

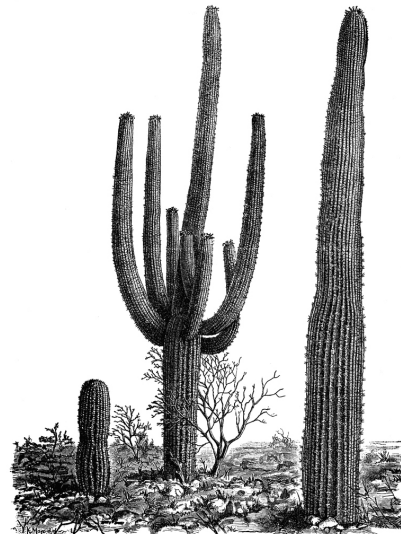


CATALINA FOOTHILLS ASSOCIATION

Dedicated to preserving the unique character of the Tucson Foothills

PO Box 64546
Tucson, AZ
85728-64546

www.cfatuscon.org



Visit the CFA website, here:



Jane Hoffman – IN MEMORIAM

Jane Hoffmann recently passed away after a brief illness. Jane was a selfless, dedicated supporter to CFA and the Cat7 HOA for many years, one of a handful of the most knowledgeable among our neighbors. Jane's service and contributions spanned nearly twenty-five years.

Her untimely death has left an irreplaceable place in our hearts.

Jane was a repository of neighborhood history, human and technical resources that many governing groups consulted over the years.

She was tireless, and always cheerfully willing to help those of us who may have been new to the processes of neighborhood stewardship.

She will continue to inspire many neighbors, past, present and future, who are involved in making our Foothills neighborhoods great places to live.

Thank you Jane, and rest in peace.



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Newsletter

FALL 2023 | www.cfatuscon.org | PO Box 64546, Tucson, AZ 85728-64546 | 520-529-2169

MESSAGE FROM THE PRESIDENT

I begin my message today with a warm welcome to recent transplants to the Catalina Foothills. The Catalina Foothills occupies a unique place in the history of Tucson. It is where our Sonoran desert environment, historic architecture, and carefully managed commercial development, tailored to the benefit of those who live here, meet in a like-minded community. These principles lie at the heart and direction of the Catalina Foothills Association.

From its inception over 60 years ago the Catalina Foothills Association (CFA) has been composed of volunteers who live in areas with CC&Rs (Covenants, Conditions & Restrictions) that run with the land. In other words, the members of the Board of Directors are your neighbors. Acting on behalf of over 1700 homeowners, today we engage with members of the community, local government, utilities, and other entities with an impact on our neighborhoods. The goal of the CFA is to continue the work of our predecessors to be careful stewards of this beautiful area. To the extent that the Board has been successful over the years, it is in part due to the efforts of the men and women who have volunteered to serve on the board over many, many years. And I hope my message today is being read by future CFA Board members.

In early 2023, a new slate of candidates was voted onto the Board of the CFA. We promptly rolled up our sleeves and got to work. This spring the CFA opposed the proposed expansion of TEP power stations in residential areas, which would have resulted in a reduced setback, allowing them to build closer to homeowners. The CFA is currently investigating the issue of an enlarged local cell tower located on residential property (see Tom Pew's article in this newsletter). We have also become involved in updated outdoor lighting regulations (See David Barch's article in this newsletter). And perhaps most important, we now have a seat at the table in the development of Pima County's next 20 year plan, as you will learn from Diana Freshwater's article in this newsletter.

As part of this endeavor, we are holding regular meetings with Pima County Supervisor for District 1, Rex Scott, who will speak at the CFA Annual Meeting on January 25, 2024 at St. Philip's in the Hills Episcopal Church in the Murphy Gallery. I hope you will take advantage of the rare opportunity to share your concerns with this valued elected official, who has an impact on our day to day lives. As a direct result of the CFA's participation in the planning process, Rex Scott, to his credit, has taken an active interest in our goals for the future.

To effectively represent the homeowners of the Catalina Foothills, we need the voices and participation of more members of our community on the Board. So please consider this a recruitment pitch. If you are interested in volunteering, but don't have time to commit to being a Board member, please get in touch with us

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ANNUAL MEETING

**January 25, 2024
6:00pm**

**St. Philip's in the Hills Episcopal Church
Murphey Gallery**

4440 N. Campbell Avenue (at River Road)

Guest Speaker:

Supervisor **Rex Scott**
Vice Chair, District I

INVITING NEW BOARD MEMBERS

To volunteer as a Board Member, please send an email to secretary@cfatuscon.org to express your desire to be a Board member. All candidates will be contacted and their name will be added to the 2024 ballot for voting at the January 25, 2024 Annual Meeting.

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. The non-profit CFA Board is entrusted with the duty to support and enforce the CFA Articles of Incorporation, Bylaws, and the Covenant, Conditions, and Restrictions (CC&Rs). Homes with CC&Rs are legally binding on your property.

VERIZON BLIGHT ON SCENIC CORRIDOR

Encouraged by foothills resident Demion Clinco, The Arizona State Parks and Trails has taken a strong stand against violations that have allowed unacceptable and perhaps illegal expansions to the Verizon cell tower that stands on private property (2565 East Camino Juan Paisano) at the intersection of North Campbell Avenue and Juan Paisano.

In both a letter and phone call addressed to the Federal Communications Commission (the FCC) Arizona State Parks notes that "our office is of the opinion that recent collocations at the referenced tower have created an adverse effect to the view shed of [five identified] historic properties located within the tower's areas of potential effects."

The letter further emphasizes that un-permitted, so-called, "self-reported" alterations to the "tower were not reviewed by the State Historic Preservation Office (SHIPO), or Pima County authorities." In addition there were no publications of the alterations as required, "for the Collocation for Wireless Antennas."

The "wider array" that was quickly installed this summer while many foothills residents were on vacation, "results in a more substantial intrusion on the view shed of historic property," states the letter to the FCC which concludes: "It is our opinion that the combined multiple collocations and the most recent prominent antenna collocations has created an adverse effect."

Your CFA further believes that the grotesquely ugly, industrial-scale, commercial cell tower looming over the neighborhood like this is entirely inappropriate, and has caused an instant devaluation of, not just the referenced historic properties, but to all adjacent properties as well as all others whose views and proximity have in effect been impacted by an arbitrary exemption to cell tower regulations.

If you agree with this and you wish to register your opinion you can contact Linda Mayro, Director, Office of Sustainability and Conservation, Pima County at linda.mayro@pima.gov; your Pima County Supervisor Rex Scott at rex.scott@pima.gov; Kathryn Leonard, State Historic Preservation Officer at kleonard@azstateparks.gov; and Ms. Ellen SaintOnge, Federal Preservation Officer at ellen.saintonge@fcc.gov.

Please visit the CFA website for a full copy of the Arizona State Parks & Trails letter to Ms. Ellen SaintOnge, Federal Preservation Officer at the FCC, as well as additional letters to the FCC from Pima County and Tucson Historic Preservation Foundation.

Tom Pew, Area 1



BOARD MEETINGS

The Board generally meets at 7:00 p.m. on the second Wednesday of each month. Meetings are not held in July or August. Meetings are held at the Hacienda at the River at 2720 E. River Road, in the Vitality Room. Holidays and vacation schedules sometimes result in the rescheduling or cancellation of a particular meeting, so please check with the Association Manager at secretary@cfatucson.org or (520) 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 Association Manager two weeks before the meeting.*

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

FOLLOWING PIMA COUNTY DARK SKIES REGULATIONS IN THE FOOTHILLS

The City of Tucson/Pima County Outdoor Lighting Code covers all of the properties of the Catalina Foothills Association and most of Pima County. It keeps our clear desert night skies free of light pollution, and supports Tucson's unique place in astronomical activity.

Residential outdoor lighting approvals are included in the City of Tucson and Pima County residential building code for new construction as well as for significant modification to existing residential properties. The replacement or modification of existing lights with different types of light bulbs and or different fixtures with differences in shielding including use of non-full cutoff lighting fixtures (fixtures that allow light to shine above the horizontal) vs. full cutoff lighting fixtures (fixtures that do not allow light to shine above the horizontal) may place a property out of compliance with the current Pima County Outdoor Lighting Code.

Foothills residents are advised to consult with the County and receive approval prior to making any changes to existing outdoor lighting. It is important to recognize that not all of the outdoor lighting fixtures currently for sale in Pima County hardware and big box stores are compliant with the City of Tucson/Pima County Outdoor Lighting Code.

Seasonal decorations using unshielded or non-full cutoff fixtures with low-wattage lamps (not exceeding 7 watts each) within the areas of the Catalina Foothills Association are exempted from the lumen limits from Thanksgiving to the 15th of January each year.

Violations of any portion of this code are considered a civil infraction and are subject to maximum fines of \$750.00 for individuals per day of infraction.

COMPREHENSIVE LAND USE PLAN UPDATE

Pima County is in the process of updating the county's Comprehensive Land Use Plan called Pima Prospers. The CFA is meeting with Pima County Development Services (DSD) staff and the District 1 Supervisor's Office to put forward the neighborhood vision for the area.

Topics we are covering include traffic, hydrology (particularly development in washes), scenic corridors, wildlife movement corridors, open space and Sonoran Desert vegetation, dark skies and the need for the county to give us sufficient, timely notice of requested plan changes or zoning changes.

The last Pima County Comprehensive Land Use Plan Update was completed in 2015. The current updated plan Pima County is now undertaking is state mandated. We anticipate proposed changes in the plan and are working to help guide county policy on areas of concern to residents.

We plan to have additional meetings with DSD and Supervisor Rex Scott's office in the coming months.

Diana Freshwater, Area 1

The currently approved version of the City of Tucson/Pima County Outdoor Lighting Code can be located on the CFA Website (www.cfatucson.org) under Our Community>Pima County/Tucson Resources>Useful Resources.

For questions or to receive approval prior to implementing any changes to your current existing outdoor lighting consult with Daniel Ice at the Pima County Office (520-724-6493 - daniel.ice@pima.gov) or Rick Wilburg (520-724-6476 - rick.wilburg@pima.gov) Website is www.pima.gov/developmentsservices.

David Barch, Area 5

MESSAGE FROM THE PRESIDENT

(continued from pg. 1)

anyway, because you may be able to help out with part-time committee work. In this newsletter, you will see a list of the areas that have no representation. If you are interested in becoming involved, and/or have any questions or concerns, including questions about your home renovations meeting the guidelines of your CC&Rs, please contact the Board at secretary@cfatucson.org or www.cfatucson.org.

I would be remiss in my duties if I did not thank the Board members who kept the CFA going at a difficult time in its history. I wish to extend the Board's deep gratitude to all those involved.

Finally, I hope you will take the time to read about the current activities of the CFA and drop us an email. Quite simply, we want to know your concerns so we can effectively represent your interests.

Sincerely,

Daphne Srinivasan

CURRENT BOARD MEMBERS

- President: Daphne Srinivasan (Area 5)
- Vice President: Will Pew (Area 5)
- Treasurer: Walter Branson (Area 5)
- Secretary: Rick Treveloni (Area 5)
- Association Manager: Sylvie McAdams
- Area 1: Robert Bergner, Diana Freshwater, Tom Pew
- Area 2: Seeking representative
- Area 3: Pat Hagerty, Bart Lind
- Area 4: Seeking representative
- Area 5: David Barch, Suellen Gauld, Cathy Petry
- Area 6: Seeking representative
- Area 7: Seeking representative
- Area 8: Seeking representative
- Area 9: Fred Fiastro