



State of the Pueblo

Jean Paine, President

At last fall is here and hopefully the temperatures will remain under 100 degrees. I hope everyone had a fun filled summer.

Catalina Pueblo has had quite an influx of new owners and the departure of some long time residents(see boxes). While we are sad to see folks leave, it is great to see and meet the new residents. If you see someone you do not know, please welcome them to the neighborhood. Isn't it nice to know that the Pueblo is such a desirable place to live and has maintained its value.

We have our annual Halloween party coming up in October. Please plan to join your neighbors for a fun evening.

Soon Caballo and Minera pools will be closed until next summer. Adelita, as you know, is open all year around so continue to enjoy it.

Fond Farewell

Allan Bogutz & Yvonne Rolston
2561 Cerrada Adelita

Traci Grabb
2546 Avenida de Maria

Clarice Keiser
2749 Avenida de Posada

Rufus & Joanne McCluer
6312 Calle de Adelita

Donn Poll & Eric Nelson
2552 Cerrada Adelita

Adrian & Rosemary Pinto
2761 Avenida de Pueblo

Connie Pochyla
2575 Avenida de Maria

Dr. Charles & Susan Taylor
2732 Avenida de Pueblo

Welcome to the Pueblo

Kevin & Tina Davis
2749 Avenida de Posada

Garifalia (Terry) Korte
2732 Avenida de Pueblo

Michael Lefebvre
2425 Avenida de Posada

Teresa Longoria
2552 Cerrada Adelita

Cathy Moore
6312 Calle de Adelita

Leslie Romero
6215 Calle Minera

Dan & Karen Satterfield
2761 Avenida de Pueblo

Barbara Shulman
2561 Cerrada Adelita

Jude & John Trang
2546 Avenida de Maria

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We are looking for 3 volunteers to run the costume contest.

Please contact David at CatalinaPuebloEvents@gmail.com if you are interested.

It is time once again to get
Creepy, Crawly, Ghoulish or Garish!

Join your Catalina Pueblo
neighbors and friends for the annual

HALLOWEEN PARTY

Saturday, October 26th, 5:30 til 8:00pm
Adelita Pool

A devilish & potent **Witches Brew** will be served!

Spooky Music will be heard

(send Halloween music requests to CatalinaPuebloEvents@gmail.com by October 19)

The **Costume Contest** will decide which **Witch** is worst,
which **Ghoul** is ghastliest, which **Monster** is most menacing!

Please provide a dish to share
using the following chart.

If your last name begins with:

A to E - bring a **Casserole**

F to M - bring a **Vegetable**

N to S - bring a **Salad**

T to Z - bring a **Dessert**

No glass/ceramic dishes under penalty of **DEATH!**

Paper plates, napkins, plastic flatware
and cups will be provided, along with soft drinks.



Upcoming
2013 Social Events

Holiday Party
Sunday, December 8
Home TBA

CATALINA PUEBLO MARKET REGAINING ITS HEALTH

Pat Wagner, On behalf of the Board of Directors

A recent flurry of Catalina Pueblo home sales combined with rising property values indicates that our neighborhood is regaining its real estate health, according to Carol Sinclair, owner of Sinclair Associates realty firm and a longtime resident.

Like the rest of the country, our community took a hit when the real estate bubble burst in late 2007. Home values dropped, sales dropped, and then the foreclosure of several Catalina Pueblo homes and the short sale of another caused a sharp decline in the average price per-square-foot for 2010-2011 sales. But late in 2012 the situation began to turn around, Carol said. Our property market values rose significantly.

The situation for 2013 is even more encouraging (although our assessed values are not yet reflecting the upturn.) By mid-September four homes had sold and one more was under contract. Carol says it's clear that Catalina Pueblo remains not only a good place to live but is still a solid investment as well. She cites several reasons for its continuing market appeal.

- Quality construction, Spanish Colonial village charm, and attractive desert landscaping.
- A Homeowners Association that is self-managed and well run, with some of the lowest dues in the state.
- Limits on rentals.

Our community began limiting rentals in 2008. During the boom years quite a few properties here were purchased as investments to be rented out, not owner-occupied. By 2007 more than 20 percent of our 108 units were rentals. Carol believes the HOA had to act to keep the situation from getting out of control with the number of rentals continuing to escalate. While for the most part renters here are not a problem and rental properties are well maintained, she says, one big disadvantage is that renters are not HOA members and cannot contribute to the community by serving on the HOA

Board, thus reducing the already small pool of available candidates for office.

In 2008 the HOA voted to amend its CC&Rs to limit to 10 percent the number of homes that may be leased at one time, and to require all leases to be for at least 90 days. Properties that were being leased when the amendment passed were allowed to continue as rentals as long their ownership did not change, and the HOA Board was given discretion to make exceptions to the rental policy for special situations. As far as Carol is aware, no other Catalina Foothills HOA has a written policy restricting rentals. She considers our policy "absolutely fair and equitable" and credits it with having a positive effect on home values.

According to a recent New York Times article, many homeowner associations are now struggling with how to handle an influx of renters. The article focuses on the declining homeownership rate across the country, noting that "In hundreds of neighborhoods...investors have stepped in, buying up tens of thousands of homes for the rental market." Both positive and negative aspects of the trend are reported in the piece. To read it in full go to:

[NY Times - When Renters Move In](#)

In the five years since Catalina Pueblo began limiting rentals, the number of leased units here has dropped from 22 to 14, Carol said. She believes two more are likely to go on the market soon, which would bring the total number of rentals down to 12 -- still two above the maximum permitted.

**Catalina Pueblo Association 's
authorized trash hauler:**

Trash only: Tuesday

Recycle & Trash: Friday

Reliable Environmental Services

Robert Howe 400-0163

email: robert@restucson.com

Garden Gallimaufry

Mark Sammons

Who would have thought that iris will flourish in the desert? They do, and are not particularly demanding, provided their summer dormancy is respected, to keep them from rotting.

The name is indicative of the iris' peculiarity in the plant kingdom. Most plants bloom within a limited portion of the spectrum: purple-pink-lavender for example, or red-orange-yellow. Iris, on the other hand, are available in the full spectrum: yellow, peach and orange, red, purple, lavender, blue. There are also very rare blossoms of green, brown, and a purple so dark it is marketed as black.

Many iris are bi-color, with the upright petals ("standards") of one color, and the downward-arched petals ("falls") of another.

The name Iris comes from the Greek word *irida*, for rainbow, or for the personification of the rainbow, the goddess Iris, messenger of the gods.

Iris grow from several kinds of roots. Those from temperate climates grow from a specialized thick fleshy subterranean stem that lies horizontally at or barely below the surface, called a rhizome. From this, little roots grow downward. At one end of the rhizome, a fan of leaves and flower stems grow upward. These rhizomes rot if too wet.

Japanese iris grow from more threadlike rhizomes, and require constant moisture, as do Siberian Iris. Neither is well-suited to desert cultivation. However, both Dutch Iris and German Iris can be grown with great success in the desert.

Dutch Iris grow from bulbs, and are, in fact, descended from *Iris xiphium*, one of several iris native to western Mediterranean Africa and Europe, where the climate is similar to ours. Like other bulb plants, they may go completely dormant and disappear in summer.

German Iris, yield huge blossoms, with fuzzy strips on the falls that give them the nickname bearded iris. They are a temperate-climate species that grow from rhizomes. They do well in the desert, provided irrigation is completely withheld in monsoon season. There is a spectacular display at the Tucson Botanical Garden in April.

Where to plant: Iris need a location where there is at least a half-day of sun, and where water will never puddle or stand on their rhizomes.

When to plant: plant the rhizomes in autumn, when the weather is consistently below 100, but not yet chilly. Mid-September to Mid-October is an ideal time.

Soil: iris prefer enriched, but well drained soil. Bagged cactus and palm soil will work. Though they prefer neutral or slightly acidic soil, they do okay in our alkaline desert soil.

Planting: Plant bulbs in a cluster about four inches apart, at a depth three times the bulbs' diameter. Rhizome iris, however, must be planted very differently. Plant horizontally, with the upper side of the rhizome slightly above the surface. It is customary to plant three rhizomes of a single type fanning outward from a central



Mark J. Sammons
cookfarm@comcast.net
615-6019

Garden Gallimaufry – continued

Mark Sammons



point. Be careful that the soil is firm so they do not sink below ground level as they settle in. Err on the side of planting too high.

Water: Once planted, water once, deeply, then water weekly until new growth appears at the top of the leaves. As with most plants, this signals that the roots are growing. Never let water puddle or stand on them in any season, as the rhizomes will rot.

When the weather cools, growth slows to a standstill. Reduce watering, and discontinue if winter rains are abundant. When you see signs of growth in January, resume a weekly watering schedule.

Fertilize starting in January, when they come out of dormancy, using a half-strength water-soluble fertilizer alternate weeks. If you can find fertilizer formulated for camellias and azaleas, use it, as this is formulated for acid-loving plants.

In Tucson, Iris will bloom around mid-April. If your iris don't bloom their first year, they will in successive years.

Continuing care: When blooms wilt, keep them good looking by carefully snapping off the spent blossom without disturbing the bud of the next bloom above. When the last bud has bloomed and wilted, cut away the entire flower stalk near the base. When all flowering is done, give them one last feeding, this time at full strength.

Photos by Mark J. Sammons

For more information see Tucson Area Iris Society: <http://www.tucsoniris.org/>

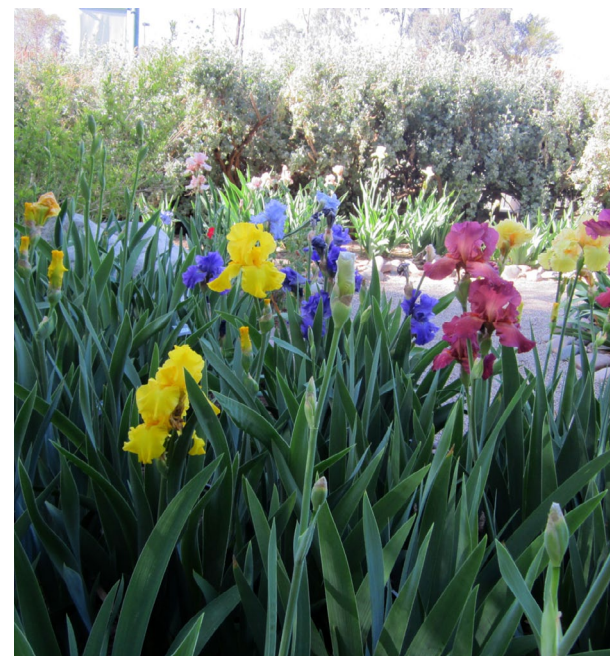
Continue watering until the leaves are yellowing or browning; this is natural preparation for summer dormancy. It is ok to tidy them up by cutting back the leaves as they brown off. Reduce water, then stop watering completely around mid June. Never water during monsoons as the combination of heat and water will rot the rhizomes.

Dividing. Each year the rhizomes grow a fork-shaped pair of new rhizomes from the leafy end of the original rhizome, and each of these will produce a new leaf cluster and blossom stalks the following spring. They will double again each year, increasing the size of the arc of leaves and blossoms.

After three or four years, they will become crowded, with a lot of leafless rhizomes at the center. In the dry autumn weather, dig them all up, discard the old spent rhizomes, amend the soil, and replant the most recent set of rhizomes back at the center.

Similarly, Dutch and Spanish Iris bulbs multiply, and will need to be dug up and replanted with more space between them.

Storage: If you must store rhizomes or bulbs for a while before replanting, brush off clinging dirt, wash them in a 10% bleach solution, air dry in the shade, and store them in a well ventilated place until you have time to plant them.



Cinco de Mayo with a Brazilian Beat



pueblorecipes

recipes collected and edited by david scott allen • october 2013



Aunt Rae's Cabbage Soup

Soon it will be cool enough for a hot bowl of soup. Aunt Rae's Cabbage Soup is the perfect autumn fare.

2 tablespoons bacon fat or butter
¼ cup chopped onion
¼ cup chopped celery
¼ cup flour
¼ teaspoon salt
¼ teaspoon black pepper
3 cups chicken broth
2 cups shredded green cabbage
1 cup sliced carrots
1 bay dried leaf or 3 fresh
sour cream and parsley for garnish

Heat bacon fat or butter in a 4-quart stock pot, and sauté onion and celery until tender. Add flour, salt and pepper and mix into a paste. Add broth a little at a time, stirring well. Add cabbage, carrots and bay, and bring to a boil. Reduce heat and simmer for 15 minutes. Serve garnished with a dollop of sour cream and sprinkled with parsley. Serves 2 as a main course, 4 as a starter.

What soup isn't improved with a nice batch of biscuits?

Mile High Biscuits

3 cups flour

1 teaspoon dried thyme leaves

4½ teaspoons baking powder

¾ teaspoon cream of tartar

¾ teaspoon salt

¾ cup shortening

1 egg, beaten

¾ cup whole milk

Mix dry ingredients, cut in shortening. Combine egg and milk, beat lightly. Add to dry ingredients all at once to make soft dough. Turn dough onto a floured board, and knead 15 times. Roll to 1-inch thickness, cut in 2-inch rounds. Place on ungreased baking sheet. Bake at 450 for 12-15 minutes.

Makes 8-10 biscuits.

Tried & True Trades

Adobe

Armando Pacheco
302-0711 (cell) 663-1386
Recommended by Aldine von Isser & Hal Grieve

Auto Maintenance

Kurt Tomson - Mechanic
940-7285 (works on all types of vehicles)
Recommended by Joe & Sandra Thompson

Jim Davis - Alignment

Double D Alignment - 632-4842
Recommended by Joe & Sandra Thompson

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

Desert Sky Technology - 797-7479
Recommended by Jeff & Judy Mott

Dogs

Patty Monson (Dog Walker) 572-1467
Camalot Canine Resort (Boarding) 742-6279
Recommended by Walter Gaby

Drywall & Painting

Ruben Duran 275-5532
Recommended by Jeff & Judy Mott

Electrician

Phil Clouch - 520-390-0471
Recommended by Jeff & Judy Mott
Frank Tentschert 577-4987 & 907-5990
Recommended by Jo Ann Marcus

Exterminators

Northwest Exterming 888-4308
Recommended by Sherry Henderson

Furniture Craftsmen,

Antique Restoration and more

John 888-9234 furniturecraftsmen@yahoo.com
Recommended by Marianne Van Zyll

Garage Door - Repair

Anthony Labato - C&R Garage Doors
312-9325
Recommended by Jeff Mott

Handiman

Shawn Henderson 745-2169
Recommended by Nan Milburn
Craig Spittle 204-4149
Recommended by Joe & Sandra Thompson
Cary McKeever 241-0810
Recommended by Lew & Caryl Daugherty

Heating & Cooling

Hamstra Heating & Cooling - Wes Adams
629-9833 ext. 317
Recommended by Nancy Milburn

House Cleaning Services

Levinia 406-5630 & Pamela 282-9096
Recommended by Jo Ann Marcus & Connie Church
Alexandra Nicol 400-6058
Recommended by Carol Sinclair & Jean Paine
Maria Josefina Leon 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

Landscaping/Gardeners

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 & Gisele Nelson
Pots: The Mexican Garden, Marta Avila
2901 N. Oracle 624-4772
Recommended by Jo Ann Marcus

Manicure/Pedicure, Gels & Silks

Victoria at Mauricio Fregoso Salon **795-3384**
Recommended by Connie Church

Plumber

David Solis 990-5437
dependableplumbingservices@gmail.com
Recommended by Cherry Rosenberg
Jerry Walker, Walkers Plumbing 888-7337
Recommended by Russ Carden
Steve Konst 883-1635
Recommended by Aldine von Isser & Hal Grieve

Remodels & General Construction

Ted Vasquez 241-9799
Recommended by Bill & Cassandra Ridlinghafer
Craig Spittle 204-4149
Recommended by Joe & Sandra Thompson
Ron Landis 743-4892 rlandis55@yahoo.com
Recommended by Nancy Milburn & Ellen Siever

Roofing

Alan Bradley Roofing - 885-3571
Recommended by Jo Ann Marcus

Window Cleaning

Doug & Deb Lockett 584-8419
Recommended by Caryl Daugherty

Treasurer Report

Donn Poll - Acting Treasurer

July 2013 Budget Report

	2013 Budget	YTD Actual	Balance
Income:			
Association Dues	\$ 54,000.00	\$ 53,800.00	\$ (200.00)
2012 Carryover for Reserve Account		4,687.83	4,687.83
Interest Income	5.00	5.67	0.67
Event Income		860.00	860.00
Title Transfer Fees	400.00	800.00	400.00
TOTAL INCOME	\$ 54,405.00	\$ 60,153.50	\$ 5,748.50
Expenses:			
Administrative:			
Postage/Printing/Misc	\$ 1,285.00	\$ 795.54	\$ 489.46
Taxes & Fess	100.00	-	100.00
Insurance	2,000.00	-	2,000.00
Subtotal	\$ 3,385.00	\$ 795.54	\$ 2,589.46
Reserve Fund:	\$ 1,000.00	\$ 5,687.83	\$ (4,687.83)
Neighborhood Infrastructure:			
Landscaping	\$ 6,600.00	\$ 3,311.04	\$ 3,288.96
Contingencies	3,300.00	-	3,300.00
Roads & Drainage	1,500.00	-	1,500.00
Security & Lightbulbs	1,200.00	1,337.24	(137.24)
Subtotal	\$ 12,600.00	\$ 4,648.28	\$ 7,951.72
Neighborhood Social Activites:	\$ 2,000.00	\$ 1,684.49	\$ 315.51
Recreational - Pools:			
Routine Services/Chemicals	\$ 6,000.00	\$ 3,660.26	\$ 2,339.74
Pool Repairs	7,660.00	3,122.26	4,537.74
Southwest Gas	9,000.00	5,626.97	3,373.03
Tucson Electric Company	7,500.00	4,746.59	2,753.41
City of Tucson Water	2,300.00	1,336.64	963.36
Housekeeping	1,960.00	1,150.00	810.00
Other (permits/termites/furniture)	1,000.00	1,167.88	(167.88)
Subtotal	\$ 35,420.00	\$ 20,810.60	\$ 14,609.40
TOTAL EXPENSES	\$ 54,405.00	\$ 33,626.74	
REMAINING FUNDS			\$ 20,778.26

2013 Reserve Funds

Beginning Balance as of 07/01/2013	20,375.59
Interest	0.87
Ending Balance as of 07/31/2013	<u>\$ 20,376.46</u>

2013 Board of Directors

Jean Paine — *President*

Carol Sinclair — *Vice President*

Connie Church — *Secretary*

Donn Poll — *Acting Treasurer*

David Scott Allen — *Social & Membership*

Pat Wagner — *Landscape & Architecture*

Hal Grieve — *Pools*

Please contact the board via email:
CatalinaPuebloBoard@gmail.com

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 October 26, 2013

Call to Order

Approval of May minutes

Board of Directors Reports

Parking Policy

Old Business

Adjournment

Board Meeting Schedule
10:00 am
October 26
Pat Wagner's house

The Board may at any time go into executive session to consider legal or other permitted matters.

Committees:

Lease Enforcement Committee:
Carol Sinclair

Landscape/Architecture:
Pat Wagner, Chair
JoAnn Marcus
Mark Sammons

Javelina Express:
Marti Greason
Cherry Rosenberg
Marianne Van Zyll
Cassandra Wry Ridlinghafer

Light Bulbs:

Pools: Hal Grieve, Chair
Sherri Henderson
Marti Greason
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:
Mark Sammons
Editor: Connie Church

Web site: www.catalinapueblo.com
Connie Church

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

Our website, www.catalinapueblo.com, has all our Catalina Pueblo information including our CC&Rs, complete Rules, past minutes, past newsletters, plant lists, remodel forms, HOA information and more.