

Catalina Foothills Estates No 9

OCTOBER 19, 2006

WWW.CAT9.ORG
EMAIL: INFO@CAT9.ORG

Please remember to keep your name, address, phone number and e-mail address current with the association so that you will receive all new correspondence.

Send a message to: info@cat9.org to join the Association's E-mail list or contact our Registrar, Diane Frank by phone (232-9623) or by e-mail difrank24@comcast.net to update your contact information.

Contact Lisa Warneke by phone (529-1347) or by e-mail (skierz@earthlink.net) to report a Neighborhood Watch incident or concern.

President's Message

The roads are paved, the bills are paid and the committed reserves are in place. The worst geo-political and weather related concerns did not come to pass. No mission creep was allowed. A substantial portion of the contingency was never spent and the uncommitted funds have been returned to the Lot owners. A complete accounting of the Special Assessment will be presented at the Annual Meeting on November 6th along with the Regular Financial Report (see attached Agenda).

George Robinson

Annual Homeowners' Meeting on November 6th at 7:00 P.M. Catalina Foothills Church – Sanctuary

Annual Meeting Agenda

- 7:00 Opening remarks
---George Robinson---
- 7:05 Crime in the Foothills (CAT 9 focus)
---Sandy Rosenthal---
- 7:25 Special Assessment & Regular Financial Reports
---Bill Laman---
- 7:45 Meet your neighbors while the votes are counted
(Home made cookies will be provided)
- 8:00 Adjourn Meeting
(Welcome to stay until the Cookies run out)

Upcoming Meeting Schedule

- Oct 30 Annual Meeting preparation
- Nov 6 Annual Meeting
- Dec 4 Joint meeting of Old & New Boards
- Jan 8 New Board meets (first Monday of each month)

Catalina Foothills Estates No 9

OCTOBER 19, 2006

WWW.CAT9.ORG
EMAIL: INFO@CAT9.ORG

**Annual
Homeowners'
Meeting on
November 6th at
7:00 P.M.
Catalina Foothills
Church – Sanctuary**

Meet the Candidates For the Board

Diana Callimanis

6828 N Solaz Cuarto – Lot 52

I moved to Cat 9 in 2001 with my husband, Basil and daughter, Zoe, shortly after our arrival in Tucson from New York. I have three children, Zoe, who graduated from CFHS in 2005, a daughter living in Portland and a son in Memphis. I am currently employed as Project Manager for a local interior designer. I believe Cat 9 is a unique neighborhood and would be honored to serve on the board to help ensure we maintain the policies to keep it that way, while moving forward with progressive ideas to enhance our community.

Kathleen Flaherty

6842 N Solaz Cuarto – Lot 51

My husband and I moved to Cat 9 in May 2004 and I joined the board in November of that year. Over the last two years I've gotten to know many of you and learn what is important to the residents of this community. Like many of you, Doug and I value the feeling of peace and privacy in the desert while enjoying such a convenient location to everything we enjoy doing in and around Tucson. I would be pleased to continue to serve on the board and preserve that which the residents value.

George Robinson

6861 N. Solaz Segundo - Lot #20

My wife Jan and I have lived in our current home since 1978. Our two children, Beth and Eric, went to the foothills schools and graduated from the U of A. CAT 9 is our home.

I worked in the computer business for 35 years in various technical, planning and management roles before retiring after 30 years from IBM in 1992 as a Senior Business Planner. I received a degree in Business and History from San Jose State and spent two years in the US Army in Panama during the Korean conflict.

If elected, I will do my best to bring a level head to each issue that comes before our board and thoughtfully support those decisions that positively affect our neighborhood. I have been on the CAT 9 Board for the last four years, serving as President for the last three of those years.

Janis Sherick

6901 N Solaz Segundo – Lot # 22

Hi, my name is Janis Sherick and I am interested in serving on the Board of the Catalina Foothills #9 Homeowners Association for another two year term. My husband Steve and I have been residents since 1990. Our two sons have attended our neighborhood schools. I work for Sunnyside School District where I have been a school librarian for the past 24 years. I have been on the board as a member and presently serve as the Board Secretary. I am committed to preserving the quality of life in our neighborhood and would be like to continue to contribute my time to the Board.

Catalina Foothills Estates No 9

OCTOBER 19, 2006

WWW.CAT9.ORG
EMAIL: INFO@CAT9.ORG

2006 Ballot Instructions

Your ballot for new board members will be coming in the mail shortly.

Once again we are using a 'double envelope' approach to ensure the secrecy of the voting. After filling out your ballot, place it inside the small, plain, envelope and seal the envelope. Place this envelope inside the pre-addressed envelope that shows your lot number under the return address.

The lot number on the outside envelope will register the fact that you have voted. It will then be opened and discarded and the small plain envelope will be added, unopened, to those already accumulated. All of the plain envelopes will then be shuffled and opened in a single session during the Annual Meeting.

You may submit your ballot at the Annual Meeting or if you prefer to mail it be sure that it is mailed and postmarked on or before November 3rd, 2006.

**Don't forget to come...
Annual Homeowners' Meeting on November 6th at
7:00 P.M.
Catalina Foothills Church - Sanctuary**

 **Refreshments will be served!!!** 

Catalina Foothills Estates No 9

OCTOBER 19, 2006

WWW.CAT9.ORG
EMAIL: INFO@CAT9.ORG

CC & Rs and Compliance

When a lot is purchased in Catalina Foothills Estates No. 9, the new owner becomes a member of the Home Owners Association and agrees to abide by our Protective Covenants, a copy of which is provided at the time of property transfer. These CC&Rs are more than just suggestions for members of our community to follow. They are rules that have been set down in order to maintain and enhance property value, and to promote safe conditions within our neighborhood. The CC&Rs cover a variety of issues which relate to the use and maintenance of each lot in Cat 9 as well as the structures located thereon.

Adherence to some of the covenants requires pre-approval of the Association's Board of Directors. All new structures (including walls, pools, driveways, outbuildings, etc.), renovations to existing structures and landscaping changes must be approved by the Board of Directors. Exterior color(s) of walls, roofs, etc must also be approved.

Other covenants define acceptable practices in the following areas: storage of materials on the lot (including trash containers), signage displays, exterior lighting, mail boxes and their maintenance, vegetation maintenance, concealment of mechanical equipment, use of guest houses, type and number of pets, and motorized vehicle use.

These covenants benefit each of us. If you are not familiar with the details of our CC&Rs please take the time to read them. They cover a range of issues and we are all required to abide by them.

Architectural Review

Do you want to paint your house, add a wall, build an addition, paint your roof, make structural changes, build a new driveway, add a swimming pool, new garage or workshop, remove native desert growth? Contact Kathleen Flaherty for information regarding the procedure for receiving approval from the Board of Directors.

Catalina Foothills Estates No 9

Contact Information

OCTOBER 19, 2006

WWW.CAT9.ORG
EMAIL: INFO@CAT9.ORG

2006 Board of Directors

George Robinson	Gtr77@comcast.net	299-4247	President
Sandy Rosenthal	Srosen535@aol.com	529-2326	Vice President
Janis Sherick	Janis@shericklaw.com	577-8304	Secretary
William Laman	billhlaman@aol.com	299-0558	Treasurer
Diane Frank	Dlfrank24@comcast.net	232-9623	Registrar
Lisa Warneke	skierz@earthlink.net	529-1347	
Kathleen Flaherty	Kathleen@dkwest.com		
Diane Bootes	bootesta@comcast.net	529-4858	
Bill Lamson	welamson@aol.com	299-0291	

Other Contact Information

Emergencies: 911

Suspicious activity in the neighborhood, or if you are a victim of vandalism

547-6329 (Sheriff's Dept. Tip Line)

and

529-1347 (Lisa Warneke, Neighborhood Watch area leader)

Traffic related problems only (speeding, reckless driving, etc.)

547-6311 or Lisa Warneke

Architect

Kevin Paulus 881-1465 4337 E. 7th St, Tucson, AZ 85711

Neighborhood Watch

Area Leader: Lisa Warneke 529-1347 skierz@earthlink.net

Block1: Bill Leissring 615-4921	jleissring@mindspring.com
Block2: Mary Horvath 299-7077	alwayshisway@aol.com
Block3: Joy Fisher 299-4751	joyousfish8@aol.com
Block4: Diana Callimanis 615-1615	dcallimanis@yahoo.com
Block5: Lisa Warneke 529-1347	skierz@earthlink.net
Block6 Ruth Feldman 529-1900	ruth@ruthfeldman.com
Block7: Catherine Mahoney 577-6117	ReenaMahoney@cs.com
Block8: Diane Frank 232-9623	dlfrank24@comcast.net
Block9: Karin Sawtelle 529-2429	karinsml@msn.com
Block10: Bruce Switzer 232-0951	mtingi@aol.com
Block11: Diane Bootes 529-4858	bootesta@comcast.net

