suitable clothing. Come and help keep our neighborhood looking its best!

Plus:

This year on Clean-up Day *only* we are offering an extra service just for CFE#7 residents. Bring unwanted electronics, working or not to our meet location and we will bring it to the Rise organization that recycles electronics. TV's require a \$10 disposal charge. If it is a large set we will come and pick it up, just stop by and make arrangements.

CATALINA
FOOTHILLS
ESTATES No. 7
ASSOCIATION

www.CFE7.org

P. O. Box 64173

Tucson, Az 85728-4173



Happy Holidays

See You on Feb 8th, 2011 at Our Annual Meeting