



President's Note —

Spring is in the air. The weather is warming, the white-winged doves are returning, and the native vegetation is beginning to bloom. What a sight and what a joy to live in such a pristine environment. And thankfully, as Spring approaches the roadwork is gradually coming to an end. We were excited when they arrived, and we'll be happy to see them leave. There is still some manhole work and the final cleanup to be completed, but there's light at the end of the tunnel. We should be able to get our roads back and enjoy the smooth surfaces for years to come.

The Board welcomed two new members this year. Robert Levaro and Dale Pugh were elected to serve on the Board of Directors. In addition to elected board members, we greatly appreciate our resident volunteers. Tommy Henry assists the Project Review Committee, Joanne Robinson and Anna Wuerker help on the Landscape Committee, Jan Catt volunteered to assist the Welcome Committee, and Tom Hicks is our longtime volunteer webmaster.

Your Board is an all-voluntary group of neighbors who carry out the responsibilities of the Association. Any resident who has the time and inclination to get involved in that effort would be most welcome. Contact Jane (secretary@cfe7.org) or myself (president@cfe7.org) and we will be happy to provide further information.

After two years of conducting our meetings via Zoom we are exploring the possibility of resuming in-person meetings. Whether in person or by Zoom, residents have a standing invitation to join us at any meeting.

Ken Ellis
president@cfe7.org

From the Newsletter Editor —

Hello All! Randy Accetta here, your new newsletter editor. Special thanks to John Milbauer for managing this newsletter over the past couple of years — and special thanks to all who have provided content. Our hope with the Newsletter is to provide a mixture of needed information and social updates. If you have any article ideas for future editions, please send 'em along to me at randy@runtucson.net.

Please welcome our New Neighbors!

David/Lynette Dray
5210 N Via Condesa

Richard/Tiffany Couch
1221 E Condesa Tercera

Ulrich Stang/Lisa Tischhauser
1840 E Calle Del Cielo

Phillip Larson/Diane Rogier
1521 E Via Soledad

Michael and Catherine Rioles
1555 E Entrada Segunda

Brian/Sandra Beatty
1211 E Condesa Tercera

James Belanich/Ellen Newhouse
4901 N Calle Luisa

Ross Kelley/Jessica De La Ossa
5201 N Via Condesa

BDB CAPITAL - Chris McLean
5211 N Foothills Dr.

MEETING ANNOUNCEMENTS

The Board meets the first Wednesday of each month (except July & August). Currently meetings are held via zoom, from 7:00pm-8:30 p.m., though as you saw in Ken's President Column, the Board is working on moving back to in-person meetings. Neighbors are welcome to attend, though some meetings reserve time for closed sessions to accommodate special needs. For more information: contact Jane (secretary@cfe7.org).

PRICKLY PEAR INFECTIONS

Perhaps you have seen prickly pear cactus with “pad spots” throughout the neighborhood. These spots are actually very bad news. According to the Pima County Master Gardeners, this is a “common fungal infection called *Phyllosticta pad spot*” that is wind-borne, with spores that will activate even more during the dampness of the summer rains. The infection causes openings that

invite insects and other diseases to attack the plant, leading to the plant’s deterioration and eventual death — with the spores left to scatter to additional plants. Severely infected pads and plants should be removed to avoid



future contamination of other plants. If the infection is confined to a few paddles, writes Board member, Robert

Levaro, “they can be removed with a sharp saw that has been soaked in a 1:1 water/Hydrogen Peroxide mix. They must be immediately bagged as the spores may be viable for an additional 14 days.



If the entire plant must be removed the same disposal care is necessary. See <https://extension.arizona.edu/sites/extension.arizona.edu/files/pubs/az1399.pdf> for details.



MEET THE BOARD

We’re starting an occasional feature called Meet the Board. We’ve done a quick Q&A with Board members — our inaugural guinea pig is Cesar Melendez, Chair of the Project Review Committee.

Name: Cesar Melendez

Where were you raised?

Born & raised in Puerto Rico

When and why did you move to Tucson?

Moved to Tucson in 1999 as a result of my company’s relocation.

When and why did you move to the neighborhood?

Moved to CFE#7 in 2019.

What do you do for a living — or what have you done for a living?

Electrical Engineer; retired in December of 2015.

Why did you join the Board and what do you do on the Board?

As many new homeowners in the neighborhood, my wife and I had many projects to pursue following our move. I decided to assist the PRC chairman at that point, after noticing the rather large work load that he had. One thing led to another, and in 2021 I took lead responsibilities for the committee.

What do you do for fun?

Things my wife and I enjoy include cycling, hiking, and archery (novices at this last one, so everyone is now forewarned)

PROJECT REVIEW REPORT; SPRING 2022

Submitted by Cesar Melendez

Eighty-one (81) Project Review Applications were submitted by homeowners during the CY2021 (Solar Photo-Voltaic System installations represented approximately 16 percent of the submittals). The pace during the first three months of CY2022 is exceeding that of last year. In order to address the large number of submittals, Mr. Robert Levaro has joined the Committee and is supporting our efforts to provide timely responses to all applications. Please contact any of the Committee members before you start your project (ideally during the planning phase). Our contact information is available at our website (cfe7.org). We are here to help with the application process, and to address any questions associated with architectural guidelines.

ROAD SAFETY

Now that our roads are freshly paved, it's easier for cars to speed through the narrow roads and twisty curves of our neighborhood. Since we're a popular destination for walkers, runners, and bike riders, it may be time to provide a few public safety tips:



If you're a pedestrian:

- Consider not wearing headphones so that you can hear oncoming vehicle traffic
- Avoid reading your phone while walking
- Walk on the left facing traffic
- If you must walk with traffic, be strategic about the line you take.
- Hug the corners and be prepared to step to the side
- When going around corners, walk single file
- Wear bright clothing at dusk and dawn

If you're driving a motor vehicle:

- Please go slow enough to be safe and don't go above the posted speed limit
- Don't hug the corners
- Use turn signals
- Come to a full stop before leaving a cul-de-sac

If you're riding a bicycle on the streets:

- Please go slow enough to be safe for pedestrians and vehicles
- When appropriate, use the wide portions of the road to allow vehicles to pass
- Don't hug the corners when speeding downhill
- Avoid clustering and ride single file, especially along curves

For more information on road safety, visit the appropriate pages here: <https://webcms.pima.gov/>. For additional conversations about road safety, contact the Newsletter Editor at randy@runtucson.net.

BOARD UPDATES:

AD HOC COMMITTEE NEEDS MEMBERS

The Board has formed an ad hoc committee with the intent of creating an approved plant list, describing the sorts of plantings and vegetation that fit the Covenants. The committee intends to meet a few times over the coming months. If you are interested in joining this committee to provide a better understanding of the standards on new plantings, please contact Julie Kelly from the Landscape Committee at landscape@cfe7.org.

THINGS TO DO: WALK WITH YOUR NEIGHBORS

Join other Catalina 7 neighbors and others at the free weekly walk, Beyond's "Meet Me Wednesday" event. For over 13 years now, there has been a free fitness and community social event at St. Phillip's Plaza. Named "Meet Me Wednesdays," the mission of this free walk is to gather adults and families for healthy exercise in a social setting to enjoy Tucson's beautiful outdoors and to appreciate and patronize area businesses. Beyond's Executive Director, Daniela Diamente, says, "This is the perfect way to meet up with old friends and make new ones while getting a little exercise in at the same time!"

DETAILS:

EVERY WEDNESDAY — Rain or Shine!

WHERE: 4310 N. Campbell @ the courtyard of St. Philip's Plaza near Reforma

COST: Free, including discounts to participating restaurants, such as Reforma, Union, and others.

TIME: In person check-in opens at 5:15pm, with a weekly closing ceremony at 6:30 with awards and recognitions. Check in online or in person and receive your "MMW" hand stamp. You can always start anytime you like, but a group led walk begins at 5:30.

HOW FAR? 1.2 miles, 2.2 miles or a 5K route on The Loop with leaders. Walk or run at your own pace. The route is easy to follow if you fall behind or race ahead. "Everyone is welcome - kids, friends, dogs!" Diamente adds, "As we like to say at Beyond's Meet Me events, "Get OUT & Get Moving!"

MORE INFO:

<https://>

www.beyond-tucson.org/programs/meet-me-wednesday

FIRE PROTECTION COLUMN

As most residents know, Rural/Metro provides the only fire protection for the area; however, there is no obligation to subscribe to that service. Should a non-subscriber need fire assistance and call 911, Rural/Metro is called, and the non-subscriber is billed for services at the rate of at least \$900 an hour per vehicle, plus at least \$100 an hour per firefighter, including their travel time. Also, the homeowner need not be the one who calls in the alarm. A neighbor, for example, could activate the service, and the homeowner would still be responsible for payment, which is why we recommend subscribing. If you have questions, please contact Rural/Metro.

CFE7 - HISTORY

Imoved to Tucson in 1993 and started running on the Via Entrada shortly afterwards. Having moved to CFE 7 a few years ago, I enjoy reading long-time resident Jean Harber's history of the neighborhood". Here is an excerpt from her 2017 document titled "CatalinaFoothills Estates, Then and Now."

Overall, native vegetation remains the same, thanks to the covenants. The density of the native vegetation (and some non-native vegetation like Rhus Lancia) has increased. The increase is due in part to the fact that cattle no longer graze in CFE7 and also because the runoff from roofs and paved areas has concentrated runoff from rainfall and promoted infiltration and increased soil moisture. Before, when the rainfall was distributed and not concentrated, more of it evaporated and was not available for the plants to capture. The neighborhood still has the solitude it had early on. The neighborhood was and is a unique place to come home to – quiet and peaceful. People did and still do take good care of the exterior of their homes. There never were a lot of children in the area, but now there are even fewer.

There were no boulders at the washes initially. In 1968 there were no leash laws in Pima County. Dogs roamed free. There were fewer javelina and bobcats early on but there were more roadrunners. Initially the roads within CFE7 were loose gravel. The roads were owned and maintained by the Association. Later the roads were chip sealed. In late 1978 or early 1979 Murphey Estates turned over the management of CFE7 to the Homeowners Association and almost immediately the roads were turned over to the county. There were no stop signs and no speed limit signs within CFE7 initially. Water was initially supplied by a private company, the Murphey Water Company, but was later supplied by the City of Tucson.

The well thought-out protective covenants kept homes low and set back so they were not seen from far away. Lots were laid out in a very professional way to maximize the number of commercial acre lots with buildable home sites. That is why the north-south part of Via Entrada lies in the bottom of a wash. Houses built later on were designed to blend in with the earlier-built houses. The most important function of the Architectural Review Committee, now the Project Review Committee, is to ensure that new construction or modifications of an existing

structure blends in with the existing buildings in the subdivision. Water flowed over the tower (fountain) at River Road and Via Entrada until the early 1970s. Initially "For Sale" signs were not allowed. There were very few rentals. People did not park vehicles on their driveways. More people attended the annual



homeowner meetings. There was no traffic light at River Road and Via Entrada in 1982. River Road was a two-lane winding road. River Road connected to Campbell Avenue and then did a dog-leg to the other side of Campbell Avenue. Racetrack Wash did not go under River Road as it does now and River Road flooded when it rained.

ANNUAL ASSESSMENT FAQ

If you have not yet paid your annual dues of \$100, please do so. Not sure about the assessments? Check out the FAQ:

Q: What are the payment methods?

A: The preferred method is via Zelle, or you may pay with a personal check. Your annual statement will provide detailed payment information.

Q: What if I want my bill delivered electronically?

A: You may elect electronic billing by providing a written request (letter or email) to the CFE7 Treasurer. The request must include the email address you wish your bill to be sent. (treasurer@cfe7.org or CFE7 Treasurer, PO Box 64173, Tucson, AZ 85728).

Q: Whom do I contact with questions?

A: Members are encouraged to contact the treasurer (treasurer@cfe7.org) or secretary (323-9299) with any questions.