



State of the Pueblo

Jean Paine, President

Good neighbors, we have had the most amazing spring with flowers galore of such vibrant colors and the best weather. We are lucky people indeed.

Many thanks to everyone who worked so hard on our first Tapas Party. A big thank you to the 50ish folks who attended and made it such a success. If the feedback we have received is any indication, it was a smashing success—"what a great way to meet friends, both old and new", "the food and drink at all three stops was superb", and "I hope you plan to do this again".

A reminder that this is our last newsletter until October. We are extremely lucky to have Connie Church who each month makes our newsletter look so beautiful. We also have a grand group of contributors who keep us informed about the happenings in the Pueblo and provide loads of fun and useful information.

We also owe a big thank you to the Lease Implementation Committee for their thoughtful and fair solutions on how, when the time arrives, one can apply to rent their home.

The Carport to Garage Conversion Committee has wrapped up their excellent work providing guidelines to ensure that future structures are more architecturally compatible with our traditional look.

Have a super summer. Stay cool.

Welcome New Neighbors

Caroline Amos (2765 Ave. de Posada)

Tony & Anne Di Meglio (2620 Cerrada Adelita)

Art & Pixi Lewis (2555 Ave. de Maria)

Phoebe Lykowski (6219 Calle Minera)

Scott Marsh & Jeff Soder (2757 Ave. de Posada)

Michael & Carolyn Rockwell (2551 Cerr Adelita)

Lease Implementation Committee

Connie Church, Secretary

In January 2008, CPA owners voted to restrict the number of rental properties in the neighborhood to 10% or 11 of the 108 Dwelling Units in Catalina Pueblo. By law, Dwelling Units that were currently being rented had to be grandfathered. From 22 rentable units in 2008, that number now stands at 11 – one away from the magic number 10 when a rentable unit slot will open up.

A Lease Implementation Committee (members listed on last page of this newsletter under Committees) was formed in February 2014 to formulate a fair method to grant this privilege. After receiving feedback from the community, the committee worked hard to develop an equitable plan. Attached is the committee's proposed Rule 10. [Rental of Dwelling Units.](#)

Sections 10.1 and 10.2 cover the "Variance" from rental restrictions approved in 2011 giving the Board authority to grant a variance for one year in every 5 years. Sections 10.3, 10.4, 10.5 and 10.6 are the new "Implementation" language. These proposed Rules have been reviewed by an attorney and, after receiving comments from CPA owners, will be reviewed and voted upon by the Board next fall.

Any questions or comments should be addressed to the email address: CatalinaPuebloBoard@gmail.com for distribution to the Lease Implementation Committee and Board of Directors.

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2 Page Attachment
Proposed Rule 10
Rental of
Dwelling Units

Tapas Tour

neighborhood open houses!



A Special Thank You

Deborah Bowman,
Social Chair

Hostesses:
Carol Sinclair
Jean Paine
Connie Church



On Saturday, April 18th
Catalina Pueblo neighbors wandered between three houses
and enjoyed food, drink and friends

neighborhood open houses!

Pools Chairman John Trang

Hi Neighbors ... greetings to you from your HOA pool committee,

We want to say thank you, again, for bringing “things” that need attention - to our attention. Recently, I received a call from a resident regarding an extremely important issue. She mentioned that she had found the gate to the Adelita pool propped open with a large rock several times - she stopped the last time, found no one in the pool area, and secured the gate. As I am certain you all realize - it is essential that we keep the pool gates securely locked at all times. Not only does this prevent unauthorized use of the pools, but - most importantly, it could save a child's life. With an ever-increasing number of young families with small children in the neighborhood, it would be tragic if one of them ever entered a pool area through an intentionally (or unintentionally) unlocked gate and accidentally drown. PLEASE do not leave the pool gates (or bathrooms) unlocked - ever. And please lock the gates (and bathrooms) if you should ever find them open or unlocked. Thank you for your understanding and cooperation in this extremely important matter.

We hope that you have been able to enjoy the Adelita pool through the winter months. By the time you read this, the “This pool is

not heated” signs should be removed from the Minera and Caballo pool gates to let you know that they are open and warm, or warming up, for summer use. The solar heating has been operating at the Caballo pool since the first of April and it should be getting very comfy with our 90 degree days and warmer nights around the corner. And, we turned on the heat pump at the Minera pool May 1st. This one should warm up quickly and be ready to enjoy again.

Finally, we have been asked by the board to collect quotes for the repair / resurfacing of Adelita pool area decking and coping. As the most consistently and heavily used pool the decking has reached a point where we must restore / remodel it. The board has budgeted a sufficient amount to make this long overdue improvement. Those of us on the Pool committee who are in town will meet to discuss the options and hopefully, with the board's approval, schedule the work during the summer while the other 2 pools are warm and useable. We will keep you posted and send a notice when the closure dates for the Adelita pool decking and coping repair / replacement has been scheduled.

Thanks, again, for making our pools the jewels of our neighborhood and the best that they can possibly be.

Landscape & Architecture

Pat Wagner

GUIDELINES FOR CARPORT CONVERSIONS ARE NOW IN PLACE

Over the years numerous carports in the neighborhood have been converted to garages, but very few of the enclosed structures look anything like the original garages. Last fall the Board decided it would be a good idea to establish guidelines for such conversions so they would be more architecturally compatible with our traditional look.

Nine owners volunteered to serve on a group to study the issue. Meeting weekly in January and February they developed a set of detailed guidelines, illustrated with photographs, for the Board's consideration. The Board sent them out for review, still in draft form, and when no questions or unfavorable comments were received, unanimously voted them into place April 13. They will now function as the sole basis for Board decisions on accepting or denying requests for carport conversions.

The guidelines address the process that must be followed in seeking approval and explain specific requirements for roofs, drainage, doors, and various categories of architectural details, as well as landscaping. They are accompanied by a new form that must be submitted by an owner to request approval for a conversion project. Both the guidelines and the form are now posted on the Catalina Pueblo website (www.catalinapueblo.com), from which they may be printed. In addition, a binder containing the information is now being prepared and will soon be available for owners to borrow.

On behalf of the Board, thank you to my fellow committee members for your service: Frank Bangs, Warren Edminster, Dan Farrell, Jo Ann Marcus, Mark Sammons, Carol Sinclair, Joe Thompson, and John Trang. Thanks go also to the homeowners of Catalina Pueblo for accepting without complaint a moratorium on new carport conversion requests during the period the issue was under study. That moratorium is now lifted.

Spotlight on a Neighbor — Two “United Flying Octogenarians”

by: Pat Weigand



Our Pueblo is a truly unique dot on the map. Our location, our landscape, our homes, and our neighbors combine to make this a stimulating place to live.

We recently became aware of a unique and interesting distinction regarding two of our residents. It seems that they have recently been inducted into a select international organization of veteran pilots!

**The honorees are
Hal Grieve and Aldine von Isser.**

Here is Aldine’s account of the events that preceded this honor.

Hal Grieve and Aldine von Isser, who have been married for 8 years but have known each other for 63 years, have been pilots for many years and are now members of an international flying association, known as the UFOs, United Flying Octogenarians. They had hoped to live long enough to qualify for membership, and they indeed did.

Reporter’s Notes:

The plane Aldine routinely flew over the dangerous Sea of Cortez was a turbo-charged 6-seat Cessna 210, equipped with oxygen.

The mission of the UFOs is to promote longevity and safety in aviation; to represent the interests of senior pilots worldwide; to inspire youth to fly; and to promote fellowship among senior pilots. The website (www.unitedflyingoctogenarians.org) chronicles the many activities of the Group.

Aldine has been asked to sit on the International Board; she is currently considering this invitation.

The most recent flight that Hal and Aldine piloted was last Spring in a 4-seat Cessna 172. They practiced 720 degree tight-banked circles !

In November, they attended a Fly-In at Ryan Airfield (RYN), a general aviation airport located approximately 10 miles southwest of Tucson at the intersection of West Valencia Rd. and Ajo Way. Most of the 14 UFOs attending flew into Ryan !



The criteria for membership are that one must have a pilot’s license and be a pilot in command of an aircraft on or after one’s 80th birthday. Hal and Aldine made it !!

Hal, who was born in Pittsburgh, PA in 1931, started his flying career at the old Gilpin Airport in Tucson in 1946, when he was but 15 years old. He had to ride a bicycle to the airport for his lessons, as he was not old enough for a driver’s license. He soloed at age 16. Hal, a poverty-stricken teenager, living on his own, earned the money to fly by working at a grocery store and at the old Catalina Theater as a parking attendant. Life intervened, and Hal didn’t reach his goal of earning a pilot’s license until 1992.



Hal’s best friend and flying buddy in the 1940s was Tony von Isser, whom Aldine married at age 19 in 1953 in Tucson. It was he who introduced Aldine to the magic of flying and motivated her to take flying lessons at Tucson International Airport in the 1960s. She earned her private pilot’s license in 1968 and went on to get her Commercial Pilot’s License in 1972. This gave her the opportunity to take a job as a bush pilot in Baja, flying for a resort hotel on a remote peninsula called Punta Chivato, accessible only by air. During the 1970s, she ferried sick people to mainland Mexico for medical treatment, imported food from the mainland to Baja, and carried hotel guests from their homes in the USA to the hotel and back. Additionally, she flew contraband from Tucson to Baja. The contraband included items such as Birth control pills, diesel parts, and even dog food. The Mexican Customs Division at the airport in Hermosillo, where she had to check into the country, took a liking to this spunky young woman and turned a blind eye to her transgressions.

Hal and Aldine do little flying now, but their eyes light up when the subject of flying arises. They are proud to be UFOs.



The UFOs was started in 1982 by about 25 aviators. Its membership now numbers 1455. The oldest member is 105 years old ! There are members in the United States, Canada, Argentina, Australia, France, England, and Switzerland.

Aldine prides herself on being the only woman UFO in Tucson---and in fact, in all of Arizona.

Garden Gallimaufry

Mark Sammons

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

GARDEN CHORES FOR MAY

- Finish planting cactus, succulents, palms.
- Postpone planting native perennials and shrubs until fall, when they will succeed better.
- Protect newly-planted cacti & succulents from sunburn with shade cloth or cheese cloth through their whole first summer, and remove in mid autumn when sun weakens.

Additional
GARDEN CHORES
FOR MAY
on Page 12

Photos & Text
by Mark Sammons

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

I try to avoid caring for potted blooming annuals in summer, when the simple task of watering becomes laborious and unpleasant. Sometimes the heat and dry air require watering twice a day, three times if a pot is too small. Around May Day I just toss the exhausted winter-blooming annuals in the trash and call it quits for the summer. But I often make an exception for portulaca.

Sometimes called purslane or moss rose, there are a few hundred types found around the world. The one you are most likely to see for sale in local nurseries is *Portulaca grandiflora*, a momentous name for a small plant with 1-inch blossoms. This species is native to southern Brazil, and adjacent Uruguay and Argentina, and has been adopted by gardeners all over the planet.

Many cultivars of *Portulaca grandiflora* have been developed for single or double flowers, or for specific shades of pink, orange, peach, yellow, or ivory. The plants are small, but seven or eight grouped in a broad pot will quickly fill it. You may want to select plants for a single favored color; I'm partial to a riotous mix that look particularly splendid in our blinding summer sun. New blossoms unfurl every day. As some plants may occasionally skip a day of bloom, the effect in a pot of mixed color is one of constantly changing selection.

The fleshy-leaved plant trails slightly, softening the edge of pots. They may be grown in the ground, but pots give you the opportunity to bring the cheerful plants closer to eye level by perching it on walls or ledges.

Portulaca takes ferocious sun and heat with blithe indifference. The blossoms open by mid morning, and close when afternoon shadows stretch over them. Be sure to place them in a spot where the sun strikes during the hours you are at home, perhaps by your gate or a window where you spend your indoor time.



Plant in a well-drained soil, like commercial cactus and palm mix. If blossoming flags, feed it. Fleshy stems and leaves carry portulaca through some dryness, but regular watering will keep it happy and blooming. In monsoon season, ease back a bit on the watering so you don't induce rot.

Quail are wont to sit in comfy pot of portulaca, mashing blossoms and plants. I cut up a few coat hangers and stick the pieces in among the plants so their metal tips are just below the uppermost parts of the plants. They are invisible, but make too uncomfortable a bed for the quail to snooze.



pueblorecipes

recipes collected and edited by david scott allen • may 2015



I scream, you scream! It's getting warm here in the Pueblo, and time for some homemade ice cream!

Mom's Homemade Cookies & Cream

- 3 egg yolks *
- 1 14-ounce can sweetened condensed milk
- 4 teaspoon vanilla
- 2 cups heavy cream
- 1 cup coarsely crushed Oreo cookies

In a large bowl beat egg yolks, stir in condensed milk and vanilla. Beat in cream. When thoroughly processed, add cookies and freeze in an electric ice cream machine. Makes 1 quart.

* When using raw egg yolks, always make sure you use the freshest available to avoid illness.

May is the month of celebrating Mothers, so I am sharing two of my favorite summer recipes from my mother - her Cookies & Cream ice cream, and her Hot Fudge Sauce.

Hot Fudge

- 10 ounces best-quality milk chocolate
- 1/2 cup whole milk
- 1 teaspoon vanilla

Break chocolate into milk in a saucepan. Heat over medium-low, stirring constantly until sauce is smooth. Add vanilla. Serve warm.

Makes 1 1/4 cups.

Pueblo Plodders

by: Pat Weigand

The Next to Last Hike of the Spring (Maybe the Last Hike Ever. for Some...)

On Thursday, 4/9/15, a very small band of hikers set off for Saguaro National Park West, leaving the Pueblo at 8 am, hoping to beat the heat. The hike was intended to be 5.4 miles round trip and was rated as “Easy.”

David Holter was the driver and leader; Joe Thompson, Marti Greason, and Pat Weigand were the riders and followers. They chatted easily as they walked, admiring the flowering cacti and wildflowers. The first three hikers were experienced, in good shape, accustomed to the altitude, and well-equipped. The latter was a novice, in bad shape, accustomed to 40 feet above sea-level, shorter than everyone else, and, while better equipped than on her first hike, had to borrow walking sticks from neighbor Karen. David set the pace, Marti on his heels, with The Novice lagging somewhat behind, followed by Joe, who stopped from time-to-time to take pictures, but caught up to The Novice in a very few long strides. The pressure on The Novice to keep up with the others and not to be an anchor was beginning to mount. Well into the hike, they passed an abandoned bicycle in the middle of the trail. The good news and the bad news was that there were no dead bodies in sight. The Novice reflected on the fact that she had deliberately chosen a bright yellow shirt to wear for the hike, thinking that it would be easier to spot from a helicopter, should something untoward occur. They also marveled at a very large saguaro lying flat on the sand, with arms thrown back in surrender (see photo). Was this an evil omen? At about 2 miles, The Novice was winded and thirsty, but the others were encouraging and solicitous. Thus, all parties made it to the turn-around point at 2.7 miles. After what seemed like an instant of rest and a droplet of water, the Group started back.

Striding along easily (Remember, this hike was rated as “Easy”...), David and Joe were trading war stories. Marti was chatting and admiring the gorgeous scenery, even stopping to munch cheerily on a juicy fruit (see photo). The Novice was focusing on breathing and not swallowing dust.



She looked for the infrequent patches of shade to stop for a minute and take a drink of water. Good Grief! How did those Cowboys and Indians ever manage? It's a miracle the West was ever settled. David kept an eye on the situation. He backed off the pace, and let The Novice set off first to get a head-start on the rest. They would catch up in nanoseconds... The trail went on forever, uphill and down, from rocks to soft sand. Good thing about those walking sticks... (Bless you, Karen!) With about 0.5 miles to go, The Novice, light-headed and queasy, threw in the proverbial towel. There was a dirt road ahead and an iron fence, so she took an uncomfortable seat. David gave her some water (she had run out) and said they would hike to the car and come back to pick up The Carcass, er, The Novice. Marti decided to remain for moral support. The Novice considered lying down in the dirt to rest, thinking of how peaceful that big saguaro had looked.



They looked for David's red Honda to come down the road. The Sheriff passed; a grizzled guy in a pickup passed; a number of motorcycles passed; a red Toyota pulled over and took off quickly; but no David and Joe. Maybe it was more than 0.5 miles. Maybe they went to lunch. Good thing about the yellow shirt...

Surprisingly, out of a mirage, a silver car pulled over. It was David and Joe! Seems the car interior was red, not the outside. They could have been driving a big black hearse for all The Novice cared. It was a wonderful sight! It was a wonderful hike! Can't wait for the next one!

Pueblo Plodders

by: Pat Weigand

The Actual Last Hike of the Spring

So, it seems that The Novice is persistent, if nothing else...

She went on the Last Hike of the Spring, 4/16/15, in spite of the difficulties she encountered on the Next to Last Hike. Mind you, she went with the wimpy stipulation that another hiker would agree to bail out at the half-way point and head back to the point of origin. In addition, The Novice was determined to be super-prepared this time, with her very own brand-new walking sticks and more water than she thought would be necessary in the Sahara.



As luck would have it, Pat Wagner agreed to be the co-wimp. Joining them were David Holter, our fearless leader, and one of the new kids on the block (Avenida de Posada, to be specific), Jeff Soder. Jeff is an experienced hiker, but had never gone out with the Catalina Pueblo Gang before.

They started out at 8 AM like last week, to keep the possibility of sunstroke to a minimum. Once again, David drove and led the pack. He looked a little nervous when he saw The Novice arrive, no doubt thinking that he had dodged a bullet last week. His sigh of relief was audible, when he heard that Pat Wagner and The Novice planned to turn back at the half-way point. Jeff, the innocent bystander, was cheerfully clueless.

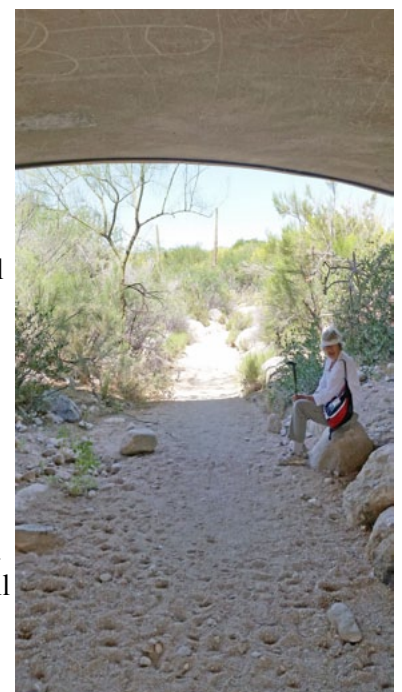
This hike location was Pima Canyon. The trail was steep rocky in spots. The uphill climb revealed spectacular views of the mountains to the back and the City skyline to the front. No snakes, no abandoned bicycles, no untoward events occurred, although this time The Novice wore a bright red shirt and red cap for easy viewing from the air, just in case.



At the estimated half-way point, The Girls picked out a couple of comfortable-looking large rocks and sat for a spell. The Boys kept going on upward, loping along easily. The Girls started back down, pausing now and again to enjoy the view, to chat, and to take a sip of water. When nearing the parking lot, they sat on rocks under a little bridge in the shade to wait for The Boys. In a matter of a few minutes, they heard them approaching. Ye Gods, they were fast walkers! In silent accord, The Girls told The Boys it was about time they finally arrived, as they had been waiting there for some time...

Jeff and I have submitted a couple pictures to share the wonderful scenery with you. We hope more of you will join us on hikes beginning again in the Fall.

Just let Connie know you are interested, and she will add you to the Hike email list.



Tried & True Trades

Adobe

Adobe Specialists-Rudy Martinez 520-883-8883

Recommended by Joe & Sandra Thompson

Adobe King - John Schimon 615-2110

Recommended by Rob & Jeanie Girman

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

Boyd's Chemdry 760-2244

Recommended by Caryl Daugherty

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

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 and John & Ann Berkman

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

House Cleaning Services

Erika Bradley 520-240-5870

Recommended by Deborah Bowman & Jay Baruch

Levinia 406-5630 & Pamela 282-9096

Recommended by Connie Church

Maria Josefina Leon 339-0646

Recommended by Gisele Nelson & Sandra Nelson-Winkler

Landscaping/Gardeners

Tammy Clark 336-0634

Recommended by John and Ann Berkman

Beautiful Spaces

Jude DiMeglio Trang 360-4282

Recommended by Aldine von Isser & Hal Grieve

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

Recommended by Bill & Lee Strang

Manicure/Pedicure, Gels & Silks

Victoria at Mauricio Fregoso Salon 795-3384

Recommended by Connie Church

Massage Therapy

Kristin Windoff, LMT, MSW, CYT

520-240-5870

Recommended by Deborah Bowman & Jay Baruch

Ginger Castle - 520-977-9938

Recommended by Gisele Nelson

Painting & Decorative Artist

Mary Howard - 520-991-5336

Recommended by Jean Paine & Marianne Van Zyll

Plumber

Beyond Plumbing -Mike Moyer 409-2549

Recommended by Jo Ann Marcus

Jerry Walker, Walkers Plumbing 888-7337

Recommended by Russ Carden

Remodels & General Construction

H. J. Curtin-Howard Curtin 520-870-1380

Recommended by Jo Ann Marcus

Vasquez Construction-Mike Vasquez 419-1189

Recommended by Rob & Jeanie Girman

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

Recommended by Nancy Milburn & Ellen Siever

Roofing

Alan Bradley Roofing - 885-3571

Recommended by Jo Ann Marcus

Tile & Stone Mason

Tony Scott- 336-0634

Recommended by John and Ann Berkman

Window Cleaning

Doug & Deb Lockett 584-8419

Recommended by Caryl Daugherty

Treasurer Report

Doug Airulla, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
March 2015

	2015 YTD Actual	2015 Annual Budget	Budget YTD Remaining
Income:			
Association Dues	\$ 79,125.00	\$ 81,000.00	\$ 1,875.00
Interest Income	2.23	10.00	7.77
2015 Title Transfer Fees	800.00	800.00	
TOTAL INCOME	\$ 79,927.23	\$ 81,810.00	\$ 1,882.77
Expenses:			
Administrative:			
Postage/Printing	\$ 93.57	\$ 1,500.00	\$ 1,406.43
Property Tax/Licenses	\$ 57.00	\$ 200.00	
Professional Services	\$ 317.19	\$ 2,000.00	
Insurance		2,000.00	2,000.00
Subtotal	\$ 467.76	\$ 5,700.00	\$ 3,406.43
Neighborhood Infrastructure:			
Monthly Maintenance	\$ 1,650.00	\$ 6,600.00	\$ 4,950.00
Maintenance	\$ 126.49	\$ 2,000.00	
Contingencies		3,000.00	3,000.00
Roads & Drainage		1,000.00	1,000.00
Security & Lightbulbs		400.00	400.00
Subtotal	\$ 1,776.49	\$ 13,000.00	\$ 9,350.00
Neighborhood Social Activities:			
Less social expense reimbursement	\$ 48.68	\$ 1,800.00	\$ 1,751.32
Subtotal	\$ 48.68	\$ 1,800.00	\$ 1,751.32
Recreational - Pools:			
Routine Services/Chemicals	\$ 1,368.92	\$ 8,000.00	\$ 6,631.08
Pool Repairs		13,900.00	13,900.00
Southwest Gas	3,032.69	8,000.00	4,967.31
Tucson Electric	1,048.52	9,000.00	7,951.48
City of Tucson Water	238.59	2,000.00	1,761.41
Housekeeping	423.00	1,690.00	1,267.00
Other (permits/termites/furniture)		2,500.00	2,500.00
Subtotal	\$ 6,111.72	\$ 45,090.00	\$ 38,978.28
TOTAL EXPENSES	\$ 8,404.65	\$ 65,590.00	57,185.35
Reserve Transfer		\$ 16,200.00	16,200.00
TOTAL EXPENDITURES AND TRANSFER	\$ 8,404.65	\$ 81,790.00	
REMAINING BUDGET			\$ 69,686.03
Net Cash Flow	71,522.58		
Interest Income on Reserve	(2.23)		
Net Cash Flow from Operations	71,520.35		

2014 Checking and Reserve Funds

	Checking	Reserve	Total
Balance less accruals 1/1/2015	4,375.90	29,694.19	34,070.09
2013/2014 Transfer	(612.00)	612.00	
Total Net Cash Flow	71,520.35	2.23	
Balance 03/31/2015	\$ 75,284.25	\$ 30,308.42	

2015 Board of Directors

Jean Paine — *President*

Carol Sinclair — *Vice President*

Connie Church — *Secretary*

Doug Airulla — *Treasurer*

Bill Strang — *Member at Large*

Pat Wagner — *Landscape & Architecture*

John Trang — *Pools*

Please contact the board via email:

CatalinaPuebloBoard@gmail.com

GARDEN CHORES FOR MAY - continued

- Increase watering frequency and/or quantity, but don't drown desert natives. Keep raised rate until monsoons arrive, then modulate downward.
- Until monsoons come, water in-ground cactus and succulents once or twice a month, and potted specimens weekly when temperatures are regularly 90+ degrees.
- Dump potted winter annuals, wash pots with bleach solution, and put away till Halloween.
- Fertilize citrus, fruit trees, roses around Memorial Day and again around Labor Day.
- Your citrus trees will shed little fruits they know they can't carry through to ripeness; don't panic, this is natural.
- If you don't mind gardening in the heat and humidity, for color in a sunny spot plant calibrachoa (million bells), celosia, cosmos, marigolds, nierembergia, petunias, periwinkle, portulaca, sweet potato vines, and verbena.
- For color in bright shade plant plant begonias, caladium, coleus, dahlias, impatiens.
- For summer vegetables plant tomatoes, peppers, watermelon, eggplant, and squash.
- This is basil's favorite season; give it rich moist soil, morning sun, afternoon shade. Too much is never enough.
- Don't worry about leaf-cutter bees carving little semicircles out of leaves to take away for their nest; it doesn't hurt the plant, so don't spray.
- Spider mites flourish in dry dusty weather. If you see them, hose down the plant vigorously, and clean up litter from beneath plants. If they get really bad, do careful web research on options, spray when air is still, and let your neighbors know ahead of time so they can close their windows.

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.

Committees:

Social Committee:

Deborah Bowman, Chair
Need Volunteers!

Lease Implementation Committee

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

Landscape/Architecture:

Pat Wagner, Chair
JoAnn Marcus
Mark Sammons
Jude Trang

Javelina Express:

Marti Greason
Marianne Van Zyll
Cassandra Wry Ridlinghafer

Lightbulbs:

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10. Rental of Dwelling Units [CC&Rs 9.3]. The Board of Directors (the "Board") of the Catalina Pueblo Association (the "Association") is required to enforce the Declaration of Protective Covenants, Conditions and Restrictions for Catalina Pueblo (the "CC&Rs"). In 2008, the Catalina Pueblo owners voted to restrict the number of rental properties in the neighborhood, as reflected in the First Amendment to the CC&Rs, dated January 18, 2008. The Board of Directors has adopted the following rules and procedures for the administration of the Association's rental restrictions:

10.1. Rules and Procedure Regarding Rentals:

10.1.1. Dwelling Units may be leased for a period of not less than 90 days, with prior Board approval as to authorization to rent under Section 9.3 of the CC&Rs, and these rules.

10.1.2. Prior to leasing a Dwelling Unit, an owner shall submit a written application to the Board of Directors, not later than the 20th of the month preceding the Board meeting. The application shall set forth the following information:

- a) term of lease (including beginning and ending dates of tenancy);
- b) names and contact information for adult tenants;
- c) description of tenant's vehicle(s) and license plate number(s).

10.1.3. Lease must be in writing and must include provision(s) that the lessee has been advised of the Association's rules and agrees to abide by such rules.

10.1.4. The tenant may not sublet all or any part of the Dwelling Unit.

10.2. Variance from Rental Restriction: In special circumstances the Board of Directors has the discretion to allow a variance from the limitation that 10% of the Dwelling Units can be rented at any time. The Board will consider granting a variance under the following conditions: The owner asks to lease his/her Dwelling Unit for a period of not less than ninety days and up to one non-renewable year. Such leasing may occur not more than once every five years. A written request to the Board for a variance is required and must include: the intended term of owner's absence, a stated intent to return and occupy the property, the special situation requiring the rental, and the information stated in 10.1.2 above. The date of the variance commences with date of lease.

10.3 Implementation of the Rental Limitation: Article 9.3.5 of the CC&Rs, "Limitation on Number of Leased Dwelling Units," allows a total of 10% of the Dwelling Units (i.e., 11 Dwelling Units) in Catalina Pueblo to be rental units. Each time the number of rentable properties falls below 11, notice will be given to the community that the Board is accepting applications from owners interested in renting their Dwelling Units. In order to grant the greatest number of owners the privilege of leasing their Dwelling Units, while also maintaining the First Amendment's limit on rentals, the application process will be open only to those owners who do not already own a rentable property. Applications will be collected for 30 days, after which time the applying owners will be ranked according to the date of their deed vesting ownership of the Dwelling Unit to be rented, with the earliest going to the top of the

list. Applicants must verify their purchase or inheritance date with a copy of their vesting deed.

The first listed applicant has 30 days after notification of rental eligibility, to decide if he/she can fulfill all requirements of a rentable Dwelling Unit.

If the owner wishes to proceed, he/she has 60 days from notification of rental eligibility to rent the Dwelling Unit for a minimum of 90 days. The tenancy must commence within 275 days from notification of rental eligibility. The owner must furnish the Board the current Arizona Board of Realtors Lease Form detailing the tenancy of the property.

If the owner decides not to proceed, he/she is dropped from the current list of prospective lessors, but may apply again when the number of leased Dwelling Units drops again to 10 or less, and the Board calls for applications.

In the above case, the next qualified applicant will be given 30 days to decide if he/she can fulfill all requirements of a rentable Dwelling Unit.

10.4 Non-Rental Occupancy: A Dwelling Unit may be occupied by non-owners but not considered rented under specific conditions for which the Board may request verification:

When friends use it and the owner receives no compensation.

When occupied by a pet sitter or house sitter hired by the owner.

When used as an even vacation exchange.

When a unit is occupied by a "Qualified Family Member" of the owner, which is defined as:

- (1) the owner's natural or adopted child or a descendant of the owner's child;
- (2) the owner's parent or an ancestor of the owner's parent;
- (3) the owner's stepchild or stepparent.
- (4) the owner's child-in-law or parent-in-law.
- (5) the owner's natural or adopted sibling.

10.5 Rental Conditions and Enforcement: Any property authorized to be used as a rental must comply with all other rules and covenants of the Association and must be leased by the same leasee for at least one continuous period of not less than ninety days in every twelve months.

Failure of any property owner to comply with the provisions of this Rule 10 may result in the Board permanently revoking, without further notice, the authority of the owner to use the property as a rental/lease property.

10.6 Sunset Clause: A review by the Board of Rule 10. Rental of Homes will be done at least every five years from the time of implementation to ascertain whether there were any adverse or unforeseen consequences resulting from the implementation plan adopted. During the review and possible revision, the current implementation plan would remain in force.