



**Catalina Foothills Association**  
P.O. Box 64546  
Tucson, Arizona 85728-4546

*Devoted to the preservation of the unique residential character of the Catalina Foothills*



*If you would like to share an image in this newsletter, please send it along with a caption to [secretary@cfatucson.org](mailto:secretary@cfatucson.org)*

*Con't from pg 3*

**Get to Know and Give Back to the Community.** One way to get to know your community, especially if you are new to the Foothills area, and to give back to your neighbors and community is to apply for the CFA Board and become an active participant.

**What are CFA Board Member responsibilities?** The CFA Board is required to adopt an annual budget and collect dues from property owners. The Board also has the power to adopt and enforce rules and regulations established within the Articles of Incorporation, Bylaws and CC&Rs.

**Interpret and enforce the rules.** The CFA Board believes it should exercise common sense. However, it's important that everyone in our community follows the same rules, even when those rules don't seem critical. The CFA CC&Rs are in place to protect you. The CFA Board safeguards the value of your property by helping to enforce the CC&Rs.

**Minimize risk and plan for the future.** CFA Board members have to consider the financial needs for this month and this year, but they also have to plan for the next several years, and be prepared for challenges that could come up unexpectedly.

*The CFA Board is open to your consideration, application, and possible membership. If interested, please contact Breda Cronin, Board Secretary ([bpc21ccc@msn.com](mailto:bpc21ccc@msn.com)) to arrange a time to attend an upcoming Board meeting.*

**NON-PROFIT  
ORG.**  
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**Floodplain Management Plan  
Under Development**

The Pima County Regional Flood Control District is seeking input from the Catalina Foothills area on a Floodplain Management Plan currently being prepared for approval by the Board of Supervisors. The District strives to use forward-looking floodplain management planning practices to minimize the risk of flood and erosion damage for all county residents, property and infrastructure. Working meetings are held at key project milestones and are open to the public. Paper maps for each watershed showing the building density within floodplains as a color ramp "heat map" are available on the project webpage along with the hazard maps and draft plan. For more information contact: Dr. Greg Saxe, M.R.P. Environmental Planning Manager and National Flood Insurance Program Community Rating System Coordinator

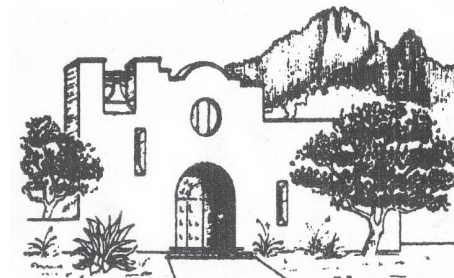
[www.pima.gov/fmp](http://www.pima.gov/fmp)

[Greg.Saxe@pima.gov](mailto:Greg.Saxe@pima.gov)

**Don't Forget  
Catalina Foothills Association  
Annual Meeting**

**January 21st 2020 at 6:30pm**

St. Philip's in the Hills Episcopal Church, Murphey Room  
4440 N. Campbell Avenue at River Road



**Catalina Foothills Association**

[www.CFATucson.org](http://www.CFATucson.org)

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Winter 2019 529-2169

*Devoted to the preservation of the unique residential character of the Catalina Foothills*

**Preserving Our Community**

by Kevin Hagerty

As many of you know, we recently faced the prospect of an annexation and rezoning by the City of Tucson regarding a proposed four-story hotel. Fortunately, the Tucson City Council voted down the proposed annexation/rezoning, thus the hotel is on hold.

Practically all of you that contacted me regarding the annexation/rezoning expressed concern such a project would dramatically affect the character of our community, particularly in the area of River and Campbell avenues. With that said, I would like to point out something else that could dramatically alter the character of our community, perhaps even more so. I'm talking about covenants, or the lack thereof.

Imagine for a moment that every piece of property within our Association that is without "Covenants, Conditions and Restrictions" (CC&Rs) were to subdivide into the smallest lot size allowed by Pima County zoning, roughly 3/4 of an acre. Now imagine that on each of those 3/4 acre lots a two story, 34-foot high house were constructed. Now picture those 34-foot houses only 10 feet your property line. -- Pima County zoning, CR-1, allows for the conditions above.

Of the 719 homes within the Catalina Foothills Estates 1-6, less than half have CC&Rs. In addition, many of the properties without CC&Rs have multiple acres and could be subdivided many times. What would our community look like then? Limited views, increased traffic, less wildlife and vegetation?

I understand the desire to not have covenants. However, contemplate the long term impact of continued development within the heart of the Old Foothills in places where there are no CC&Rs along the lines allowed by Pima County zoning. If we don't collectively find a way to maintain the general height restrictions, setbacks and minimum lot size, I fear it's only a matter of time before the charm of the Old Foothills disappears.

**Catalina Foothills Association  
Annual Meeting**

**January 21st 2020 at 6:30pm**

St. Philip's in the Hills Episcopal Church,  
Murphey Room  
4440 N. Campbell Avenue at River Road

**Guest Speaker  
Ken Scoville**

*"Preserving Our Community, Why I Live Here"*

If you currently don't have CC&Rs on your property, please consider adopting them, especially if you live within Catalina Foothills Estates 1-4. Estates 1-4 perhaps have the least intrusive CC&Rs of any areas (minimum one-acre lot, 18-foot height limit and 30-foot setbacks). Adopting CC&Rs in these areas shouldn't be too difficult to live with. Plus, we can always grandfather any current conditions that don't comply with the CC&Rs.

I started off this discussion mentioning a possible four-story hotel and how many of you thought it would hurt the neighborhood. I hope those of you without CC&Rs can also see the even greater existential threat not having CC&Rs presents. I hope you will take the time to consider adopting CC&Rs.



Get out and meet your neighbors!



## Catalina Foothills Association Board Members

**President-** Kevin Hagerty (Area 3)  
**Vice-president-** Todd Proebsting (Area 6)  
**Treasurer-** Rick Treveloni (Area 5)  
**Secretary-** Cathy Petry (Area 5)  
**Secretary to the Board-** Breda Cronin  
Area 1 *Seeking representative*  
Area 2 Alan Bomberger  
Area 3 Pat Hagerty, Sandie Czerniel  
Area 4 *Seeking representative*  
Area 5 *Seeking representative*  
Area 6 Donald Doran, Lola Graeme  
Area 7 *Seeking representative*  
Area 8 Ron Benson  
Area 9 *Seeking representative*

## Board Meetings

The Board generally meets at 7 pm on the second Tuesday of each month. Holidays and vacation schedules sometimes result in the rescheduling or cancellation of a particular meeting, so please check with the secretary to the Board, 529-2169, to confirm a meeting time.

At the beginning of the meetings, the Board allows a ten minute period for "Resident Related Issues". These must be scheduled with the secretary two weeks before the meeting.

Visit our website for past publications and other information on the Catalina Foothills.

[www.CFATucson.org](http://www.CFATucson.org)

## ? CFA Frequently Asked Questions?

### Are CFA dues mandatory?

In 2014, a majority of Area 1 – 6 resident properties with Deed Restrictions (CC&Rs), voted to approve mandatory annual dues to become effective, January 2015. Mandatory dues for Areas 1 - 6 are \$50.00 annually. Properties within Areas 1 – 6 without deed restrictions (CC&Rs) may continue to voluntarily contribute dues of \$50.00 annually.

- Annual voluntary dues for Areas 7 – 9 are \$20.00.
- Annual voluntary dues for townhouses and condominiums are \$10.00.

### Where do I find information about CC&Rs for my area?

CC&Rs are on the CFA Website

(<http://cfatucson.org/newsletters>)

CC&Rs are available for Areas 1-4 and Areas 5 and 6

CC&Rs for Area 7 are available at

<http://www.cfe7.org/covenants.html>

CC&Rs for Area 8 are available at

<http://www.cat8.org/information>

CC&Rs for Area 9 are available at

<http://www.cat9.org>

### Where do I find information about who to contact for road repair, barking dogs, illegal dumping and other concerns?

This information is on the CFA Website:

<http://cfatucson.org/phone-numbers/>

## New Arizona State Law Impacts Dues Collection

Recently, the Arizona legislature made changes regarding how Homeowner Associations collect dues. As always, we try to keep everyone updated with legislation relevant to their membership, and so we copy here the section of interest to the CFA as it is written in the bill. Per the bill if an account is delinquent or has unpaid assessments or charges, the association is permitted to provide the following written notice to the unit owner at the unit owner's address at least thirty days before authorizing an attorney or a collection agency to begin collection activity on behalf of the association.

### Senate Bill 1531

#### An Act

Amending sections 33-1256 and 33-1807, Arizona revised statutes; relating to condominiums and planned communities. YOUR ACCOUNT IS DELINQUENT. IF YOU DO NOT BRING YOUR ACCOUNT CURRENT OR MAKE ARRANGEMENTS THAT ARE APPROVED BY THE ASSOCIATION TO BRING YOUR ACCOUNT CURRENT WITHIN THIRTY DAYS AFTER THE DATE OF THIS NOTICE, YOUR ACCOUNT WILL BE TURNED OVER FOR FURTHER COLLECTION PROCEEDINGS. SUCH COLLECTION PROCEEDINGS COULD INCLUDE BRINGING A FORECLOSURE ACTION AGAINST YOUR PROPERTY.

The notice shall be in boldfaced type or all capital letters and shall include the contact information for the person that the unit owner may contact to discuss payment. The notice shall be sent by certified mail, return receipt requested, and may be included within other correspondence sent to the unit owner regarding the unit owner's delinquent account.

## We Need Board Members!



The Catalina Foothills Association, is responsible for maintaining continuity and value throughout our community's properties. Members of the CFA Board of Directors are motivated people who hold the community and themselves accountable in a fair and ethical manner. *We need your help!*

Specifically, the non-profit CFA Board is entrusted with the duty to support and enforce the Articles of Incorporation, Bylaws and Covenant, Codes, and Restrictions (CC&Rs) that legally bind your property. The CFA Board cannot continue to function unless there are dedicated homeowners willing to serve on the Board.

### What Happens if There Aren't Enough Volunteers?

Failing to garner enough volunteers means a number of bad things happen:

- 1) The CFA as we know it ceases to exist
- 2) Loss of Corporate status leaves remaining board members liable for any financial claims
- 3) There may be negative effects on some member mortgages and insurance policies,
- 4) The CFA is subject to an appointed receiver.

Receivership can be unpleasant as members lose control over fees and waivers for CC&R issues, are subject to long wait times and fees for architecture review, and lose a sense of community. CC&Rs remain in effect as these are deed issues but enforcement may be more costly and bureaucratic.

### What is the Time Commitment?

The Board meets on the second Tuesday of each month at 7:00 pm in the Atria Campana del Rio art room (2nd floor), 1550 East River Road (River Rd. and Via Entrada). Meetings generally last an hour. The Board adjourns during July and August. The term of Board membership is 3 years with the possibility of a second 3-year term.

**Why Become Involved?** As a property owner, you have a big stake in your neighborhood. As a volunteer board member, you are essential to the harmonious functioning of the CFA community.

**Protect Your Property.** Involvement with the CFA will put you in a better position to implement rules in our community. Some regulations will directly affect property value, especially if they require decisions about the CFA's support and enforcement of CC&Rs.

**Have Input on Issues affecting the Community at Large.** Historically the CFA Board was critically involved in the

## President's Message

"Hello" to our longtime members of the Old Foothills and welcome to those who are new to the community.

It's getting to be that time again when we elect new officers to the Catalina Foothills Association (CFA) Board. Each year at the Annual meeting in January we elect new Board members. Following that election, Board members convene at the next monthly Board meeting, usually in February, to elect new CFA officers (i.e., President, Vice President, Secretary, and Treasurer). In addition, new members are added to committees (e.g., Architectural Review Committee, etc.) to replace those departing the Board or simply wanting to serve on the Board in another capacity.

For those of you who have never served on the Board the responsibilities are relatively simple. On the second Tuesday of each month, the Board meets for an hour to discuss everything from architectural issues to general managerial items. In addition, for those who serve as Secretary, Treasurer or on one of the committees, the monthly Board meeting is a time to brief other Board members regarding CFA operations.

Having a functioning Board is critical to the continued success of the CFA and preservation of our community. With the ever increasing population in the Tucson metro area, pressure to significantly develop in and around the Old Foothills in ways that sometimes conflict with the CFA vision only gets worse. Therefore, I urge those of you in our community who have the capacity to serve on the Board, please do so.

If you have an interest in serving on the Board or know someone who does, please submit those names and addresses to Breda Cronin, the Secretary to the Board. At the Annual meeting the general membership will vote on the names submitted for membership on the Board.

**President-** Kevin Hagerty

development of La Encantada, the four commercial corners at Campbell and Skyline, and the alignment of Campbell at River Rd. The CFA is a community association as well as a homeowners association. As a CFA Board member, you can assist in identification and possible correction of issues.

**Gain Better Understanding of the CFA operations.** Volunteering as a board member will make you well-versed in laws and regulations related to our community bylaws and CC&Rs, will also give you a good grasp of the CFA finances and budgeting.

**Use Your Talents to Better Your Community.** The present and future Boards would welcome your knowledge and creative ideas on how to make our community function better.