

# Catalina Pueblo Chronicle



April 2011

## State of the Pueblo

Allan Bogutz, President

All is going well as we head into Spring. There are finally buds on some of the trees and plants that have survived the winter and the warm days are wonderful to enjoy.

The afternoon at Jasper's that David Scott Allen arranged was a great event with a good turnout. The food was most tasty and the company was outstanding. The cookies (with anise and dulce de leche) were a big hit and David is working on getting the recipe.

The board continues to work on various Pueblo matters. The new light bulbs are here and are being installed and we thank those involved for their efforts. Minera Pool is done and looks terrific. The new directories are out and the work done by the editors and producers shows in the continuing quality of the product.

Ongoing projects include continuing to monitor the Arizona legislature's bills to restrict the rights of homeowners' associations and many of you have contacted your legislators to express your opinions. There are some renovation projects going on in the community that the board has approved. The roads committee continues to meet and work on alternatives and its report is in this newsletter. We continue to encourage social activities within the neighborhood and ask that you contact David Scott Allen if there are proposals you would like him to publicize.

Our rental issues continue and we have been accumulating \$100 per day fines against one homeowner and are collecting leases on all other rentals. We have a final draft of a rental policy for discussion at our April board meeting and I have included that draft elsewhere in the newsletter. The purpose of this policy is to smooth the way for rentals for short term absences from the Pueblo but does not affect those who are currently grandfathered for long-term rentals. If you have comments or suggestions, please email the board at [catalinapuebloboard@gmail.com](mailto:catalinapuebloboard@gmail.com) and they will be considered at the meeting. You are welcome to attend the meeting if you wish to be heard on this but space will be limited and I encourage the written comments to the email address. Once



passed, it is the board's intention to enforce the rules strictly to preserve the current character of this community.

Also in the newsletter is a statement of email distribution. We are a volunteer board and our budget does not include funds for printing and postage of emails so we ask those of you without email to ask a friend or family member to print out a copy for you, supply your own stamped self-addressed envelopes to the board secretary or to opt out of receiving such periodic email messages.

Enjoy the Spring!!



### *Ladies, Lunch & Laughter*

Saturday, April 16 at 12:00noon

Brown Bag Lunch

Hostess: Constance 'Connie' Pochyla

2575 East Avenida de Maria

Join Connie for what we hope will be the first of many community Lunch & Laughter events! This is a great opportunity for you to get out, get to know your neighbors, share a few good stories and some laughs. Bring a bag lunch and beverage of your choice.

RSVP to Connie Pochyla at 520.299.0611 to let her know you plan to join the fun!

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REWARD

## Spotlight on a Neighbor - Pamela & Frank Bangs

by Patricia Weigand



Many of you already know Pamela and Frank, but here is some additional background on where they came from and how they got here. Perhaps you can find something that you have in common or at least can tease them about.

Frank Bangs describes himself as an early Baby-Boomer. He was born in Dallas, Texas, and grew up in Wichita, Kansas. He attended the University of Kansas, graduating in 1965. He received a commission in the Navy through NROTC, serving on a destroyer out of Newport, RI. After his service, he attended the University of Kansas Law School and also obtained a

masters degree in urban law from Washington University in St. Louis. His first job as editor of land use law publications for a national planning association took him to Chicago, where his son, Andrew, was born.

In 1974, he was told by a friend about an opening in the Tucson City Attorney's Office. He thought perhaps he would stay in Tucson four to five years, but "Tucson has a way of growing on you," he says, a fact evident by his permanent resident status. He went into the private practice of law in 1983, where he focuses on real estate with a specialty in land use law.

In Tucson, Frank for many years lived near Broadway and Alvernon, which was convenient for work and school. In 1981, his daughter, Elizabeth, was born, growing up with her brother as a first-generation Tucsonan.

When his kids went off to college, he wanted to down-size to a quiet, friendly community in the Foot-hills. He knew Clarice Keiser when he worked for the City, and remembered having dinner with Clarice at the Catalina Pueblo home of Brian and Naomi Reich. Clarice kept him apprised of available properties in the Pueblo, and he ultimately moved here in 2000.

Daughter Elizabeth is a founding member of Storybook Pirates (a children's theatre) in New York City. She is soon to be married to a fellow actor of which Frank and Pamela are very fond. Son Andrew lives in San Francisco, where he works for YouTube in sports writing and marketing.



While Frank takes pride in his career, he is ready to "wind down" in the next year or so to enjoy a more relaxed lifestyle.

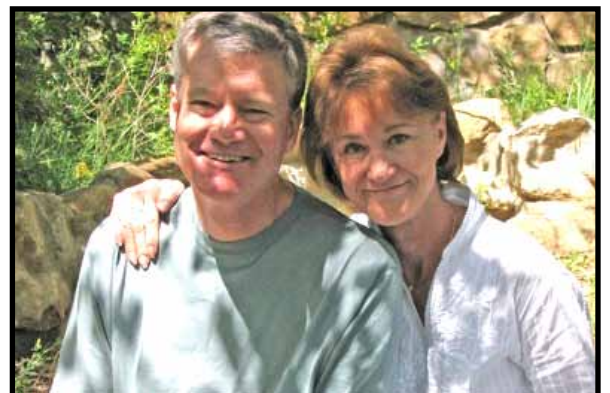
Pamela is the daughter of an Air Force officer and was born in Palo Alto, California. The family moved frequently, including tours in Japan and Hawaii. She moved to Tucson in 1972, completing her undergraduate degree at the University of Arizona. She earned a masters in library science and later a doctorate in education, planning to be a college president. She worked at Pima College, later accepting a position with IBM in educational software development and marketing. She is now happily retired.

In 1970, her son, Michael, was born. Michael now lives in Redondo Beach, California with his wife Shannon, son Chasen, and daughter Cami.



Pamela and Frank met in 2006. He lived in the Catalina Pueblo when she met him. Courtship included frequent dinners al fresco and relaxing evenings in the Jacuzzi. How could she resist? They married in 2008.

Pamela shares Frank's love of this neighborhood and the sense of community spirit. She delights in the idea that, when one is so inclined, all that is necessary is to walk out front. In a short time, she says, you will be engaged in a friendly conversation with a passing neighbor.



**Social Chair**  
David Scott Allen  
catalinapueblovents@  
gmail.com

# Cinco de Mayo

Join your neighbors and friends for the annual  
**POTLUCK POOL PARTY**

**Saturday, May 7th at 5:30pm**  
**Adelita Pool**

**Margaritas on the House**

**Brazilian Music by Brazukas**



featuring **Eduardo** and **Gabriel**  
Tucson's premiere Brazilian guitar duo

Please provide a dish to share  
using the following chart.

If your last name begins with:

**A-E** ~ bring a **Casserole**

**F-M** ~ bring a **Salad**

**N-S** ~ bring a **Dessert**

**T-Z** ~ bring a **Vegetable**

**¡NO** grill this year!

**¡NO** glass/ceramic glasses/dishes!

Paper plates, napkins, plastic  
flatware and cups will be provided.

with a **Brazilian Beat**

## Garden Gallimaufry

Mark Sammons



Mark J. Sammons  
[cookfarm@comcast.net](mailto:cookfarm@comcast.net)  
615-6019

Autumn planting is preferred so plants have the cool months to establish their roots. But after last winter's extraordinary freeze, you now have empty spots in your garden. Big plants cost more but will have a better chance of surviving their first summer. Choosing the right plant for your environment will give the best results. But any new plants require proper care during their first months.

What is "proper" care? That's easily said: replicate the conditions where the plant originated in the wild.

But that is not so easily done. The plant will require very different garden conditions if it is native to a desert, or prairie, or forest; or native to upland or lowland; or from tropical or temperate origins; or if, in the wild, it grows in sun or shade; or is from regions with acidic or alkaline soil; or grows in boggy, moist or well-drained soil; or is from humid or arid regions. Replicating the environment of its origins will yield the healthiest plants.

Just because a plant is sold locally doesn't mean it will flourish locally. The simplest rule of thumb: if you've never seen it flourishing in a local garden, it probably won't flourish in yours.

Generally your best bet will be plants native to the world's various deserts, as they will be suited to our gritty alkaline soil and arid air. But is hard to resist those others. So do a little research before you go shopping.

Make a reconnaissance outing with a note-pad. If something catches your eye jot down the two-word Latin name ("binomial nomenclature"). Go to the botanical garden, to Tohono Chul, the UA Arboretum, and to several nurseries. The Latin name is the name that will help you; common folk names get recycled for different plants in different regions, which gets confusing.

Back home, transcribe the two-word Latin name into a computer search engine like Google in quotation marks; outside the quotation marks add the word origin. It won't take long to find information about its origins. Note any illustrations; if your plant doesn't match, it means the plant was mislabeled or was sold in a recycled pot. In that instance, if someone mentioned the folk or "common" name, type that into "Google Images" and when you see images that

match the plant you saw, click on it and study the website for the proper binomial name with which to search for useful information.

You can also search with the Latin name plus the phrase "desert culture," which sometimes yields practical advice. Now you are ready to shop.

Once home, your plants can't live in little plastic pots indefinitely, and even desert plants must have water. The conditions in pots are severe, with the small amount of soil overheated by the sun striking the black plastic. Stow them temporarily in shade or afternoon shade till you can plant them. Water them, but don't drown them. If the ratio of leaves to pot size is large, give them more water. If the ratio is small, they'll need less. Plant them as soon as you can, with properly-prepared soil, followed by proper care.

While some plants form taproots, virtually all develop a network of outward-reaching shallow roots searching for surface moisture and nutrients. This is especially so of desert natives. To aid in this search, dig a hole as deep as the pot and three times as wide, so these roots can develop in the loosened backfill. This is a good time to improve exhausted soil. Try a mix of native soil, bagged cactus/palm soil, and bagged humus. This is a tricky business, as the former allows the quick drainage preferred by desert plants, the latter holds moisture preferred by other plants. Too-rapid drainage is bad for some plants, too much moisture will rot the roots of others, especially in monsoon season. This is where knowing the origin of the plant is critical.

When you slip a nursery plant out of its pot, you may find it is root-bound. It has been in the pot too long and roots have grown round and round in search of a way out. Trim away any dense circles of roots you may find at the bottom edges, and score the dense mat of roots on the sides and bottom. This will allow new roots to grow outward freely. If you don't do this, the roots' future growth will be trapped, unable to spread into the surrounding soil, and the plant will never flourish.

Once plants are in the ground, their roots will be cooler and the plants' water demand will be reduced. But don't abandon them and expect good results. Until now they've been pampered with ideal conditions and need to be introduced to their new environment gradually. So keep watering them, and gradually diminish the frequency of water (but not the quantity) over the next couple of months. If there is a prolonged string of windy

### APRIL

Plant cactus & succulents

Plant citrus & palms

Finish planting herbaceous perennials and herbs

Fertilize shrubs  
Increase watering as temperatures rise

Let go of your winter annuals.

## Garden Gallimaufry- continued

Mark Sammons

SOURCES:  
Tohono Chul;

Mesquite Valley  
Growers;

Plants for Dry Climates  
by Mary Rose Duffield  
and Warren Jones.

days, give them an extra drink. New growth at the leaf tips is a sign that the roots are established.

Too much water can kill some desert plants – actually, it can kill a lot of desert plants, especially succulents. For water-sensitive desert plants, water around the edge of where the pot was, not at the center. This helps avoid root rot and will draw root growth outward. Diminish watering if monsoon rains are good.

Water sun-loving cacti and shade-loving succulents at a rate determined by the temperature: When daytime high temperatures are regularly in the 90s or above water them weekly; in the 80s water alternate weeks; in the 70s every third week; in the 60s water monthly. In winter, when daytime highs are regularly in the 50s or below, nights are chilly and days are short, just skip watering entirely and rely on winter rains till temperatures warm up. Broad-leafed sun-loving succulents like agaves, yuccas, or nolina, can be

watered at the same rate as succulents, or up to twice as frequently.

From April through October feed the plants once a month. Desert plants will flourish with an evenly-balanced fertilizer (look for a label that reads “10-10-10” or “20-20-20”). Using a water-soluble fertilizer is easiest, as you can just pour it from a watering can, if you don’t mind multiple trips from the hose bib lugging around that weight. If you have drip irrigation, feed plants the morning of the watering cycle, or the next morning, so they are already hydrated before they draw up the fertilizer.

If you find a fertilizer with a high middle number, set it aside to use only on heavy-blooming annuals.

Lastly, attempting to push the growth of desert plants with more fertilizer or more water tends to kill them.

## Nancy Anna Ersland Chase

September 21, 1928 – March 7, 2011



Nancy was born in Sioux City, Iowa. As a child, Nancy had two loves, her dog and all sports, especially baseball, a love which she carried her whole life through. As a child Nancy was

also very active in the Presbyterian Church, played the violin, modeled for advertisements and was a member of the Rainbow Girls.

When Nancy enrolled at Drake University she pursued a BA in English and Social Work with a secondary education certificate. While at Drake, Nancy was a member of the Chi Omega, a cheerleader and worked part time at the social welfare office. Following her graduation Nancy worked briefly as a social worker and then found her true love as a teacher. Her first teaching job was as a 7th grade teacher in Rippey, Iowa. The following two years she taught 3rd grade in Des Moines, Iowa. While she was teaching Nancy continued working toward a masters degree in Education.

Nancy met Ed Chase on a triple date her junior year of college but did not agree to

date him until the fall of her senior year. Ed and Nancy dated for two years before they were married on November 18 of 1951. Nancy was teaching school in Des Moines at the time and all of her third grade students attended the wedding.

Following Ed’s graduation from Drake the May after their wedding, the couple returned to Oshkosh where Ed joined his brother in management of the family business, the E.D. Chase Roofing Company. While in Oshkosh, Nancy and Ed had their only son Ed on December 15, 1953. When Nancy was not enjoying her role as a wife and mother she was also active in the Presbyterian Church as a Sunday school teacher and a member of many book clubs and other social organization. As a couple Nancy and Ed enjoyed golf (Nancy teaching Ed the game), bridge, dance, music and many social gatherings.

In 1978 the couple retired to Tucson. In Arizona Nancy remained active in book clubs, bridge groups and many other social organizations. Nancy also learned to love the Arizona Wildcats and later the Arizona Diamondbacks. In recent years Nancy was not able to be as active as she once was but still maintained her love of a good book, excellent music and a well played ball game.

Nancy is preceded in death by her son Ed and is survived by her husband Ed, daughter-in-law Linda, and granddaughter, Nicole.

## Pools Chair

Jean Paine

I hope everyone is enjoying these beautiful days at the pool. The water is warm and the sun is bright .

The in-pool underwater lights at Adelita are now working. They had to be shut down due to a leak in one of the lights and there was a short delay until new parts arrived.

Unfortunately termites have been found in the bathroom roof at Caballo. The whole remada will be treated for termites and it will be inspected regularly if follow-up treatments are needed. We are soliciting bids to have one or more of the remadas painted.

Caballo is scheduled to be open for swimmers the week of April 18th. May 1 we will start up Minera.

Enjoy!

### EMAIL/POSTAL POLICY

We are now acknowledging that the primary method of distribution of newsletters, reports and other notices is by email. Our budget does not include any provisions for distributions by USPS mail. Although we will continue to print and hand deliver newsletters and annual meeting documents to those of you who do not have email, our volunteers are unable to distribute other documents and notices that are periodically sent via email. If you wish to receive copies of emails, please either arrange for a neighbor to print you a copy or provide the secretary of the board, Connie Church, with 10 self-addressed and stamped envelopes. If possible, "forever" stamps should be used.

## Landscape & Architecture

Donn Poll

Did you know... from the Landscape and Architecture Committee

If plants don't spring to life, check your property line and take action

1. Will plants spring back to life? April, we are told by our Cat Pueb garden gurus, will be when we learn if our dead-looking plants recover from the winter freeze. If plants do not come back to life, they will need to be trimmed. Rules require property owners to take responsibility for plants on their grounds, so please be ready to take action — to keep the neighborhood looking great AND to reduce fuel for fires. (Note: trimming dead vegetation becomes an issue for the association ONLY if property owners fail to act. See the CC&Rs for more info.)

2. Common ground is not so common in the Pueblo. The next time you open your shiny new Catalina Pueblo neighborhood directory, turn to the map on the center page. There we all are, names on our piece of the neighborhood pie. Even though there are paths and access corridors between our back walls and the walls of our nearest neighbor, the property between the walls

belongs to the home owners. This space is not owned, nor managed, by the Catalina Pueblo Association. It is owned, and must be managed, by you and your neighboring property owners.

FYI: Roads and pools are the only common property owned and maintained by the Catalina Pueblo Association.

3. Committee activities:

- The road committee will be meeting as soon as we have assembled all available information. Members include Nancy Milburn, Pat Wagner, Sandy Thompson and Mark Sammons.
- Olive Mondello, 2650 E. Avenida de Maria, notified the board that she needed to have a large mesquite tree removed because it is causing severe problems with plumbing pipes. She will report to the board regarding plans for restoring the landscape.
- Larry Shades, 2630 E. Cerrada Adelita, had his proposal approved at the March board meeting to enclose his carport into a garage. Because the request was submitted before neighbors could be notified in the newsletter, the approval was on condition that he acquire comments from his neighbors, which he has done. He, too, will confirm his landscape plans as the project moves ahead.
- Landscape restoration work is about to get underway at the Minera Pool.

We had an overwhelming response to our plea for help in distributing the 2011 directories!

**Thank you for volunteering!**

Sherri Henderson  
Eric Nelson  
Jackie Unangst  
Carol Sinclair  
Roy Langenberg  
Cassandra Ridlinghafer  
Yvonne Bogutz  
Jay Book  
Nancy Meister  
Nancy Milburn  
Ray Parrott  
Theresa Oja  
Bill & Lee Strang  
Judy Mott  
Dick Segerdahl  
Rosemary Pinto  
Pamela Bangs  
Charlotte Freedheim  
Kay Griswold  
Cherry Roseenberg  
Marianne Van Zyll

# pueblorecipes

recipes collected and edited by david scott allen • april 2011



## Almond Raspberry Cake

*Butter for greasing pan*

*1/2 cup all-purpose flour, plus additional for pan*

*3 1/2 ounces ground almonds*

*2/3 cup sugar, divided*

*4 large egg yolks*

*3 tablespoons milk*

*3/4 teaspoon vanilla*

*1/4 teaspoon salt*

*2 large egg whites*

*1/3 cup water*

*1/4 cup sugar*

*1 tablespoon fresh lemon juice*

*1/2 teaspoon almond extract*

*3 cups fresh raspberries*

Put oven rack in middle position and preheat to 400°F. Generously grease a 9 by 2 inch round cake pan and dust with flour, knocking out excess. Mix ground almonds, 1/3 cup sugar, 1/2 cup flour and salt in a large bowl. Add yolks, milk, and vanilla, whisking until combined (batter will be thick). Beat whites with a pinch of salt in a bowl using an electric mixer at medium-high speed until they hold soft peaks. Add remaining 1/3 cup sugar, a little at a time, beating at medium speed, then beat at high speed until whites hold stiff, glossy peaks. Fold about one third of whites into batter to lighten, then fold in remaining whites gently but thoroughly. Pour batter into cake pan and bake until cake is springy to the touch and a wooden pick or skewer inserted in center comes out clean, 18 to 20 minutes. Cool cake in pan on a rack 5 minutes, then invert onto rack and cool 10 minutes.

Make berry syrup while cake is baking. Bring water and sugar to a boil in a 1-quart heavy saucepan, stirring until sugar is dissolved. Cool syrup 20 minutes, then stir in lemon juice and almond extract. Place berries in a large mixing bowl and pour syrup over; gently stir to coat the berries. Arrange cooled cake, right side up, on a plate and arrange berries on top; slowly pour fruit syrup evenly over top. Serves 6-8.

You can find ground almonds locally at Trader Joe's and the 17th Street Market. The ones from Trader Joe are ground with skins so they are not creamy white (but do have more vitamins) and they are much less expensive than the blanched and peeled variety from the 17th Street Market!

You can try variations on the fruit topping for this cake, but it is important to use whole fruits, or fruits without too much liquid. Blueberries, blackberries or a combination of all the above work well.

Also, when out of vanilla for making the cake, I substituted almond extract once and orange extract another time - both tasted great!

# Spring in the Foothills caught on film







## Restaurant Review — Acacia

Lee & Bill Strang, Judy & Jeff Mott

The Strangs, Motts and Churchs are getting together monthly at a different local restaurant for two very important purposes:

They really enjoy each other's company AND it is a great way to start a monthly restaurant review column.

As many of you know, the always popular Acacia moved to the NE corner of Skyline & Campbell in Gallery Row from their previous location in St. Phillips Plaza.

They are open M—F 11am to 10pm and Saturday & Sunday: brunch 10-2, dinner 5-9.

Lee:

The four of us really enjoyed our lunch at Acacia. The food was very tasty, the ambiance was comfortable and pleasant, good views, nicely decorated, and attentive service by a very nice waiter. We all had something different. I had Ahi Tuna Tacos, very small but enough for lunch (although I stole a few of Judy's delicious sweet potato fries!) and at a very fair price. Bill had the Asian Noodle Salad which was large and very good. We felt that the prices were excellent for lunch and would definitely go again for lunch or dinner. They also have a nice Sunday Brunch and one can get their menus on-line at [www.acaciatucson.com](http://www.acaciatucson.com). We made our reservations through [www.opentable.com](http://www.opentable.com).

Judy:

We all totally enjoyed the luncheon at Acacia. The ambiance was very warm and welcoming. Jeff had a cod fish fry with french fries. The cod was very fresh and had a nice crispy batter. It was served with lemon wedges, thousand island dressing, tartar sauce and malt vinegar for dipping. I had a chicken Caesar salad wrap which was a very large serving and quite tasty. The wrap was accompanied with wonderful sweet potato fries. Service was excellent which added to a pleasant experience. We will definitely return. (As Lee mentioned, nothing seemed to be overpriced.)

### Message from Jean Paine, Pool Chair Lost and Found

A growing number of items have been left at the pools. We are going to gather everything up and put them on display at Adelita Pool from Saturday, April 2 through Wednesday, April 6.

All items not claimed during this "show & tell" will be donated to charity.

## What's Happening in Tucson

April 2011

### Festivals & Fairs:

- **4th Avenue Spring Street Fair** —April 1-3 (316 M 4th Ave) 400+ arts/crafts booths and 35+ food vendors — 2 entertainment stages & street performers
- **20th Arizona International Film Festival** April 1 - 20 (127 E. Congress St.) 20th anniversary of showcasing the very best in contemporary independent cinema with opportunities to meet film makers

### Dance:

- Martha Graham Dance Company—April 1 UA Centennial Hall (UApresents)
- Swan Lake — April 23-24 UA Centennial Hall (Ballet Tucson)

### Music:

- Southern Arizona Symphony Orchestra — April 2 — (Desert View Performing Arts Center)
- Arizona-Sonora Desert Museum —April 3 Tucson Symphony Orchestra (Arizona-Sonora Desert Museum)
- Lisztian Loves — April 3 Chamber Music Plus Southwest (Berger Performing Arts Center)
- Kronos Quartet — April 3 UApresents (UA Centennial Hall)
- Southern Arizona Symphony Orchestra — April 3 Southern Arizona Symphony Orchestra (St. Andres's Presbyterian Church)
- Tenor Madness: Contemporary Music for Tenor Saxophone — April 3 Pima Community College center for the Arts (Pima Community College Recital Hall)
- Tucson Woodwind "Pops" Quintet April 3 Community Performing Arts Foundation (Community Performing Arts Center, Green Valley)
- Spring Concert — April 3 Arizona Symphonic Winds (Catalina Foothills High School)
- Arizona Wind Quintet — April 4 U of Arizona College of Fine Arts (Holsclaw Recital Hall)
- Marana Bluegrass and Art Festival — 4/9-10 Southern Arizona Arts & Cultural Alliance (Crossroads at Silverbell Park)
- 2nd Saturdays: TSO Pops Best of Broadway April 9—(Fox Tucson Theatre)
- Singin' in the Rain — April 15 - 16 (Fox Tucson Theater)

Call or email  
Marianne for details

[rodetulp43@hotmail.com](mailto:rodetulp43@hotmail.com)

299-7161

### Free to a good home

Marianne Van Zyll's contractor would like to donate the following items to anyone who may want them:

- 10 foot Halogen light fixture with bulbs
- 3 handicap railings:  
One each: 3 feet—4 feet—5 feet

## Tried & True Trades

### Adobe

**Armando Pacheco**

302-0711 (cell) 663-1386

Recommended by Aldine von Isser & Hal Grieve

### Animal Control

**Animal Experts**

**Marc Hammond & Jeff Carver** 531-1020

Recommended by Nancy Milburn

### Carpet Cleaning

**Boyd's Chemdry** 760-2244

Recommended by Caryl Daugherty

### Custom Cabinets

**Rene Menard Woodworks Custom Cabinets**

400-5530 or Nogales #287-8643

Recommended by Marianne Van Zyll

### Computer Repair

**Corey Walton** 498-4854

Recommended by Dan Peters

**Student Experts** 762-6687

Recommended by Marianne Van Zyll & Pat Wagner

### Dogs

**Patty Monson (Dog Walker)** 572-1467

**Camalot Canine Resort (Boarding)** 742-6279

Recommended by Walter Gaby

### Electrician

**Frank Tentschert** 577-4987 & 907-5990

Recommended by Jo Ann Marcus

### Furniture Craftsmen, Antique

#### Restoration and more

**John** 888-9234 [furniturecraftsmen@yahoo.com](mailto:furniturecraftsmen@yahoo.com)

Recommended by Marianne Van Zyll

### Garage Door - Repair

**Anthony Labato - C&R Garage Doors**

312-9325

Recommended by Jeff Mott

### Hairdresser

**Audree Sudac (Plaza Colonial)** 577-6449

Recommend by Jean Paine & Connie Church

**Rebecca** 551-9300

Recommend by Friedel von Glinski & Marianne Van Zyll-

### Heating & Cooling

**Hamstra Heating & Cooling - Wes Adams**

629-9833 ext. 317

Recommended by Nancy Milburn

## House Cleaning Services

**Angie Stokes** 270-4875

Recommended by Nanci Hartwick

**Maria Jose Fina** 339-0646

Recommended by Gisele Nelson & Sandra Nelson-Winkler

**Trini Baker** (Spanish Speaker)

Call Joe (820-8364) as her English is limited

Recommended by Joe & Sandy Thompson

**Levinia** 406-5630 & **Pamela** 269-6217

Recommended by Paul Maxon & Yvonne & Allan Boguz-

## Landscaping/Gardeners

**Green Things, Anna Lawrie** 299-9471

Recommended by Jo Ann Marcus

**Blue Agave Landscape & Lighting Design**

Dean Alexander 325-4242

Recommended by David Scott Allen & Mark Sammons

**Margaret L. Joplin** 623-8068 or 271-6585(c)

Design & Installation

Recommended by Paul Maxon

**Francisco Enriquez** 405-8527

Recommended by Jo Ann Marcus

**Pots: The Mexican Garden, Marta Avila**

2901 N. Oracle 624-4772

Recommended by Jo Ann Marcus

## Manicure/Pedicure, Gels & Silks

**Renate's Nails (Renate Francis)** 400-8105

Recommended by Connie Church

## Mason

**Michael Herlihy** 406-8358

Recommended by Russ Carden & Marianne Van Zyll

## Painter

**Enrique Espinoza** 312-4562

Recommended by Nancy Milburn

## Plumber

**Jerry Walker, Walkers Plumbing** 909-0600

Recommended by Russ Carden

**Steve Konst** 883-1635

Recommended by Aldine von Isser & Hal Grieve

## Remodels & General Construction

**Marcus Scherette** - *Another Remodeling Company*

370-5758

Recommended by Steve & Connie Church

**Catalina Associates, L.L.C.** ROC 087795

John M. Cushman 906-1121

Recommended by Charlotte Freedheim & Marjory Wack

**Levi Conrad** - Customs & Renovation L.L.C.

982-0275

Recommended by Jeff & Judy Mott

## Roof Coating

**Ron Landis** 743-4892 [rlandis55@yahoo.com](mailto:rlandis55@yahoo.com)

Recommended by Nancy Milburn & Ellen Siever

## Window Cleaning

**Doug & Deb Lockett** 584-8419

Recommended by Caryl Daugherty

**Treasurer**  
**Traci Grabb**

**February 2011 Budget to Actual**

	Budget	Actual	Difference
<b>Income:</b>			
Association Dues	\$ 54,000.00	\$ 52,600.00	\$ 1,400.00
Interest Income	250.00	11.20	238.80
Title Transfer Fees	<u>600.00</u>	<u>600.00</u>	<u>0</u>
<b>Subtotal</b>	<b>\$ 54,850.00</b>	<b>\$ 53,211.20</b>	<b>\$ 1,638.80</b>
Minera Project (Funds on Reserve in checking)	<u>\$ 6,157.60</u>	<u>\$ 5,143.07</u>	<u>\$ 1,014.53</u>
<b>TOTAL INCOME</b>	<b><u>\$ 61,007.60</u></b>		
<b>Expenses:</b>			
<b>Administrative:</b>			
Postage/Printing/Misc.	\$ 650.00	\$ 207.91	\$ 442.09
Taxes & Fees	100.00	0.00	100.00
Insurance	2,250.00	0.00	2,250.00
Attorney Fees	<u>1,500.00</u>	<u>952.09</u>	<u>547.91</u>
<b>Subtotal</b>	<b>\$ 4,500.00</b>	<b>\$ 1,160.00</b>	<b>\$ 3,340.00</b>
<b>Capital Account:</b>	<b>\$ 1,000.00</b>	<b>\$ 0.00</b>	<b>\$ 1,000.00</b>
Reserve for Roads			
<b>Community Infrastructure:</b>			
Landscaping	\$ 6,000.00	1,000.00	\$ 5,000.00
Special Projects	5,000.00	0.00	5,000.00
Roads & Drainage	1,500.00	0.00	1,500.00
Security (bulbs, etc.)	<u>1,200.00</u>	<u>76.98</u>	<u>1,123.02</u>
<b>Subtotal</b>	<b>\$ 13,700.00</b>	<b>\$ 1,076.98</b>	<b>\$ 12,623.02</b>
<b>Community Social Activities:</b>	<b>\$ 1,200.00</b>	<b>\$ 120.00</b>	<b>\$ 1,320.00</b>
<b>Recreational - Pools</b>			
Routine Services/Chemicals	\$ 6,500.00	\$ 847.06	\$ 5,652.94
Pool Repairs	6,000.00	179.85	5,820.15
Southwest Gas	11,500.00	2,714.49	8,785.51
Tucson Electric Company	7,000.00	927.27	6,072.73
City of Tucson Water	1,250.00	208.36	1,041.64
Housekeeping	1,600.00	140.00	1,460.00
Other (permits/termites)	600.00	0.00	600.00
Minera Project	<u>6,157.60</u>	<u>5,143.07</u>	<u>1,014.53</u>
<b>Subtotal</b>	<b>\$ 40,607.60</b>	<b>\$ 10,160.10</b>	<b>\$ 30,447.50</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 61,007.60</u></b>	<b><u>\$ 12,397.08</u></b>	<b><u>\$ 48,610.52</u></b>
<b>REMAINING FUNDS</b>			<b>\$ 48,610.52</b>

**Draft:**

**POLICY STATEMENT  
RE LEASING RESIDENCES:**

*The following is a draft of a policy to clarify rental options in the Pueblo. See "State of the Pueblo" on page one to see how to comment on this draft.*

Residences may be leased for a period of not less than ninety days and up to one non-renewable year by homeowners. Such leasing may occur not more than once every five years. The board of directors will grant all such reasonable requests for such non-renewable lease authority.

Prior to leasing one's property for a period of not more than one non-renewable year and not less than ninety days, an owner shall submit an application to the board of directors stating the intended term of absence, an intent to return and occupy the property at the end of the lease period and the terms of the intended lease. Any proposed lease must be written and must include provisions that the lessee has been advised of the Association's rules and agrees to abide by such rules.

The homeowner must provide evidence of arrangements having been made for exterior maintenance of the property and deposit in advance a refundable \$100 per month to the board of directors; the board may use these funds, at its discretion and without notice, to maintain the exterior of the property as necessary should the lessee or owner fail to do so. Upon return of the homeowner to the residence, any unused amounts of said deposit will be returned to the homeowner.

Violations of this policy may result in the imposition of a reasonable fine, currently \$100 per day of violation, pursuant to and in compliance with Arizona law.

## Committees:

Lease Enforcement Committee:  
Carol Sinclair

Rules Revision Committee:  
Jo Ann Marcus  
Dan Peters

Roads: Donn Poll, Chair  
Pat Wagner  
Sandy Thompson  
Nan Milburn  
Mark Sammons

Landscape/Architecture:  
Donn Poll, Chair  
Mark Sammons

Javelina Express:  
Ray Parrott  
Cherry Rosenberg  
Marianne Van Zyll  
Cassandra Wry Ridlinghafer

Light Bulbs:  
Aldine von Isser & Hal Grieve

Pools: Jean Paine, Chair  
Sherri Henderson  
Marti Greason  
Hal Grieve  
Terry Temple  
Jeff Mott

Directory:  
Jo Ann Marcus, Updates/Proofing  
David Scott Allen, Cover & Photos  
Connie Church, Layout & Design

Newsletter:  
*PuebloRecipes:*  
David Scott Allen  
*Spotlight on a Neighbor:*  
Patricia Weigand  
Connie Church  
*Garden Gallimaufry:*  
Jo Ann Marcus  
Mark Sammons  
*Editor:* Connie Church

Web site: [www.catalinapueblo.com](http://www.catalinapueblo.com)  
Connie Church

Communication Committee:  
Connie Church, Secretary/Chair  
Cherry Rosenberg  
Jo Ann Marcus  
Mark Sammons  
David Scott Allen

Are you interested in getting involved in your community? The Board welcomes your participation!

Sign up to work on an established committee or suggest a new one. Contact the Board via its email or call any board member.

## Board Meetings

April 12th  
Tuesday—7:00 PM  
Donn Poll  
2552 Cerrada Adelita

May 12th  
Thursday 7:00 PM  
Traci Grabb  
2546 Avenida de Maria

## 2011 Board of Directors

Please contact the board via email:  
[CatalinaPuebloBoard@gmail.com](mailto:CatalinaPuebloBoard@gmail.com)

**Allan Bogutz** — *President*

**Russ Carden** — *Vice President*

**Connie Church** — *Secretary*

**Traci Grabb** — *Treasurer*

**David Scott Allen** — *Social & Membership*

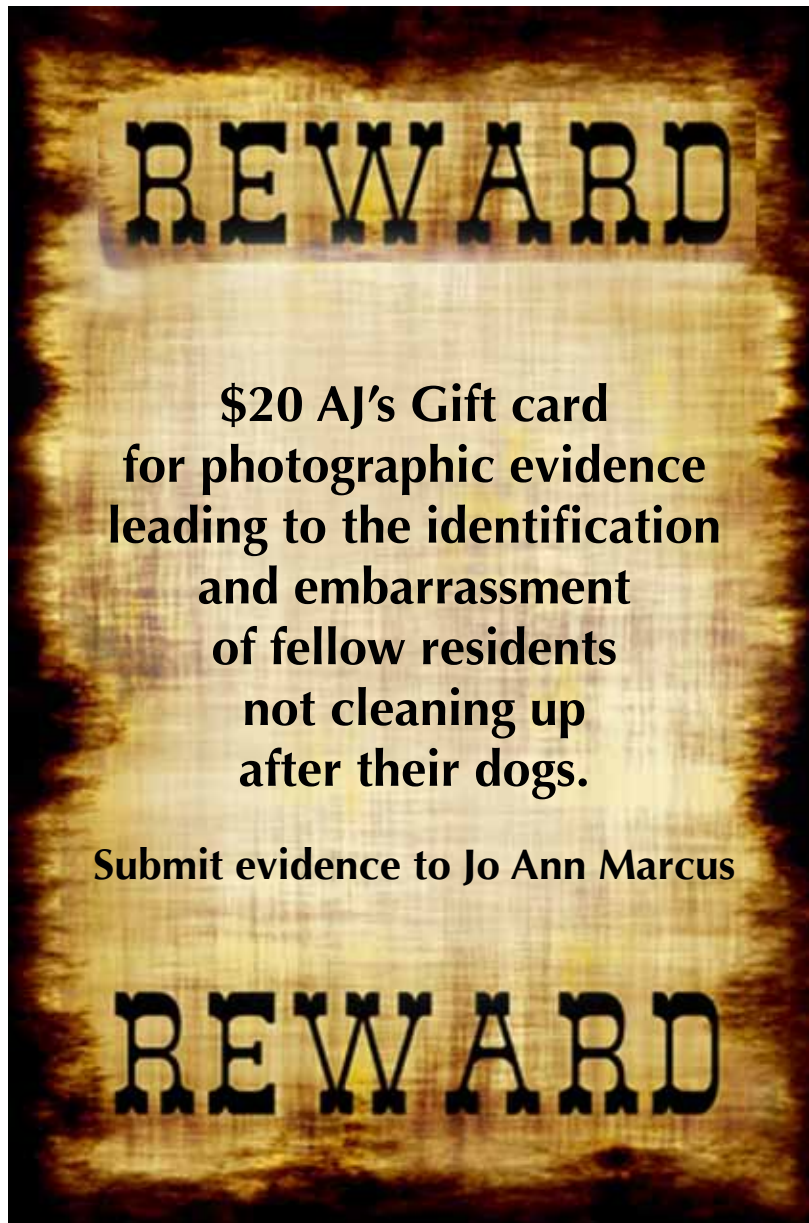
**Donn Poll** — *Landscape & Architecture*

**Jean Paine** — *Pools*

*The agenda will be published each month in the Chronicle. Only items on the agenda will receive board action unless there is an emergency. By publishing the agenda in advance, we seek member comment on pending issues. Comment can be sent to our board email address, in writing to the secretary or you may choose to appear at the meeting, space available. To request items to be placed on the agenda, use the same addresses.*

## Board Meeting Agenda April 12<sup>th</sup>

Call to Order  
Approval of March minutes  
Discuss & Approval of officer/committee reports  
Vice President  
Treasurer  
Secretary  
Pools  
Social/Membership  
Landscape/Architecture  
Old Business  
Rental Matters  
Michael Harris - 2791 E. Ave de Posada  
Jill Atlas - 2610 E. Ave de Pueblo  
New Business and call to members  
Leasing Policy  
Directors Liability Insurance  
Landscape/Architecture:  
L/A Projects Form  
Larry Shades - 2630 E. Cerrada Adelita  
Olive Mondello - 2650 E. Ave. de Maria  
Roads Committee Report  
Adjournment



### ***“Pooper Scooper”***

Solid animal waste left on public or private property without the permission of the property owner.

This code can be difficult to enforce since the violation needs to be observed by a law enforcement officer for a citation to be issued. However, citizens may have a Third Party Citation issued by calling Pima Animal Care in Tucson and providing the following information:

- Photograph documenting the incident
- Photograph must include the date, location and time of incident
- Animal must be clearly identifiable in photograph
- Animal owner address must be known and provided
- Complainant must be willing to testify in court
- If two independent witnesses from separate addresses are willing to testify, a photograph may not be required
- 

#### **Pima County Codes & Ordinances**

6.04.030 Dogs at large prohibited —Penalty - Exceptions.

Dog waste removal required