

## **2018 Catalina Pueblo Association Annual Meeting**

The annual meeting of the Catalina Pueblo Association was held, Tuesday, January 9, 2018 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. The doors opened at 6:15 and President, Jean Paine, called the meeting to order at 7:00.

After announcing a quorum with 49 properties being represented, she announced that Warren Edminster was elected to the board of directors for 3-year terms of office. Jean also announced the 2018 proposed budget was approved.

Jean asked if there were any additions or corrections to the 2017 Annual Meeting Minutes. Walter Stackman asked that a change be made in the second to last paragraph relating to the palm tree next door to his property. He requests that the verbiage "have them removed" be replaced by "have them trimmed". Pat Weigand moved to approve them as corrected. Bob Garrett seconded the motion, the vote was unanimous.

### **Reports by 2018 Members of the Board of Directors:**

#### **Jean Paine, President:**

We have had a great year in Catalina Pueblo. Many, Many thanks to my fellow Board members for their commitment, working so well together, and definitely their sense of humor. A little laughter makes every task easier.

A special welcome to all our new 2017 neighbors:

**Joey Barbee**  
**Paula Melcher**  
**Ken Conant & Jim Sankey**  
**Doreen Frankel & Jake Hurwitz**  
**Marcela Arizpuro & Gema Ornelas**  
**Ralph Brescia**  
**Deb Perry**

We are also blessed with some excellent committees:

**Landscape** chaired by Bill Ridlinghafer and committee members: Jeannie Wager, Lee Strang, Gail Reich, Mark Sammons

**Architecture:** Warren Edminster, Mark Sammons, Lee Strang, chaired by Bev Edminster,

**Pools-**Mike Rockwell, Marti Greason, and Sherry Henderson

**Social:**

**Tapas Parties:**

Hosted by – **Annamaria & Giuseppe Biagini** and co-hosts David Scott Allen and Mark Sammons;

Hosted by **Eleanor and Stuart Chancellor**, with co-hosts Connie Church and Marti Greason

**Cassandra and Bill Ridlinghafer** with co-hosts Jean Paine and Pat Weigand

**Cinco de Mayo and Halloween:** Joe Thompson, Marianne Van Zyll, and Jan Lerch

**Holiday Party** hosted by **Jane and Mike Wattis** with helpers: Gail Reich & David Holter, Bill Strang, Marti Greason, Frank & Pamela Bangs, Jan Lerch, and the chefs du jour: Jean Paine, Connie Church, and Lee Strang

We have been working on several long-term projects this year and they are still on the Board's agenda for 2018.

- We are keeping an eye on the property for sale on the corner of Posada and Skyline. Numerous issues have been identified including riparian rights, access and egress, and endangered plants. We will continue to monitor the situation.
- As you probably now know we did not succeed in getting Posada on the county list for repairs. Part of the road is classified as failed and part as poor. We did however meet people in our district who can, in the future, help us with our quest to get the road repaved.
- Within our community we have the ongoing saga of the JJ Johnston property. We have contacted, several times, the current owner and realty company with a list of violations per our CC&Rs. Frank Bangs will expand on this update in his report.

Two quick reminders; if you have received a notice about clean up or repairs, please complete these requests so the L &A committees do not have to do a more formal follow up.

Secondly keep your eyes and ears open. We have heard there are some thieves who cruise neighborhoods, jump walls looking for unlocked doors and steal what they can grab. If you see a strange car and can take a picture of the license plate without risk, please do so.

2018 will be another productive year for the Pueblo. There are several repairs and updates on the schedule. All three pools need some structural repairs and painting. Adelita cabinets will be repaired with a tile top and additional lighting. Also the bathrooms at Adelita and Caballo will get new lighting and repairs.

Thank you for your attendance tonight.

## **Frank Bangs, Vice President**

As a new Board member returning after a number of years, it has been my pleasure and privilege this past year to serve with the knowledgeable, foresighted, energetic and productive individuals who are my fellow members. The Association is very fortunate to have their leadership.

This report of my work in 2017 falls in three areas:

- A. Enforcement of CCRs and Rules. It's a testament to the general conscientious and cooperative attitudes of Catalina Pueblo owners that most infractions are quickly corrected with only a verbal notice. However, several incidents this past year have revealed weaknesses in our Rules and enforcement procedures that may require changes. The Board will examine these issues and our options.
1. *Home maintenance conditions that raise health and safety concerns*. Under our CCRs and Rules, owners are clearly responsible for the maintenance of their homes, including electrical, plumbing, heating & cooling systems, as well as the appearance of the home exterior and landscaping. Experiences with non-resident landlords and a property that essentially had no responsible owner for over two years have underscored that our enforcement procedure needs to be streamlined and the penalties for non-compliance given more teeth.
  2. *Remedies and penalties for non-payment of assessments*. The Association's experience over the past two and one-half years with the Johnston property has exposed the limitations of sole reliance on the HOA's statutory lien for failure to pay assessments. It's clear that, within applicable statutory limits, the Association should consider increasing the amount charged as late fees, and investigate the feasibility of civil actions for unpaid assessments against heirs and representatives of defaulting owners.
  3. *Behavior at pools*. The current prohibition against "horseplay" in our pool rules unfortunately fails to adequately address patently offensive conduct and vandalism. We will examine the consistency and content of our adopted and posted pool rules, as well as strengthening the enforcement procedure as discussed above.
  4. *Outdoor lighting fixtures*. The Association's efforts to enforce its Rules in connection with violations on the Johnston property suggest that the CPA may wish to review its current Rules governing outdoor lighting. The Board has initiated a review of existing types of outdoor fixtures in addition to the street side lampposts and the identification of specific design standards (e.g., prevention of light trespass and conformance with County "dark skies" regulations).
- B. Use and condition of neighboring public and private facilities. A significant amount of my time (ably assisted by Jean Paine and Connie Church) has been devoted to issues arising beyond the Pueblo borders.

1. *Sewer odors.* As the result of our contacts with Pima County's Regional Wastewater Reclamation Department, equipment was installed in the median of Avenida de Posada to filter and vent sewer gases, preventing those gases from entering house sewers. RWRD also stepped up enforcement of their regulations on the design and maintenance of grease traps at the restaurants and grocery in the shopping centers that discharge sewage into the line passing through our neighborhood. To reinforce the County's efforts, Jean Paine and I met with the management of both La Encantada and Plaza Colonial and expressed our concerns and desire to identify persons to notify should odors become a problem. I'm pleased to say that so far these measures appear to be working.
2. *Paloma Village sign.* Last year we learned from representatives of the Catalina Foothills Condominiums and the townhouse developments south of the Paloma Village shopping center at the southeast corner of Skyline and Campbell that the owners of the shops portion of the center had requested a zoning variance from the County to erect a large new freestanding sign at the corner. We obtained some changes to the proposed variance that reduced somewhat the sign's visual impact. We also discovered that the applicant had failed to obtain approval for the proposed sign from the owners of the hotel and office portions of the center project. As the result of those owners' intervention, the applicant further reduced the size and height of the sign, and made desired design changes. As of the end of the year, the applicant had not refilled its application with the County. We will continue to monitor this item.
3. *Maintenance of Plaza Colonial drainage to prevent flooding on Catalina Pueblo properties.* As the result of complaints from owners of homes on the north side of Avenida de Pueblo about water flows onto their property from a drainage ditch maintained by Plaza Colonial, and the location of construction debris containers in the shopping center's parking lot, Jean Paine and I met with the center's management and reached agreement on the resolution of both complaints.
4. *Efforts to obtain repaving of Avenida de Posada as part of the County's local streets maintenance project.* I've previously reported to the membership in the newsletter on our efforts to include repaving of Avenida de Posada in the County's current two-year project to address the continuing deterioration of local streets. In order to achieve the greatest effect from the limited funds available, the Board of Supervisors—acting on the recommendation of County staff and the Transportation Advisory Committee—decided to seal-coat selected streets in the least degraded condition. Neither that decision nor an alternative selection of streets sought by our District 1 Supervisor would have included Posada. We will continue to monitor the local streets project and work with all interested parties to accelerate the repaving of Posada.
5. *Proposed sale and development of property at southeast corner of Skyline and Posada.* The owner of the currently vacant parcel at the southeast corner of Skyline and Avenida de Posada is offering the property for sale, supported by

a feasibility study supporting the construction of a three-story multi-family residential building—a parking garage and two floors with eight apartments. Together with representatives of the Catalina Foothills Condominiums we formed a study committee to examine the many issues suggested by the owner’s feasibility study: vehicular access and parking, floodplain and drainage issues, grading restrictions under the County’s hillside regulations, and native plant protection. With a better understanding of these issues as applied to this property, we’ll communicate our concerns to County staff.

- C. Looking forward. The Board has discussed the desirability of adding to the Association’s Rules or By-Laws guidelines intended to avoid actual or perceived conflicts of interest by Board members. Although no specific events this past year have prompted this discussion, the Board believes such guidelines would help avoid future concerns or controversy.

\* \* \* \*

I will be happy to discuss any of these matters with you following the meeting. And please call or e-mail me on any Association question you may have. Thank you for your attention.

**Doug Airulla, Treasurer**

With an annual budget of \$82,600 and actual collections of \$81,550 for 2017, the Board demonstrated prudent financial discipline with regard to budget planning and meeting our financial targets for the year. Specifically, we incurred an unexpected loss of the Adelita pool heater in December of 2016 that resulted in a replacement cost in excess of \$11,000 for a quality, energy efficient model that will provide years of service life and reduced energy consumption. Additionally, most expense line items were either lower than budgeted or less than 2% over projections. The budget outliers were Landscaping expense related to the Adelita pool and cabana, Pool Maintenance and Tucson Electric expense that were more than offset by cost savings in other expense categories.

As a result, the Pueblo was able to contribute an additional \$3,427.55 to the budgeted reserve of \$8,650 for a total 2017 reserve contribution of \$12,077.55. We have a 2018 starting reserve balance of \$68,485.10. I anticipate opportunities in 2018 to continue our focus on financial discipline to include an investment strategy for the reserve funds that balance the need to grow the assets with a higher yield investment vehicle, while preserving capital through a careful risk review and assessment of any opportunities.

**Connie Church, Secretary/Communications**

First I’d like to thank **Lee Strang and Gail Reich** for collecting dues and ballots at the registration table tonight.

**Directory**

I’ll start work on the 2018 Directory this month and will email a working copy to everyone for proofing by January 31<sup>st</sup>. It will be distributed in early February. Again, a

big thank you to David Scott Allen for doing the beautiful cover each year and to Bob Garrett for updating the map.

### **Newsletters**

Thanks to the following contributors:

**Pat Weigand:** Spotlight on a Neighbor and periodic articles on wide-ranging and always fun and interesting articles

**Mark Sammons** – Garden Galliaufry

**David Scott Allen** – Pueblo Recipes

**Bob Garrett** – Photographing and producing photo layouts of our neighborhood get-togethers and contributing Practical Pueblo articles

**Everyone** who recommends tradespeople to the **Tried & True** column

### **Javelina Express**

Thanks to Marti Greason, Marianne Van Zyll and Cassandra Wry-Ridlinghafer for delivering to those in our community that don't have email

### **Website**

Thank you Terry Temple for contributing your beautiful photos

### **Welcome Books**

Jean and I enjoyed personally welcoming our new neighbors and giving them Welcome Books that include our governing documents and other pertinent Pueblo information.

### **Landscape Committee, Bill Ridlinghafer**

Your landscape committee made four walks around Catalina Pueblo, one each quarter, to check on compliance with our CCR's. Many thanks to our committee members of Mark Sammons, Gail Reich, Jeannie Wager, Connie Church and Lee Strang for their help and suggestions. One idea that we developed was a checklist to make sure that we were consistent in our views at each home. Most people were very receptive to our suggestions and cleared up issues that we pointed out.

There were several requests to do extensive landscaping on properties including The Arulla residence at 6325 N Calle Caballo, the Barbee residence at 2445 E Avenida de Posada who planted several trees, and also the Melin residence at 2611 E Avenida de Posada who requested an area of decorative rock. These projects were all approved by the board.

One request for landscaping changes was not approved at the Atlas residence at 2610 E Avenida de Pueblo because of grading issues that would have resulted in adverse water drainage onto adjacent properties.

In addition, we received several applications to plant one or two cacti at homes which were all approved. At the November board meeting the board agreed that written approval to do minor planting of cacti or replacement and replanting of dying plants do not need written applications or board approval.

In December we replaced the irrigation systems at both the Caballo and the Adelita pools which were about 10 years old and leaking. Then we also replanted flowering plants in each of the 4 large pots at the Adelita pool and also planted several flowering shrubs in the raised area at the northeast corner of the Adelita pool. Three tons of dirt fill and five tons of decorative rock were placed around the tiled area of the Adelita pool to make a safe and finished look. These improvements were made within the landscape budget for 2017.

### **Architecture Committee Bill Ridlinghafer for Beverly Edminster**

I am giving the Architecture committee report because Beverly Edminster is unable to attend the meeting. Like the Landscape committee we did a quarterly walk around Catalina Pueblo. Members of the architecture committee are Beverly Edminster chair, Warren Administer, Mark Sammons, Lee Strang, and Jean Paine. Thanks very much for your help. At the Adelita pool repairs were made on the Ramada but more repairs are needed which we expect to finish in the current fiscal year. In addition a new tile roof was installed at the Adelita pool Ramada. We expect to continue to make repairs and improvements on all three pools in the coming year. The Wager residence at 6215 North Adelita installed solar panes as did the Reich and Holter residence at 2635 E Cerrada Adelita. Doctor Sheppard at 2596 E Avenida de Maria installed a new roof on his patio. New windows and doors were replaced at several homes. The committee will continue to work with homeowners on their requested projects and improvements. Thank you very much for your cooperation.

### **Pools, Mike Rockwell for John Trang**

2017 has been another busy year for the Pool Committee and HOA Board in caring for our pools. Again, I would like to acknowledge and thank the Pool Committee – Marti Greason, Mike Rockwell, and Sherry Henderson for their commitment and service. And, I would like to thank all of you who have helped to keep our pools the wonderful assets that they are to the community.

Our pool service and pool cleaning and landscape maintenance vendors have continued to provide excellent regular service to each of the pools. All periodic county health department inspections have been passed with flying colors and all required certifications and licenses have been obtained.

The following repairs and improvements were made during 2017:

- The Adelita pool mechanical area gates were replaced with metal gates and new locks were installed
- The pavers on the north side of the Adelita pool were extended
- A new high efficiency spa cover was designed and purchased by Mike Rockwell
- Mike also purchased new garbage cans for Adelita
- The adobe wall surrounding the Adelita Pool mechanical area was restored
- Routine maintenance and minor repairs were made at all three pool as needed

Despite the needed routine repairs, maintenance, and improvements, we were able to stay within the 2017 budget. Please note that the proposed pools budget for 2018 is actually about \$1,000 lower than the 2017 budget.

Maintenance, improvements and repairs will continue at all three pools this year.

Many thanks to all of you who use and enjoy the pools for taking such good care of these beautiful assets and great resources for our community. Please do not hesitate to contact me or any of the HOA Board members to bring things to our attention when repairs are needed. Also, please let us know if you are interested in serving on the pool committee.

Best wishes to everyone for a great 2018 on behalf of the Catalina Pueblo HOA Pool Committee,

**Jean asked for questions or comments:**

During the open discussion at the end of the annual meeting, Annette Kolodny asked to contribute to an ongoing conversation within Catalina Pueblo regarding the possible excessive use of leaf blowers. Among other things, she pointed out that home owners are often awakened by the noise of these leaf blowers as early as 6:30 in the morning. This includes leaf blowers being used within the community and by leaf blowers being used on the adjacent Plaza Colonial property, which abuts Catalina Pueblo on two sides. This raises a question of whether the decibel level of these leaf blowers is in compliance with noise restrictions both within Catalina Pueblo and noise restrictions negotiated between CP and the management of Plaza Colonial.

Annette pointed out that some of the landscapers who use these leaf blowers do not actually remove the debris they blow out of the homeowners' property. Instead, some of that debris is often blown into an adjacent wash, into the road, or even onto a neighboring property. She stressed the importance of keeping the washes free of debris as well as the importance of removing the debris entirely and taking it out of Catalina Pueblo.

Annette then went on to note that many municipalities and counties across the country have altogether banned the use of leaf blowers—a ban generally based on the health hazards outlined on the website of the Environmental Protection Agency (EPA). She did not suggest that an outright ban might be appropriate at this time, but she was hopeful that enforcement of existing restrictions regarding leaf blowers and some reasonable additional rules might be put in place.

According to Annette, the EPA website lists three serious health hazards attributed to the use of leaf blowers.

1. In addition to the noxious odors put into the air by gasoline-powered leaf blowers, those leaf blowers also produce high levels of hydrocarbons. Hydrocarbons contribute to global warming. They also contribute to lung problems and exacerbate symptoms of asthma, allergies, and other pulmonary problems.
2. In addition to the danger from hydrocarbons, the debris blown by leaf blowers puts into the air high levels of particulate matter whose size and weight can lodge permanently in the lungs. This kind of particulate matter is not expelled and can cause permanent damage to the lungs. Moreover, the dispersal of chaff by the leaf blowers results in particulate matter that remains in the air for several hours afterward. A breeze may also blow it to other areas within Catalina Pueblo. Thus, the combination of hydrocarbons, noxious odors, and heavy particulate matter dispersed throughout CP through the use of gasoline-powered

leaf blowers constitutes a serious health hazard for anyone with cardio-pulmonary problems and even for those who are healthy.

This problem became particularly acute during the fire season last summer. The mountain ranges surrounding Tucson were hit by massive wildfires, and the smoke and particulate debris from the wildfires settled into the Tucson Valley, seriously affecting almost all neighborhoods. When the smoke and particulate matter from the wildfires was added to the pollution caused by leaf blowers, the air in Catalina Pueblo was unbreathable. Many of us suffered related health problems for many, many weeks as a result.

3. The EPA cites noise as a serious health hazard. Annette pointed out that the grating sound of leaf blowers often drives people from their backyards and patios into the house in order to escape the noise. But even double- and triple-paned windows and doors are insufficient to keep out the noise. Repeated exposure to loud noises like leaf blowers can permanently impair hearing. This is a serious danger for workers using leaf blowers, but it is an equally serious risk for anyone who has to listen to the leaf blowers without the protection of earplugs or sound-dampening ear covers.

Annette's remarks prompted energetic conversation and many suggestions from others attending the meeting. Those suggestions included the following:

- Rather than using gasoline-powered leaf blowers, homeowners should be encouraged to use either electric or battery-operated leaf blowers. Homeowners should also encourage their landscapers to use these two less-polluting options.
- Jean Paine suggested that the CP Board would contact the management of Plaza Colonial in order to remind them that leaf blowers are not to be used before 8 am. And she would also remind them that there are county-wide restrictions on decibel levels, and that the noise of their leaf blowers probably exceeds those decibel level maximums.
- Jean also suggested that we might consider entirely banning the use of leaf blowers during fire season or whenever there is a hazardous air alert for the Tucson Valley. This would require alerting the landscaping companies that service Catalina Pueblo that the use of leaf blowers will be banned during fire season or other periods of hazardous air quality.
- There was also a suggestion that Catalina Pueblo and homeowners themselves might contact those landscapers who advertise as "eco-friendly" or "environmentally-friendly" to see if they have alternatives to the use of leaf blowers. Homeowners should encourage the landscapers they employ to switch to alternatives to leaf blowers.

In sum, there appeared to be general agreement that any and all existing restrictions regarding the use of leaf blowers should be strictly enforced, both within CP and within Plaza Colonial. Additionally, there was general agreement that the use of leaf blowers within CP might be excessive and that guidelines should be put in place to ensure that their use does not constitute either a nuisance or a health hazard for the community.

There was no further business. Bill Strang moved to adjourn, Terry McLeod seconded the motion. The vote was unanimous.