



State of the Pueblo

Jean Paine, President

March is Tapas Party time. Yes, mark your calendars for Tuesday, March 19. Come mingle with your neighbors, share some great food and see two beautifully remodeled Pueblo homes. Many, many thanks Jeannie and Eric Wager and Jim Sankey and Ken Conant for sharing your homes with us. I love to see what people have done to their homes. I always come away with a great idea or two.

FYI the LED lights on our Catalina Pueblo sign at the entrance to Pueblo have been replaced with solar lights. A small effort to reduce our energy use foot print.

If this current beautiful weather is any indication our short winter is over. Please look around your property to see what needs to be cleaned up, painted etc.

It has been reported that a pack of Javelinas is hanging out around the Posada median and in our Catalina Pueblo washes. Also reported, someone has been feeding them. Please DO NOT feed them. Javelinas can be dangerous so be careful when walking on Posada and in our washes.

Another *Grandfathered Rental Property* has been sold. This again opens up a rental opportunity.

Notice is hereby given that the board will accept applications from February 10 to **March 10** from owners interested in renting their home. By March 12, all applicants will be notified of their position in the date of deed order with the oldest date given first opportunity.

If you are interested in applying, please review Rule 10.3 as revised December 2015 and advise the board via email: CatalinaPuebloBoard@gmail.com no later than **March 10, 2019**.



Architectural Committee Chair Warren Edminster, AIA

I'm not sure how I ended up being the "Bad Guy" but when a homeowner is told that their wish to do some home improvement or landscape revision may not be in compliance with the Catalina Pueblo Homeowners Rules and Regulations, I get blamed!

We all know that these Rules and Regulations were in the packet given to every new homeowner . . . but like most of us it has been misplaced. Not to fear. Anyone can go into the internet and look up "catalinapueblo.com" and therein is a wealth of knowledge about our community and that includes the Rules and also the forms on which to record your wish. One then can email that information to wedminster@gmail.com and I will do my best to get a response from the Architectural Committee . . . generally within a week providing that all of the required information is submitted.

Good luck with your project.

Attached to this newsletter is a two page "sales pitch" for brand new Catalina Pueblo patio homes and townhouses.

We hope you will enjoy reading about our community as it was being born . . .

Inside This Issue:

Page 2
Tapas Tour

Page 3
Landscape Report
Humanitarian
Opportunities

Page 4-5-6
Spotlight on a
Neighbor

Page 7
Garden Gallimaufry

Page 8
Pueblo Recipes

Page 9
Tried & True Trades

Page 10
January Financials

Page 11
Committees
Board of Directors

Attachment
History of CP

Tapas tour

neighborhood open houses!

Tuesday, March 19th — 5:00 – 7:30
Wander from house to house
Food, Drink & Friends

2019 Tapas Tour

**Jeannie & Eric
Wager**
6215 N. Calle de Adelita

Baked Brie in Puff Pastry
Apples

Greek Mini-Meatloaf
Bacon & Cheese Mini-Meatloaf
Mushroom Mini-Meatloaf

Golden Corn, Potato & Tomato
Salad with Fresh Basil

Shrimp in Dill Sauce

Cream Puffs
Brownies



Photo by David Scott Allen

**Jim Sankey
Ken Conant**
2621 E. Avenida de Pueblo

Assorted Hors d'oeuvres

Homemade
Margherita Pizza
Pepperoni Pizza

Warm Mushroom Green Salad

Italian Green Salad

Homemade Cookies
Chocolate Truffle
Cowboy Cookies
Sugar Cookies



Landscape Committee Chair

Joey Tanner Barbee

It's that time of year, and since I'm new at everything at Catalina Pueblo, I'll quote what president, Jean Paine, had to say last Spring.

It is Spring cleaning up time so please check your lampposts, mailboxes, and garage doors to see if they need to be painted. Also trim your bushes and trees as all the great rain this winter made things grow and grow.

You old-timers know that the Architecture and Landscape Committees, working together, walk through our community in the Spring and again in the Fall to determine who might need a reminder to spruce things up a bit. And that the Pueblo home-site map has been divided into

quadrants and each home and its property is viewed every other year.

Warren Edminster, Architecture Chair, and I have a tentative date of March 30 for the Spring A & L walk-through this year. That gives us all plenty of time for our needed painting and trimming.

On the subject of "sprucing things up a bit", the much needed tree trimming around the Adelita and Minera pools is on its way...just in time to keep the Palo Verde pollen onslaught from its yearly visit to our pools. Then as we move forward, all three pools will be the focus of attention to continue making the pool areas even more inviting.

Humanitarian Kindness Opportunities

Pat Weigand & Lee Strang



Have you been thinking about the sad plight of migrant families escaping violent and impoverished countries? Well, you are not alone. Some of your neighbors, namely Lee Strang, Bill Strang, and Joey Barbee, have decided to do something to help. Joey identified the program at Casa Alitas, which provides services to these families. These three neighbors are now volunteering periodically and donating and serving food or goods from time to time.

They are so committed and persuasive that Connie, Jean and Pat plan to get involved. Here is some background on the project: The families, primarily from Central America, have travelled from their homes, through Mexico, to reach Arizona, a journey of several days to weeks. In Arizona, the Border Patrol turns them over to Immigration and Customs Enforcement (ICE). ICE provides them with documentation and orders to report to an immigration hearing. Then ICE drops them off at the Casa Alitas Hospitality Center, housed in Tucson's former Benedictine Monastery. (The developer who owns the building has kindly offered its use for housing refugees through May, at no charge.)

The Refugees spend a night or two in Tucson, while volunteers help to reunite them with sponsoring family members in the US, so they can buy bus or plane tickets.

Casa Alitas provides a safe place to rest, rehydrate, eat, and care for their children. They also provide a change of clothes, hygiene items, and a chance to wash up.

Families receive travel bags before they leave. Bags include food, water, toiletries, hygiene items, diapers and baby food. They also provide blankets and small toys for the children for the 2-3 day bus ride. Warm clothes are especially appreciated as many are traveling to northern destinations.

More than 500 parents and children have been served since the shelter opened earlier this year. So, what do you think? Can you spare some time? Can you make sandwiches, work in the kitchen, help in the travel office, or the donation area? If YES, you can get more information about volunteering opportunities at: alitas@ccs-soaz.org; CasaAlitasProgram@gmail.com; or Diego Lopez at 520-470-7387. If you want to sign up now, visit <https://www.signupgenius.com/go/70a044eafa72ea4ff2-monastery>.

If you prefer to make a donation, current needs include: toilet paper, paper towels, baby wipes, laundry detergent, bottled water, fruit cups, backpacks, travel blankets, and financial support. Donations can be dropped off at the rear of the Monastery, 800 N. Country Club Road.

For further reading, see these links:

https://tucson.com/news/local/former-tucson-monastery-begins-taking-in-asylum-seekers-sooner-than/article_995f772a-9d21-546f-afda-4ad50bda738f.html

<https://www.ccs-soaz.org/agencies-ministries/detail/alitas-aid-for-migrant-women-and-children>

Spotlight on a Neighbor - Annamaria and Giuseppe Biagini

Ursula Garrett

Even in modern times, the “old world” continues teaching our “new world” about the basics of good living, including such fundamentals as bread and water. Two of the best such teachers here in Tucson live in our Catalina Pueblo.

Annamaria and Giuseppe Biagini were both born in Northern Italy, she in Milan, he in the ancient Tuscan city of Lucca. When Annamaria was eight years old her family moved to Carrara, a town in Tuscany known since antiquity for its exquisite marble. That’s where they met, during their senior year at High School.

Both went on to study at the prestigious University of Pisa, an Italian research university founded in 1343, where he studied math and computer science while she explored humanities.

Back in 1985 Giuseppe, then a young assistant professor of mathematics at the university, was doing research in mathematical modeling, a method of simulating real-life situations with mathematical equations in order to forecast future behavior. Certain aspects of his research drew the attention of IBM in Tucson, and the company invited him to come visit for one year, at a time IBM had about 6,500 people in its major research lab on South Rita Road.

That one year turned into ten. During that decade, Annamaria was not only a lecturer at the University of Arizona -- Italian and the Classics -- but also earned her Master’s in English as a Second Language.

Since their appointments were only made on a year-to-year basis, they continued renting a house for their stays in Tucson.

Eventually they decided to go back to Italy and start up a software business. But they were already enthralled by Tucson, as if snared by a huge fishhook cactus. So at the same time, they looked for a house here because, as they say: “We were sure we’d come back. Tucson is one of those places that you fall in love with at first sight, and you want to return, or you hate it and you never want to come back.”

At that time buying a house was difficult , since there were so few on the market. After searching

Photo by Bob Garrett



in vain, they resigned themselves to renting yet again. Then, nearly by accident, they saw two houses in Catalina Pueblo. One was quite small and of no interest. The other was the very house they still live in today.

When they walked into this house and saw the Catalinas through the large window, they knew this was “the” place, and in 1998 moved in. While the house made the decision for them, the distinctive and unique character of the Pueblo, the mature trees and vegetation, the different layouts of the houses, all also played large roles.

Up to then, the house had been owned by General Theodore William Parker – Chief of Staff of Allied Powers Europe following an already distinguished military career – along with his wife Nina. The Parkers belonged to a close-knit group of friends who retired to the Pueblo pretty much around the same time.

Over time, the Biaginis learned that the General may have been involvd in the early development of our community, with such issues as retaining established vegetation, and planning houses and paths alike around existing growth. It’s even possible many decisions connected with the evolution of the Pueblo took place right in their own house. When the General died in 1994 and his wife eventually put the property up for sale, it would be among the first homes sold to outsiders.

Two years later, Nina Parker phoned the Biaginis to ask if she might come see the house yet again, a call illustrating the deep connection of the Parkers to the Pueblo. Then 94-years-old,

General Theodore William Parker
Chief of Staff of
Allied Powers Europe





Photo by Bob Garrett

Mrs. Parker drove up in a very old classic auto, dressed formally in gloves, and a hat...complete with veil.

Annamaria and Giuseppe recall her fondly as a beautiful lady, but of another time. She took in the few changes they had by then made to the house, mostly disapproving of them, especially the Mexican Saltillo tiles. But she expressed her deep appreciation and delight of the care and attention the new owners were giving to the house, and how they were keeping it up in the spirit of the neighborhood.

Softly laughing, Annamaria and Giuseppe allow that today, Mrs. Parker would be aghast at the many changes made since then, even if all the while carefully respecting the ambiance of Catalina Pueblo. Their home is now an amazingly successful fusion of ultra-modern and tradition. The stunning effect perfectly encompasses old and new lifestyle and art, in every way reflecting their deep respect for heritage. And to this day, some of the chipped stones engraved by the Parkers with their names remain in the patio; acting as good spirits and protectors of the house.

Back then, the Biaginis were the youngest Pueblo residents. In fact, their daughter Alice, born in 1990, became the baby of the village. Today, they're happy to see how many younger people now live here. Tucson has also changed since those early years. The city has grown at an amazing rate. In their early Tucson visits, driving from the east side of town to this area led over small roads, through long stretches without a house in sight, and took about an hour. And when they moved to the Pueblo, no shops or restaurants were anywhere nearby.

For many years the Biaginis lived in Tucson only about two months per year, one in summer and one in winter, usually July/August and February. Then in 2010, they decided to completely reverse that schedule, opting to spend full winters in Tucson and summers in Italy. Today, that's still largely their routine, a plan now interspersed with trips round the world and, of course, family Christmas in Italy.

Now, after 33 years of international back-and-forth, Giuseppe and Annamaria agree that if they had to pick a place to stay put forever, it'd be here. They see Tucson as a unique space not only

in the geography of the United States, but also of the world.

"There's an incredible climate. We are both people who like to be in the sun. We are Italians... as you can tell from the accent. For all that, Tucson is just a paradise," although, Annamaria adds, "no longer in the summer," which they acknowledge gets a bit too much for them. Still, to this day, they and their daughter still try spending as much time in Tucson as possible.

They tell a favorite story illustrating the many changes in Tucson between 1985 and today. In their first years here, they learned how to make bread. Their motivation? At the time, bread with a hearty crust couldn't be found here, or in most of the U.S. Today, crusty bread is fortunately more widely available in Tucson. However, bread based on traditional grains and bread-making techniques are found only at Don Guerra's Barrio Bread, where truly artisan loaves based on old traditions get created, as is beautifully illustrated in the book *Days of Bread*, edited by Giuseppe himself.



His book is the result of the couple's passion and dedication to saving traditional techniques and sustainable technologies used by ancient cultures, and making them economically viable and properly suited to the modern world.

It was to this very end that in 2010 the prestigious International Traditional Knowledge Institute (ITKI) was created in Italy, with its basic goal the "preservation of landscapes, ecosystems and cultural heritage."

And the Biaginis, on the ground floor of those Italian projects, were asked to found a U.S.

chapter -- ITKI-US -- right here in Tucson. The emerging new organizations were soon aligned with one of the world's most powerful agencies with similar goals, the United Nations Education, Science and Culture Organization (UNESCO), especially its Creative Cities Network (UCCN) with 180 member cities in 72 countries.

And those links, in time, led directly to Tucson's extraordinary UNESCO honor when, four years ago, we were cited as one of just six Creative Cities in the United States, and the only spot named a City of Gastronomy.

One significant basis for that designation was our region's ancient history of farming and water management practiced by the enormous Hohokam population, living successfully in the desert 4,500 years ago. This history was of particular interest to the Biaginis and their ITKI-US group.

Could those ancient methods still work today?

A new study aims to help farmers and ranchers rediscover such traditional knowledge, and apply it to sustainable ways of farming and ranching in Pima County, plus all of Arizona, far into the future. And when the new Tucson Visitor Center opens next year in the Old Courthouse, study exhibits and narrations will be prominently positioned.

Annamaria and Giuseppe stress that some of those old practices might also be applied in local communities, even our own Catalina Pueblo. They particularly ponder the use of acequias, an ancient system of water management based on the harvesting, usage and storage of this most precious commodity.

For instance, in washes around our community, the sometimes-abundant flow of water can either lead to floods, or the water escapes unused. By building acequias -- the traditional way of placing stones in strategic positions in the washes to slow down the flow of water -- abundant rain could be diverted to irrigation or other purposes, or stored for use during dry spells.

The Biaginis observe that our Pueblo's location here at the foot of the Catalina Mountains is perfect, an incentive for looking into the possibilities of water harvesting right here in our neighborhood. Besides employing green techniques to adding long-range sustainability, such measure could also enhance property values, and serve as models for other communities.

In many more ways than one, the "old world" -- whether in distant Italy, or in our own back yard -- continues providing valuable lessons to today's "new world."

Neighborhood News

Bob Garrett

That's our own Catalina Pueblo in the foreground, with the Santa Catalina Mountains behind, photographed from Calle de Adelita. We luckily got just a dusting on our own roads, roofs and gardens when the storm hit in late February. But up on Mt. Lemmon the snow was measured in feet, not inches.



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

Garden Gallimaufry Mark Sammons

Seasonal winter residents miss the annual spectacle of the Mexican bird of paradise. Also known as red bird of paradise, *Caesalpinia mexicana*, are those flaming scarlet panicles that flourish in the furnace heat of June.

But winter residents who linger into April can enjoy the elegant blossoms of the red bird's South American cousin, *Caesalpinia gilliesii*, sometimes called "yellow bird of paradise."

This can be a bit confusing, as the "red bird" also occurs in an amber yellow. This is a case where having the binomial Latin name with you at the nursery really matters.

In April, the Gilliesii produce panicles of lemon yellow blossoms that open a few at a time. These are distinguished by emergence from heads of plump buds, that open into widely-spaced blossoms, giving them a more airy and elegant look. The blossoms have unusually long and conspicuous curved red stamens that contrast nicely with the blossom color.

The bloom's season is both earlier and shorter than that of its red cousin. Mature and happy plants will sometimes bloom again in autumn. Blooms are followed by brown seed pods.

Gilliesii is native to Uruguay and Argentina, and is hardy enough to withstand both our stupefying summer heat and our winter frosts. In winter the shrub is partially deciduous, though it may shed its leaves in frost.

With fern-like leaves, the airy plant can reach eight to ten feet, so it is good as a background plant or a freestanding accent specimen. Its lacy form is a nice contrast to the more solid geometry of cacti, agaves and other desert forms.

Plant in full sun, in a light well-drained soil. Water it two or three times a week in its first summer, to help it get established. After that, it is very drought tolerant, but it benefits from a little supplemental water. Fertilizer is optional, but occasional application will nurture a denser leaf canopy.

This shrub does not respond to pruning. Unlike red bird, which can be cut to the ground every fall and rebound for summer bloom, the yellow bird is slower to come back from such treatment, so don't cut it back. Just tidy it up after bloom by snipping the spent flower stalks, and, in spring, when it is leafing out, remove any dead or broken branches. If it starts to outgrow its space, outer stems can be cut off at low branch junctions or ground level to tighten up its form.

MARCH GARDEN CHORES

Through mid-March, watch for frost.

After mid-month, prune frost-damage.

Summer will be tough on plants; get new perennials, shrubs, trees, in the ground now.

Mulch with leaves, bark or gravel.

Prune perennial herbs.

Fertilize roses, iris.

Start monthly fertilizing of potted cacti & succulents. Increase watering if warm & windy.

Water new plantings slowly and deeply.

Pot or plant hot-weather herbs: basil, chive, oregano, sage, thyme.

Bougainvillea and lantana can be pruned back as far as you want to keep the size and shape you desire.

Watch for spider mites (a dusty look or fine webbing) on plants: blast with water. If it doesn't work, try insecticidal soap.

For more ideas and information on plantings for the pueblo, see: <http://www.catalinapueblo.com/suggested-plant-list.html>



pueblorecipes

recipes collected and edited by david scott allen • march 2019



Cauliflower Saffron Soup

4 tablespoons butter
1 large yellow onion, chopped
4 cups low-salt chicken broth
1 head cauliflower, cut into florets

1 teaspoon saffron threads
½ cup light cream
thinly snipped fresh chives

Heat butter in heavy medium pot over medium-low heat. Add onions and sauté until very tender but not brown, about 10 minutes. Add cauliflower pieces; stir to coat and sauté for 2 minutes. Add saffron and stir, then add broth. Bring to simmer over high heat. Reduce heat, cover, and simmer until cauliflower is very tender, about 40 minutes. Working in batches, purée cauliflower mixture in a blender until smooth. Transfer cauliflower purée to large saucepan and add light cream; bring to a simmer. Season to taste with salt and pepper. Ladle soup into bowls. Garnish with sliced fresh chives and serve.

Makes 6 first-course servings.

You can make this soup dairy-free by using olive oil instead of butter, and omitting the light cream. You can go one step further and make it vegan by using vegetable broth instead of chicken broth. It is wonderful no matter which way you make it!

This recipe, and many more, can be found on David's blog, Cocoa & Lavender - cocoaandlavender.blogspot.com. If you have any culinary questions for David, feel free to email him at cocoaandlavender@gmail.com.

COCOA
LAVENDER

Tried & True Trades

Appliance Repair

2 son's Finest Appliances

Recommended by Marianne Van Zyll

Concrete, Masonry, Block, Adobe & Stucco Repair

Armando Pacheco - 520-338-3980

Recommended by David Scott Allen & Mark Sammons

Dan Tatum 315-879-0570

Recommended by Caryl Daugherty

Ed Carrillo (Stucco) 520-360-0405

Recommended by John & Ann Berkman

Tony Scott- (Tile & Stone Mason) 520-336-0634

Recommended by Jean Paine and John & Ann Berkman

Electrician

Frank Tentschert 520-577-4987 & 907-5990

Recommended by Connie Church

Mike Powelson 520-591-5446

allaboutelectricianservice@gmail.com

Recommended by Deborah Berlin

Facials

Lianae ZL Medaesthetics

7051 N. Oracle - Casas Adobes

520-204-1956

Recommended by Jo Ann Marcus

Handiman

Josh Jumper 520-230-0009

Recommended by Caryl Daugherty

Dallas Davis 520-403-1356

Recommended by Gisele Nelson

Steven Cicco 520-869-2199

Recommended by Marianne Van Zyll

Nailed It: Mark Confer 520-990-8823

Recommended by Frank & Pamela Bangs

Calvin Parkins, Jr. 308-430-8002

White River Construction, LLC

Recommended by Deborah Berlin

Shawn Henderson 520-745-2169

Recommended by Marti Greason & Jean Paine

John Landers 520-609-2530

Recommended by John & Ann Berkman

House Cleaning Services

Claudia Tapia - 520-257-7528

Recommended by Marian Ries

Fernando Mendez 520-445-1061

Alex's Cleaning Service

Recommended by Jo Ann Marcus

Angie Stokes 520-270-4875

Housekeeping, windows, patio & yard clean up

Recommended by Nanci Hartwick

Erika Bradley 520-240-5870

Recommended by Deborah Bowman

Levinia Celaya 520-406-5630

Recommended by Connie Church

HVAC

Family Air Cooling & Heating 520-399-5850

Recommended by Jo Ann Marcus

Temperature Control, Inc. -- Shawn Davis

520-544-KOOL (5665)

Recommended by Marti Greason

Landscaping/Gardeners

Francisco Enriquez 520-405-8527

Recommended by Jean Paine and Bill & Lee Strang

Locksmith

Key One Inc 520-327-3432

Recommended by Bill & Lee Strang

Manicure/Pedicure, Gels - Waxing

Nails by Yen 520-638-8840

Recommended by JoAnn Marcus & Connie Church

Massage Therapists

Intentional Grounding, massage by Colleen

cmavender@gmail.com - 520-577-4543

Recommended by Marti Greason

Brandy Rodriguez LMT - 520-256-5671

621 N. 6th Ave., Tucson 85705

Recommended by Jo Ann Marcus

Ginger Castle LMT CKTP - 520-877-0038

Recommended by Marianne Van Zyll

Rooted Therapeutic Massage & Bodywork

Recommended by Sarah Cafiero

Painting & Decorative Artist

Mary Howard - 520-991-5336

Recommended by Marianne Van Zyll

Painting

Luis Ramirez - 520-740-0494

Recommended by Roy Langenberg

Pet Grooming

Mobile Groomer - 520-664-5432

Dog Do's by Steph

Recommended by Jo Ann Marcus

Pet & House Care

Gregory Matthews

520-299-1260 cell 520-241-8028

Recommended by Nanci Hartwick, Marti Greason,

Plumber

Beyond Plumbing -Mike Moyer 520-409-2549

Recommended by Jo Ann Marcus

Dependable Plumbing Services- David Solis

520-990-5437

Recommended by Jean Paine

Remodel/Construction

Shawn Henderson 520-745-2169

Recommended by Marti Greason & Jean Paine

Window Cleaning

Better View Professional Windows &

Miniblind Cleaners 520-917-3333

Recommended by David Scott Allen & Mark Sammons

Treasurer Report

Pat Weigand, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
January 2019

	2019 YTD Actual	2019 Annual Budget	Budget YTD Remaining
Income:			
2019 Association Dues	\$ 64,500.00	\$ 81,000.00	\$ 16,500.00
2019 Title Transfer Fees	\$ 400.00	\$ 1,600.00	\$ 1,200.00
TOTAL INCOME	\$ 64,900.00	\$ 82,600.00	\$ 17,700.00
Expenses:			
Administrative:			
Postage/Printing/Other	\$ 45.87	\$ 900.00	\$ 854.13
Website		\$ 800.00	\$ 800.00
Professiona Services (Bnkg/CPA/Atty)	\$ 80.00	\$ 3,600.00	\$ 3,520.00
Property Tax/Licenses		\$ 200.00	\$ 200.00
Insurance 2018		\$ 2,900.00	\$ 2,900.00
Subtotal	\$ 125.87	\$ 8,400.00	\$ 8,274.13
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$650)	\$ 650.00	\$ 7,800.00	\$ 7,150.00
Other Maintenance		\$ 2,000.00	\$ 2,000.00
Landscaping Project & Design		\$ 5,000.00	\$ 5,000.00
Roads & Drainage		\$ 250.00	\$ 250.00
Security & Lightbulbs	\$ 38.05	\$ 1,000.00	\$ 961.95
Subtotal	\$ 688.05	\$ 16,050.00	\$ 15,361.95
Neighborhood Social Activites:		\$ 4,000.00	\$ 4,000.00
Recreational - Pools:			
Routine Services/Chemicals		\$ 7,000.00	\$ 7,000.00
Pool Repairs/Maintenance	\$ 19.03	\$ 3,000.00	\$ 2,980.97
3 Pools Replacement & Repairs	\$ 1,375.00	\$ 10,000.00	\$ 8,625.00
Southwest Gas	\$ 879.26	\$ 6,500.00	\$ 5,620.74
Tucson Electric	\$ 601.68	\$ 11,000.00	\$ 10,398.32
City of Tucson Water	\$ 172.19	\$ 2,200.00	\$ 2,027.81
Contracted Housekeeping Monthly (12x\$175)	\$ 175.00	\$ 2,100.00	\$ 1,925.00
Other (permits/termites/furniture)		\$ 1,500.00	\$ 1,500.00
Subtotal	\$ 3,222.16	\$ 43,300.00	\$ 40,077.84
TOTAL EXPENSES	\$ 4,036.08	\$ 71,750.00	\$ 67,713.92
Reserve Transfer		\$ 10,850.00	\$ 10,850.00
TOTAL EXPENDITURES AND TRANSFER	\$ 4,036.08	\$ 82,600.00	
NET INCOME (not including reserve transfer)	\$ 60,863.92		
Checking and Reserve Funds			
	Checking	Reserve	Total
Balance 1/1/2019	\$ - (1)	\$ 87,749.60 (1)	\$ 87,749.60
Total Net Cash Flow	\$ 60,863.92	\$ 2.14 (2)	
Ending Balance 1/31/2019	\$ 60,863.92	\$ 87,751.74	\$ 148,615.66

Beginning bank balances have been reconciled based on accrued reserve transfer.

\$19,244.40 Reserve transfer included in beginning balance to net to zero, transfer completed in Jan2019

Interest income in the savings account

2019 Board of Directors

Jean Paine — *President*

Frank Bangs — *Vice President*

Connie Church — *Secretary*

Patricia Weigand — *Treasurer*

Mike Wattis — *Pools*

Joey Barbee — *Landscape*

Warren Edminster — *Architecture*

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

Board of Directors Meeting March 11 - 5:30 @ Connie's

Call to Order
Approval of February Minutes
Committee & Officer's Reports
New Business
Adjournment

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.

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:

Cinco de Mayo Party
Joe Thompson
Marianne Van Zyll
Jan Sikora-Lerch

Architecture:
Warren Edminster, Chair
Bev Edminster
Mark Sammons
Lee Strang
Jean Paine

Landscape: Joey Barbee, Chair
Mark Sammons
Jeannie Wager
Lee Strang
Gail Reich
Connie Church

Pools: Mike Wattis, Chair
Mike Rockwell
David Holter
Marti Greason

Light bulbs:
Pueblo: Terry Temple & Dan Bares
Maria: Marti Greason & Olive Mondello
Adelita & Cerrada Adelita:
Mike Rockwell (West)
Gail Reich (East)
Posada E.: Marianne Van Zyll
Posada W.: Russ & Glenda Melin
Minera: Pat Weigand
Caballo & Cerrada Caballo:
Nancy Meister & Jay Book
Campbell: Jean Paine

Directory:
David Scott Allen, Cover & Photos
Bob Garrett: Map
Connie Church, Layout & Design

Newsletter:
PuebloRecipes:
David Scott Allen
Garden Gallimaufry:
Mark Sammons
Neighborhood News:
Pat Weigand
Social Events Photos & Layout:
Bob Garrett
Editor: Connie Church
Web site: www.catalinapueblo.com
Connie Church

CATALINA PUEBLO

In selecting the land for Catalina Pueblo, several months were utilized in researching the entire Tucson area for the finest land available for the purpose of building patio homes and townhouses. In our opinion, no other location offers comparable benefits. It is just the right distance from the mountains and the city lights below to offer maximum beauty. It is surrounded by buildings of beautiful architecture in a well established neighborhood and is a close-in location. It has one of the lowest tax rates in the Tucson area. The advantage of foothills living, with its thermabelt, "dust free" climate and beauty, is well known. Catalina Pueblo has its own Security Guard.

Catalina Pueblo is being developed, designed, built and sold by the Maxon Construction Co. at a single low overhead profit. This organization has founded and developed many beautiful communities, which now have a total population of 35,000 people. Many of these developments have won national awards for land planning and design. The organization's concept of Catalina Pueblo is primarily for people who wish to retire or move out of large homes on large lots, and for those who wish a part time vacation home. The patio and townhouses are designed for convenience of living and minimum of work and maintenance cost. We feel they are cozy, functional, and can be lived in with a minimum of effort. As founders and developers of Green Valley, we introduced townhouses to the Tucson area, and are continuing to build them in Catalina Pueblo. They were very popular in Green Valley and this concept has been used extensively since then by many builders in the Tucson area. We are now introducing the true patio house, which has many advantages. It brings the outside in to take advantage of the incomparable Arizona climate. The partially shaded patios give protection from the area's almost constant sunlight, which enables the use of window walls if desired. Side patios open the house to the outdoors, but we still retain a reasonably small building site for easy outside maintenance. At the same time, the patio house lots are wider than those used for townhouses, and this affords the opportunity for side entrances to garages and/or carports. This eliminates the use of alleys or the necessity of repetitious carports or garages facing the front. We also believe, particularly for vacation-oriented people, an oversized garage for storage, unseen from the street, and as a garage completely closed for added security, is a desirable feature too seldom seen in the Tucson area.

The organization is well known for customizing its work. This means if you want changes, such as a different exterior design, a larger or smaller room, re-arranging a kitchen, the lay-out or size of a bathroom, relocation of a fireplace, et cetera, they can be easily accomplished by the company's architect, Norman Maxon. Indeed, we can completely customize a plan to exactly fit your manner of living. This plan can be built on our land or yours. You will find our expert supervision and attention to detail of your home under construction give you higher value, quality and satisfaction. The hallmark of our organization is its unsurpassed service and Tucson's finest design.

TEL. 253-6925

FIS. 253-1462

RICHARD "DICK" BARCELO

SALES REPRESENTATIVE

CATALINA PUEBLO

DON MAXON CONN. CO.

5241 N. Campbell Ave.

A DIVISION

For your comfort, all homes are refrigerated and ceilings insulated with 6" of mineral wool. We recommend refrigeration, but some owners prefer evaporative cooling, which can be installed at a savings. For your further summer comfort and pleasure, we have built a 40' swimming pool on Lot 34, which is part of the common area. A second pool on Lot 70 will be completed in 1974, and a third pool on Lot 117 in the future. The swimming pools and other common areas will be maintained by a Property Owners' Association, of which you will become a member if you buy a home in Catalina Pueblo. The maintenance cost of the common areas is an economical \$125.00 per year. Full or part time maid service and/or grounds maintenance can be had through this organization at a reasonable price. This is of particular interest to residents who do not live in their homes full time.

For many years, we have used Lou Register for our interiors. They have interior decorators of expertise and I know they will satisfy you, whether your tastes are "way out yonder," or moderate and conventional.

If you have any questions, or if we can be of service to you in any manner, feel free to call me personally at any time. Please register your name and address in our guest book. If you have a friend who you think will be interested, we would appreciate his name and address too. Please give us your comments to help us serve you better. We will appreciate them very much.

Very truly yours,

MAXON CONSTRUCTION CO.

A handwritten signature in dark ink, appearing to read "Don Maxon", written over a horizontal line.

Don Maxon
President

DM/en