



## State of the Pueblo

Jean Paine, President

If you weren't able to join us at our CP Holiday Party you missed a lovely event. Many thanks are due to Nancy Meister and Jay Book for again hosting the party. The community also owes a debt of gratitude to David Scott Allen who has chaired all our 2014 social events. In 2015, we are looking for volunteers who will take on the chairmanship or serve on the committee for one of our social events. We will need at least 2 committees.

Please mark your calendar and plan to attend the Catalina Pueblo Annual Meeting on Tuesday, January 20. You will soon receive your meeting packet. Please review the materials carefully and complete the enclosed ballot. As I hope you are aware, this is a particularly important meeting. We will be voting on a 2015 budget that contains two changes, planned maintenance expenses and a specific amount budgeted for our Reserve Fund. The budget is based upon raising the dues to \$750 per year, which will ensure our community is prepared for planned and unplanned expenses.

Please hold your dues payment until the annual meeting when the 2015 budget will be voted upon.

In December we held two informational meetings to discuss the need to grow our Reserve Fund based on a study done for us by a company that specializes in such studies. These meetings were very helpful and informative. It seems only appropriate and proactive to continue the dialogue once everyone has a chance to see the proposed 2015 budget and the necessary dues increase. **The meeting will occur on Sunday, January 11. Please join us at 1pm at Adelita pool.**

Happy New Year to everyone.

## Pools Chairman

John Trang

John Trang is enjoying the Australian summer so in his absence I will provide a brief update.

Adelita was closed for a couple of days due to a cracked water line. It has been repaired and the pool is again nice and warm.

Work has begun on repairing several cracked tiles and decking at Caballo pool. Minera decking is also being repaired and epoxy sealed.

Jean Paine



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Attachment:  
2015 CPA Map (Draft)

**Annual Meeting  
Tuesday, January 20th**

**Catalina Foothills High School  
Registration/Refreshments: 6:15  
Meeting: 7:00**

*Informational Packet including ballot, budget and map will be sent shortly*

## In Memoriam

### John H. Paine

**11/22/1934-12/26/2014**

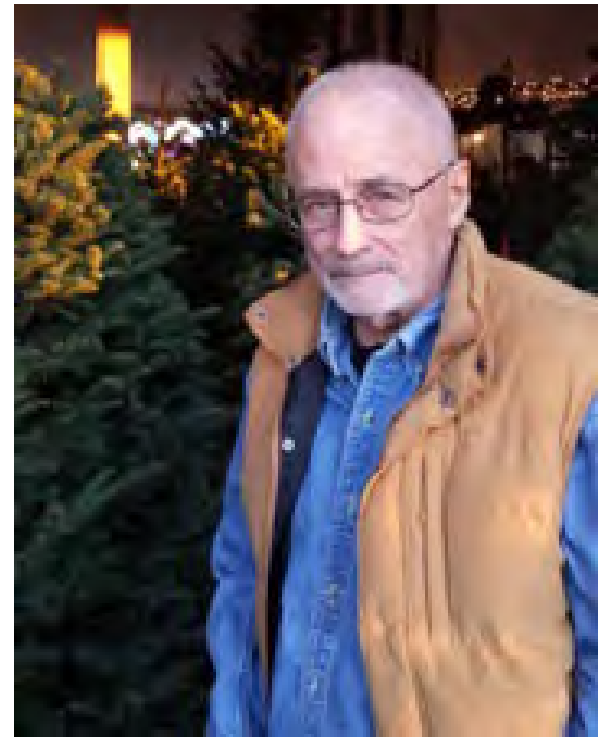
John grew up in the small town of Eagle Grove, Iowa. He graduated from Iowa State University with a mechanical engineering degree then worked for Exxon Mobile in Baton Rouge. He was awarded a scholarship by Exxon to attend Harvard Business School where he received his MBA in 1961.

Climbing the industrial battery corporate ladder included moving frequently starting in Minneapolis and continuing to Columbus, IN, Chicago, Cleveland, Bethlehem, PA, Yardley, PA, and Muscatine, IA. The family lived in many interesting places and met extraordinary people throughout this time. After more than 20 plus years, John said “What do you think about trying something new and stop all this moving around?”

Of all the places we had lived, Bucks County, PA was the place we loved the most so back we went. This is where John found the job he truly loved as a stock broker. He enjoyed helping his clients find the right financial balance and becoming their friend as well as their financial guy. In 1997 we bought an 1830 Pennsylvania farm house that, to put it mildly, needed major restoration. For the next 10 years, doing a lot of the work ourselves, we restored the house. For John this was a labor of love. On the worst, most frustrating days, he would say, “We can do this.” He was an electrician, plumber, and carpenter extraordinaire.

In 2000 John was diagnosed with Parkinson’s disease. He continued working, restoring our home and taking some fun trips to explore Thailand and Cambodia with our daughter - Jennifer, bare boat sailing in Belize, wandering Australia and New Zealand, and renting a villa in Umbria, Italy.

Four years ago, at the urging of our daughters, we bought our super home in Catalina Pueblo. It was a smart move as the Parkinson’s took a turn for the worse. He was amazing and stoic throughout all the ups and downs these last few years. He would walk the Pueblo almost every day and enjoyed meeting the neighbors during these strolls.



In spite of his physical limitation John enjoyed attending the symphony, lectures and plays in Tucson. Most of all he liked exploring the restaurant scene. He had a wonderful smile and enjoyed a good laugh. We will miss that gentle demeanor and great smile.

John has two daughters, Jennifer and Gillian, whom he was very proud of, and four amazing grandchildren, Leila, Zaid, Kajeme, and Xaciel.

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## Neighborhood News

### Annette Kolodny

#### A Head’s Up For Book Lovers

The annual Tucson Festival of Books will be held at the University of Arizona campus on Saturday and Sunday, March 14 and 15, 2015. The event is FREE and open to the public. The Festival enters its seventh year as the fourth largest literary event in the country, attracting over 350 authors and over 130,000 participants during the weekend.

The Festival email newsletter is available without charge and announces many activities organized by the Festival in the months leading up to it. For information about the Festival and to sign up for the e-newsletter, visit [TucsonFestivalofBooks.org](http://TucsonFestivalofBooks.org).

## Landscape & Architecture

Pat Wagner

### TAKING A CLOSER LOOK AT CARPORT CONVERSIONS

In the four decades since Catalina Pueblo's homes were built, quite a few of the original carports have been converted to garages. Each year, it seems, a couple more owners with carports decide they'd like an enclosed garage instead. They fill out the necessary form seeking HOA approval for enclosing their carport, hire a contractor, and apply to Pima County for the necessary building permits.

As long as the proposed construction meets the county requirements and doesn't violate the CC&Rs and Rules, the HOA Board has traditionally given routine approval to carport enclosure requests. But over the past few years there have been rumblings of protest from some residents that too many stucco-over-frame "white boxes" have resulted.

As far as is known, none of the Pueblo's original garages were stucco over frame. Some were stucco over concrete, but most were burnt adobe, like our houses. Under today's building codes, however, burnt adobe block walls would not be permitted. Concrete masonry construction with burnt adobe veneer could be used, although the cost would be much higher than stucco over frame.

The original garages all include at least one of the characteristic architectural details used so effectively by Don Maxon in building Catalina Pueblo. Typically they have a cap row of burnt adobe block or a cantera stone cornice atop the parapet. More of the Spanish Colonial details Maxon incorporated into the neighborhood are listed in Rule 2.2.3. Employing them selectively might improve the look of carport conversions as well. A cap row could be used, for example, or carport wood features such as rafter and beam ends could be retained to ornament the garage exterior.

Catalina Pueblo carports have several different designs. Although typically they have posts and flat roofs, there are some with low masonry walls, arched openings, and tile roofs. One resident has suggested the HOA could hire an architect to prepare sketches of how each of the existing carport designs might be enclosed while remaining faithful to the traditional Pueblo look. While

such sketches might be very useful, our HOA budget probably cannot be stretched at this point to cover the cost. At the very least, however, we should consider developing criteria for new conversions so that the resulting garage blends with the architecture of the home and neighborhood.

As the HOA Landscape and Architecture Chair, I would like to make this a priority for 2015. My goal is to form a small working group of interested owners to examine the issue of carport conversions and develop guidelines for the Board's use in assessing enclosure requests. If you would like to participate in the effort, please call me at 615-8072 or email me at pdwagner2611@comcast.net.

Thank you very much.

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## Communications Committee

### Connie Church, Secretary

Attached to this newsletter is a draft of the 2015 Catalina Pueblo Directory map. New residents have been added and Bob & Ursula Garrett embellished it with graphics, our beautiful and unique walking paths as well as a wash which is a popular walking area.. This map is very much a work in progress; for instance, we are exploring the idea of expanding it to include all the washes. As always, your thoughts are welcome.

The new directory will be published in March. If you have any changes to your directory listing, please drop a note in our board mailbox at Adelita Pool (6251 N. Calle de Adelita), or email me: [conniechurch313@gmail.com](mailto:conniechurch313@gmail.com).

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

**Trash only: Tuesday  
Recycle & Trash: Friday  
Reliable Environmental Services  
Robert: 520-300-9211  
[restucson@ymail.com](mailto:restucson@ymail.com)**

# HOLIDAY CHEER!

On the 7th of December, we all gathered at the home of Nancy Meister and Jay Book to share good food, and to celebrate the holidays and the friendship we have in our neighbors.



Clockwise from  
top left:  
Beverly and  
Warren Edminster

Connie Church  
and Doug Airulla

Giuseppe and  
Annamaria Biagini

Kwan Wu Lai

Jan Sikora-Lerch  
and Joe Thompson

Caryl Daugherty  
and Marti Greason

# HAPPY NEW YEAR!

# HOLIDAY CHEER!

Our heartfelt thanks to Nancy and Jay for hosting another wonderful evening in their warm and inviting home. From the board, we wish you all a happy, healthy and safe 2015!



Clockwise from  
top left:

Bob Garrett and  
Jay Book

Terry Temple and  
Dan Bares

Carol Sinclair and  
Aldine Von Isser

Russ Carden

Rob Cross and  
Tracy Robbins

Marianne Van Zyll  
and Marti Greason

# HAPPY NEW YEAR!

# Garden Gallimaufry

Mark Sammons

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

With cool weather here, this is a good time to focus on that deciduous tree or shrub you've been thinking about planting. They are a great choice to cool a summer hot spot yet admit winter sun. Cool temperatures don't stress the newly-planted tree. The dormant tree can grow roots at the first hint of spring, and be better established before the onslaught of heat.



## January Garden Chores:

- Cover cold-sensitive plants when frost is forecast.
- Plants may remain covered for several days.
- Harvest citrus as it ripens.
- Water wildflower seedlings weekly.
- Thin wildflower seedlings as needed.
- If houseguests are coming, it's not too late to pot up cyclamen, dianthus, calendula, alyssum, pansies, violas, snapdragon, stock, and poppies.
- Continue to plant cool weather vegetables like lettuce, spinach, Swiss chard, cabbage, carrots, and radishes.
- It is okay to prune obviously dead or malformed limbs.
- Remove mistletoe from trees.
- Rake and remove plant litter from entire property.
- Keep irrigation on a 10- or 14-day schedule, less if rains are good.
- Irrigation trees deeply every 2 or 4 weeks.

**Photos & Text  
by Mark Sammons**

**For native plant  
recommendations, see:  
<http://www.catalinapueblo.com/suggested-plant-list.html>**

Rather than try to estimate their future growth from a potted specimen at a nursery, cool weather is a perfect invitation for a visit to an arboretum. And you can make decisions about ever-green leafy trees that you might want to plant next fall.

We are blessed with several nearby choices. Take your camera. For every tree you photograph, take a close-up of the label too (and decide ahead of time whether the label will precede or follow your plant photo, and be consistent so you can keep track of them afterwards). Take a notepad too.

Here are some favorites of mine that I hope become favorites of yours:

Tucson Botanical Gardens, on Alvernon, originated as a plant nursery in the 1930s, where the Porter family experimented with a wide range of imported plants to see what would survive or flourish here. Many require more water than we'd want to use today, but they make the older more historic parts of the garden a real delight. Other parts of the garden are devoted to xeriscape approaches, so there is an immense variety of ideas to gather. Be sure to visit the "tree connections" page on their website for practical details on planting trees:  
<http://www.tucsonbotanical.org/gardening/tree-connections/>

Tohono Chul Park, on Ina Road, began as the private property of Richard and Jean Wilson in the mid 1960s, and after multiple offers for commercial development, they undertook developing it as a preserve, and opened to the public in 1985. This is a park with a strong botanical emphasis, thorough labeling, groupings by biome, and both naturalistic and back-yard prototypes. Also, they have a greenhouse and nursery with desert-adapted plants for sale. Learn more at:  
<http://tohonochulpark.org/>

The University of Arizona Campus Arboretum, on the main campus, is one of the oldest arboretums in the country. Don't go searching for a discrete patch of trees; the whole campus comprises the arboretum, if with greater concentration of mature plantings at its west end. Slow down and you'll start noticing how many trees and shrubs are labeled with common name, botanical Latin name, and place of origin. There is an immense variety from around the world. The university even offers topical tours. Their website has a great list of trees with details about each, and a campus map. Learn more at:  
<http://arboretum.arizona.edu/>

The Boyce-Thompson Arboretum, on Route 60 between Florence Junction and Superior, was established in the early 1920s by Colonel William Boyce Thompson. He was a Montanan who made an immense fortune in engineering, mining, and Wall Street investments. The purchase of a mine in Superior brought him to Arizona, where he built a house and established an arboretum along Queen Creek. Dedicated to desert plants, the property is operated by the University of Arizona, and is open to the public year round. To plan a day-outing to this Arizona treasure, see:  
<http://ag.arizona.edu/bta/index.html>

Whatever you admire, learn more afterwards by searching online by botanical Latin name. Pay close attention to maximum size, ideal conditions, water requirements, etc. Even if you don't plan to add a shrub or tree, these are great places to visit. Visits to arboretums are a good way to make visual sense of the list of plants on our pueblo plant list at:  
<http://www.catalinapueblo.com/suggested-plant-list.html>

# pueblorecipes

recipes collected and edited by david scott allen • january 2015



## Poulet Bonne Femme

Chilly nights are back, so we turn to comfort dishes like this classic one from Normandy, France.

8 small chicken thighs, with skin and bone  
2 tablespoons flour  
kosher salt  
freshly ground black pepper  
2 tablespoons butter  
3½ ounces salt pork

12 pearl onions  
1¼ cups apple cider  
a few sprigs of thyme  
1 bay  
½ cup cream  
1 tablespoon chopped parsley

Flour, salt, and pepper each piece of chicken. Sear them in a pan with half of the butter, so the chicken gets a nice color all around. Transfer the chicken to a large pot. Slice the pork belly into small cubes and sauté it in the pan in the remaining butter. Peel the onions and add them to the pan when the pork begins to take on some color and become crispy. Continue sautéing until the onion, too, has browned. Then place the onions and pork in the pot with the chicken—use a slotted spoon to avoid picking up too much of the fat. Pour in the cider and bring to a boil, without covering. Tie together the parsley, thyme, and bay leaf to make a small bouquet garni. Place it in the bottom of the pot and cover. Simmer for about 30 minutes. Add the cream and cook, uncovered, for about 10 more minutes, then garnish with parsley.

Serve with salad and rustic bread. Serves 4.

### What to Drink with Poulet Bonne Femme?

As this dish is from Normandy, a dry cider would be a great pairing - Total Wine on Oracle has a couple from which to choose. If you prefer wine, a hearty Malbec would be perfect. Avoid lighter wines in favor of something hearty, whether red or white.

## Tried & True Trades

### Adobe

**Armando Pacheco**

520-302-0711 (cell)

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

**Naturally Fresh - Bob Cady** 760-6630

Recommended by Connie Church

**Boys 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

### Custom Concrete Work

**Cherry Enterprises - David Cherry**

343-0068

Recommended by Jeff & Judy Mott

### Computer Repair

**Desert Sky Technology - 797-7479**

Recommended by Jeff & Judy Mott and Frank & Pamela Bangs

### 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 Exterminating** 888-4308

Recommended by Sherry Henderson

### Handiman

**Dallas Davis** 403-1356

Recommended by Gisele Nelson

**John Landers** 609-2530

Recommended by John & Pat Cain

**Robert Cross** 390-2623

Recommended by Marianne Van Zyll

**Shawn Henderson** 745-2169

Recommended by Nan Milburn

**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

**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

**Beautiful Spaces**

**Jude DiMeglio Trang** 360-4282

Recommended by Nancy Milburn

**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

## Locksmith

**Gordon Remington - Key One Locksmith**

520-327-3432

Recommended by Bill & Lee Strang

## Manicure/Pedicure, Gels & Silks

**Victoria at Mauricio Fregoso Salon** 795-3384

Recommended by Connie Church

## Massage Therapy

**Ginger Castle - 520-977-9938**

Recommended by Gisele Nelson

## Plumber

**David Solis** 990-5437

[dependableplumbingservices@gmail.com](mailto:dependableplumbingservices@gmail.com)

Recommended by Cherry Rosenberg

**Jerry Walker, Walkers Plumbing** 888-7337

Recommended by Russ Carden

## Remodels & General Construction

**Jim & Bob Dennison Home Repairs** 323-6843

Recommended by Gisele Nelson

**Ted Vasquez** 241-9799

Recommended by Bill & Cassandra Ridlinghafer

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

## Bill Strang, Treasurer

Catalina Pueblo Association  
Statements of Cash Flows and Budget  
November 2014

	2014 YTD Actual	2014 Annual Budget	Budget YTD Remaining
<b>Income:</b>			
Association Dues	\$ 54,654.63	\$ 54,000.00	\$ (654.63)
Interest Income	11.00	9.00	(2.00)
2014 Title Transfer Fees	3,200.00	1,600.00	
2013 Title Transfer Fees	800.00	800.00	-
<b>TOTAL INCOME</b>	<b>\$ 58,665.63</b>	<b>\$ 56,409.00</b>	<b>\$ (656.63)</b>
<b>Expenses:</b>			
<b>Administrative:</b>			
Postage/Printing/Misc/Taxes	\$ 1,209.73	\$ 1,600.00	\$ 390.27
Reserve Study	\$ 1,920.00		\$ (1,920.00)
Insurance		2,000.00	2,000.00
<b>Subtotal</b>	<b>\$ 3,129.73</b>	<b>\$ 3,600.00</b>	<b>\$ 470.27</b>
<b>Neighborhood Infrastructure:</b>			
Landscaping	\$ 6,500.43	\$ 6,600.00	\$ 99.57
Contingencies		3,000.00	3,000.00
Roads & Drainage	694.44	1,200.00	505.56
Security & Lightbulbs	217.20	1,000.00	782.80
<b>Subtotal</b>	<b>\$ 7,412.07</b>	<b>\$ 11,800.00</b>	<b>\$ 4,387.93</b>
<b>Neighborhood Social Activities:</b>			
	\$ 1,686.59	\$ 2,000.00	\$ 313.41
Less social expense reimbursement	\$ (883.00)		883.00
<b>Subtotal</b>	<b>\$ 803.59</b>	<b>\$ 2,000.00</b>	<b>\$ 1,196.41</b>
<b>Recreational - Pools:</b>			
Routine Services/Chemicals	\$ 5,893.69	\$ 8,000.00	\$ 2,106.31
Pool Repairs	3,275.59	5,000.00	1,724.41
Southwest Gas - Adelita	7,372.63	8,000.00	627.37
Tucson Electric - Primarily Minera	8,488.20	9,000.00	511.80
City of Tucson Water	1,789.74	2,300.00	510.26
Housekeeping	1,551.00	1,500.00	(51.00)
Other (permits/termites/furniture)	2,050.85	1,500.00	(550.85)
<b>Subtotal</b>	<b>\$ 30,421.70</b>	<b>\$ 35,300.00</b>	<b>\$ 4,878.30</b>
<b>TOTAL EXPENSES</b>	<b>\$ 41,767.09</b>	<b>\$ 52,700.00</b>	
<b>REMAINING BUDGET</b>			<b>\$ 10,932.91</b>
<b>Net Cash Flow</b>	<b>16,898.54</b>		
Interest Income on Reserve	(11.00)		
<b>Net Cash Flow from Operations</b>	<b>16,887.54</b>		
<b>2014 Checking and Reserve Funds</b>			
	<b>Checking</b>	<b>Reserve</b>	<b>Total</b>
Balance 1/1/2014	9,913.68	20,380.75	30,294.43
2013 Carryover added to Reserve	(9,301.68)	9,301.68	-
Total net Cash Flow	16,887.54	11.00	16,898.54
Balance 11/30/2014	\$ 17,499.54	\$ 29,693.43	\$ 47,192.97

## 2014 Board of Directors

**Jean Paine** — *President*

**Carol Sinclair** — *Vice President*

**Connie Church** — *Secretary*

**Bill Strang** — *Treasurer*

**Dan Peters** — *Social & Membership*

**Pat Wagner** — *Landscape & Architecture*

**John Trang** — *Pools*

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

## Board Meeting Agenda January 12, 2014 5:30 @ Pat's

Call to Order

Approval of December minutes

Committee & Officer's Reports

Old Business

New Business  
2015 Annual Meeting

Adjournment

### Upcoming Meetings

Board Meeting:  
January 12  
@ Pat's  
5:30

Annual Meeting:  
January 20  
Registration: 6:15  
Meeting: 7:00-9:00

*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.*

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

## Committees:

Lease Implementation Committee

Lee Strang  
David Holter  
Aldine von Isser  
John Trang  
Carol Sinclair  
Dan Peters  
Connie Church

Long Term Planning Committee

Dick Provencher  
JoAnn Marcus  
John Cain  
Pat Wagner  
Bill Strang  
Jean Paine

Landscape/Architecture:

Pat Wagner, Chair  
JoAnn Marcus  
Mark Sammons  
Jude Trang

Javelina Express:

Marti Greason  
Marianne Van Zyll  
Cassandra Wry Ridlinghafer

Light Bulbs:

Need Volunteers!

Pools: John Trang, 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  
*Garden Gallimaufry:*  
Mark Sammons  
*Editor:* Connie Church

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

Our website, [www.catalinapueblo.com](http://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.

