



State of the Pueblo

Jean Paine, President

Our calendars say fall has arrived but our Tucson temperatures say otherwise. I cannot wait for it to cool down a bit.

As you know, for the past 2 1/2 years the Rules committee and your Board have worked diligently to update our Rules. But fresh eyes are always most welcomed. It is really gratifying to have received such excellent suggestions. Neighbors we thank you for taking the time to read and respond.

Unfortunately the Coronavirus is still with us. Equally unfortunate is the current upswing in Tucson. Because of this and until a vaccine is available the November Pool Party and the Holiday Party are canceled. Hopefully 2021 will be a better year and we can again mingle and enjoy our great parties again.

Please remember to vote in the upcoming election.

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Photo by David Scott Allen

Reserve Fund

Pat Weigand, Treasurer

Frank Bangs, Vice President

An excellent question was recently received from a neighbor and friend regarding the method of funding the repair and replacement of the Pueblo's infrastructure: the Reserve Fund. The status of the Reserve Fund for large projects, such as road replacement, is documented on our monthly report entitled "Statement of Cash Flows and Budget." The creation and budgeting for the Reserve Fund is required by our CC&Rs, Section 3.4.

Toward the end of the report is a section called "Checking and Reserve Funds." The middle column of figures shows the balance in "Reserve" for these large expenditures. Currently, that balance is approximately \$111,000. This balance is funded through an allocation of a percentage of our annual assessment and any unexpended budgeted funds remaining at the end of the year.

Our goal is to build the amount in the Reserve Fund such that road repair can be accomplished in the not too distant future and to cover any unexpected large emergency needs in the interim, precluding the need for special assessments.

The size of the Reserve Fund is linked to the inventory of our HOA's assets as delineated in the Reserve Study, which is published on our website (www.catalinapueblo.com).

Vice President Frank Bangs

Know Your CC&Rs

Common Walls: What They Are and What You Need to Know About Them

Almost all Catalina Pueblo townhouses have at least one “common wall.” It is a wall located on the lot line between two adjoining lots. Usually a common wall is a shared structural wall for adjoining townhouses, but a shared patio wall can also be a common wall. Posts supporting wooden shade structures on adjoining properties may be mounted on a common patio wall.

In the recent past the Board has received several questions that involve common walls. We thought this information could be useful to CPA members.

The rules describing each lot owner’s rights and duties for common walls are found in Section 7.4 of the CC&Rs:

- Reciprocal easements for support and equal right to use [Sec. 7.4.2]. These are rights intended to prevent adverse outcomes. For example, where a common wall helps hold up the roof and internal walls of each townhouse, the reciprocal easement prevents one owner from altering or damaging the common wall so as to endanger the structural integrity of the other owner’s townhouse.
- General rule for common wall normal repair and maintenance costs [Sec. 7.4.3]. Such costs are to be shared equally by the owners “who make use of the common wall.”
- Where a common wall is damaged or destroyed by one owner (or any tenant, resident or guest of that owner) so as to deprive the other owner of the common wall’s utility, the first owner is responsible for the restoration of the wall at no cost to the second owner [Sec. 7.4.4].
- Where a common wall is damaged or destroyed by a third party or agency beyond the control of the adjoining owners, the owners share equally in the cost of repairing or rebuilding the common wall [Sec. 7.4.5].
- When prior approval of the CPA Board and the County is required [Sec. 7.4.6]. No owner may initiate changes to a common wall which

impair its structural integrity without prior Board approval. Such changes may also require County building code approval. In reaching its decision, the Board is to consider the adjoining owner’s preferences.

- In the event of a dispute between adjoining owners about the application of these rules, it shall be submitted to the Board for resolution [Sec. 7.4.7]. The Board may refer the dispute to binding arbitration. In either instance, the result is binding on the owners.
- A separate section of the CC&Rs, 6.1.5, gives each owner an easement for entry on an adjoining lot for maintaining improvements on the owner’s lot, with reasonable notice and at reasonable times.

Although the common wall rules address a potentially critical issue in a townhouse community, their use is rarely required. These rules attempt to codify what are essentially principles of good neighborliness.

Landscape Committee Chair Joey Tanner Barbee

Soon the cool weather will be here and you’ll be yearning to get out there and beautify your gardens! Our Catalina Pueblo website www.CatalinaPueblo.com can help. For suggestions, check out the extensive list of possibilities for plants suitable for outside our homes and some amazing images of our home-sites.



Architectural Committee Chair Warren Edminster, AIA

There has been little activity through the very warm summer months. Guess it's just too hot to think about doing much other than staying indoors in the cool air conditioned house!

But early October is usually the time when it begins to cool down. From now until Spring there will be opportunities to let the outdoors air inside. Let the mild desert air flow through your home.

But not only the mild desert air is invited in but also flies, birds and mosquitoes! Therein lies the problem!

A good number of homes in Catalina Pueblo were designed using three or four panel French doors. One of these panels had a hinged door for access. So one could let in fresh air . . . but also the undesirable critters. The use of a hinged screen door is found to be most unsatisfactory as it is always in the way and most cumbersome.

I found the solution to the problem. "Anderson EMCO" manufactures a screen door system that one can add to the opening and make one's life much more comfortable. The screen is quick to open and just as quick to roll out of the way leaving an unobstructed opening! I found this to be a great solution to the "fresh air Problem". And I hope that you do too.

**Catalina Pueblo
Trash Pick-up**

Reliable Environmental Services
Robert: 520-300-9211
rlhres@yahoo.com

Tuesday: Trash & Recycle
Saturday: Trash Only

Please have your trash out by 7:00 A.M. on both Tuesday (trash & recycle) and Saturday (trash only).

If you put your trash out the night before pick-up and you do not use your underground trash receptacles, be sure to secure your trash can so that wild animals cannot get in.

Trash pick-up is limited to three (3) containers. If you have more, you will be assessed \$5 per extra container unless you make other arrangements in advance with Robert. Green waste should be cut up into lengths no longer than 6 feet.

Robert & billing department can both be reached at 520-300-9211.



Garden Gallimaufry

Mark Sammons

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

OCTOBER GARDEN CHORES

Reduce watering, to harden perennial plants for winter.

Plant cool-season annuals, vegetables, herbs, flowers.
Plant trees, shrubs, perennials.

Divide overgrown perennials.
End of cactus & succulents planting season.

Move cold-sensitive tropical succulents indoors when nights drop below 50.
Inventory your frost cloths.

Sow desert wildflower seeds; water weekly.
Early in month, last fertilizing of perennials until spring.

Your citrus trees will shed small fruits they can't carry through to ripeness; don't panic, this is natural.

Summer annuals for sun include calibrachoa (million bells), celosia, cosmos, marigolds,

Sweet alyssum, *Lobularia maritima*, is an easily-overlooked charmer, and an excellent pot plant for our winter climate.

At this time of year, most garden centers carry small flats of six or eight straggly plugs. When they are first potted up, they may seem unimpressive. But patience is quickly rewarded. As the cool season progresses, they continue to grow, blooming the whole time. By late winter, masses of tiny sweet-scented blossoms overflow the edge of the pot.

Its common name, alyssum, comes from a genus in which it was formerly grouped; with advances in botanical science, it has been reassigned to the genus *Lobularia*, which puts it in the same family as mustard and cabbage. If you compare the tiny blossoms closely, you can see the resemblance in their four-petaled form. But there the resemblance ends. Most brassica blossoms are yellow, while sweet alyssum's are usually white (although there are some purple cultivars that tend to be weaker performers).

Unlike its upward-growing mustard and cabbage cousins, alyssum plants form low mats, about four inches in height and eight or ten inches wide. Three or four plants in an eight- or ten-inch pot will overflow the edges abundantly.

The plant is native to a large swath of Mediterranean Europe and Africa and the adjacent Atlantic Islands. I've seen them blooming in the roadside grit of rural Sicily in October. They prefer full winter sun, and gritty well-drained soil that is constantly moist but not soggy. Bagged cactus soil, a terracotta pot that breathes, and daily moisture monitoring are in order.

Alyssum are sometimes promoted as "drought tolerant" which is not exactly the case. I have occasionally forgotten to water mine and found them flat as overcooked spinach. Given a big gulp of water, they have perked up by the next morning. This is more a matter of lucky survival of my negligence than genuine drought tolerance.

Give them a half-strength water-soluble fertilizer alternate weeks, but skip December and early



January feedings, as they won't be rushed when days are short and nights are cold.

Alyssum do not tolerate a heavy freeze, but they are patient with our winter chill. On frosty nights I cover them, and they come through fine.

The bloom cycle is very long, but when it peters out, shear the plant lightly with ordinary scissors, cutting back just enough to remove the tiny seed heads, and soon a new flush of bloom will appear.

Visually, alyssum pairs well with lobelia and pansies, but it is a challenging combination as the latter two prefer a richer loam, so grouping separate pots with separate soil and plants will succeed better. All three of these plants are similar in height and expire at about the same time in spring.

Our October weather can be a bit too hot for alyssum, so keep them in afternoon shade until the weather cools, then move them into full winter sun. This can be reversed in late spring to prolong their lives a bit.

I prefer to set my alyssum pots on a sunny wall or table, bringing them closer to nose level. On a mild winter afternoon, when I read or nap in the garden, it is pleasant to enjoy their honey scent and hear the busy hum of bees that love to visit them.

I created the recipe for this tart from all the great vegetables available at the Tucson Heirloom Farmers Market! Below is a really simple pie crust to make the base of this upside down tart.

1½ cups flour
1 teaspoon salt
4 ounces cold unsalted butter
¼ cup ice water

Place flour and salt in the bowl of a food processor fitted with the steel blade. Pulse once to distribute the salt. Add butter in 16 pieces. Pulse 12 times. Drizzle ice water over the flour-butter mixture, then process until dough forms a solid ball around the blade. You can roll it out immediately, or chill for 30-45 minutes before rolling. Makes 1 11-inch crust.

pueblorecipes

recipes collected and edited by david scott allen • october 2020



Caponata Tart

5 tablespoons extra virgin olive oil, divided
1 large onion, peeled and diced
1 pound Roma tomatoes, seeded and diced
½ pound Japanese eggplant, peeled and diced
2 stalks celery, diced
salt and freshly ground black pepper to taste
1 tablespoon tomato paste
¼ cup pine nuts

½ cup black olives, pitted and diced
2 tablespoons chopped fresh oregano
2 teaspoons red wine vinegar
1 zucchini, cut in ¼-inch slices
1 yellow squash, cut in ¼-inch slices
½ cup grated Parmigiano-Reggiano
pie crust for a 10-inch pie (in sidebar)

Heat 2 tablespoons olive oil in a large skillet. Add diced onions, tomatoes, eggplant, and celery. Season well with salt and pepper; cook over medium heat for 10 minutes. Add the tomato paste, mix well, and cook an additional 5 minutes. At the pine nuts, black olives, and oregano. Cook 1 minute longer, then add the vinegar, mix well, and turn off the heat. Set aside. Preheat oven to 425°F.

Add the remaining 3 tablespoons olive oil to a 10-inch cast iron skillet. Arrange zucchini and yellow squash slices, overlapping, in a decorative pattern in the bottom of the skillet. Season lightly with salt and pepper. Make a second layer of squash slices and season lightly with salt and pepper. Spread the eggplant-tomato filling on top. Sprinkle evenly with the Parmigiano-Reggiano.

Roll out the piecrust, and place it on top of the filling and cheese. Trim edges and tuck them in around the perimeter. Using a fork, poke several steam holes in the top of the crust. Place in the oven and bake for 25 minutes, or until crust is golden brown. Remove from the oven and allow to sit for 5 minutes. If the crust seems stuck to the pan, run a paring knife around the edges. Flip the Caponata Tart over onto a large platter. Sprinkle with additional Parmigiano-Reggiano, slice and serve. Can be served hot or room temperature.

Serves 6.

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

EMSP Appliance Repair 520-661-0030

Recommended by Bill & Lee Strang

2 son's Finest Appliances

Recommended by Marianne Van Zyll

Concrete, Masonry, Block, Adobe & Stucco Repair

Tony Gonzalez 520-250-6769

Recommended by Joey Tanner Barbee

Armando Pacheco - 520-338-3980

Recommended by David Scott Allen & Mark Sammons

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

Joe McDaniel/Just Energize It 520-409-6096

Recommended by Jean Paine

Facials

Lianae ZL Medaesthetics

520-204-1956

Recommended by Jo Ann Marcus

Handyman

Carlson Eby 520-343-9348

Recommended by Marianne Van Zyll & Deb Perry

Jonathan Wilt 520-870-1572

Recommended by Mike & Carolyn Rockwell

Richard Floyd 520-404-5806

Recommended by Olive Mondello

Nailed It: Mark Confer 520-990-8823

Recommended by Frank & Pamela Bangs

John Landers 520-609-2530

Recommended by John & Ann Berkman

John Gordon 520-282-1725

Recommended by Marti Greason

Home Checks & Caretaking

Catalina Concierge - Marco Manzo

520-628-0206

Recommended by Ken Conant and Jim Sankey

House Cleaning Services

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

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

IT Computer Technology

Sebastian Perez 520-989-4875

Recommended by Jennifer Flores

Locksmith

Key One Inc 520-327-3432

Recommended by Bill & Lee Strang

Landscaping/Gardeners

Amigo Landscape Samuel 520-443-0414

Recommended by Deb Perrye

Jose A. Enriquez 520-975-9785

Recommended by Gail Reich & David Holter

Francisco Enriquez 520-405-8527

Recommended by Jean Paine and 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

Recommended by Jo Ann Marcus

Ginger Castle LMT CKTP - 520-877-0038

Recommended by Marianne Van Zyll

Painting & Decorative Artist

Mary Howard - 520-991-5336

Recommended by Marianne Van Zyll

Painting

Dennis Detmering 727-244-0810

Recommended by Jane Hamilton

Luis Ramirez - 520-740-0494

Recommended by Roy Langenberg

Pet/Dog Training & Walking

Kimble Palmer 407-694-3129

Recommended by Jo Ann Marcus

Pet Grooming

Just Dogs by Jenni Vance -- 520-389-2269

Mobile Grooming

Recommended by Jo Ann Marcus

Pet & House Care

Gregory Matthews

520-299-1260 cell 520-241-8028

Recommended by Nanci Hartwick, Kay Stephenson

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

Real Estate

Russ Carden - 520-235-5411

Associate Broker - Long Realty

Recommended by Pat Weigand

Remodel/Construction

Shawn Henderson 520-745-2169

Recommended by Marti Greason & Jean Paine

Roofing

Alan Bradley Roofing 520-885-3571

Recommended by JoAnn Marcus

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 August 2020

	2020 YTD Actual	2020 Annual Budget	Budget YTD Remaining
Income:			
Association Dues	\$ 81,343.76	\$ 81,000.00	\$ (343.76)
Title Transfer Fees	\$ 1,200.00	\$ 1,600.00	\$ 400.00
TOTAL INCOME	\$ 82,543.76	\$ 82,600.00	\$ 56.24
Expenses:			
Administrative:			
Postage/Printing/Other	\$ 695.59	\$ 900.00	\$ 204.41
Website	\$ 89.87	\$ 100.00	\$ 10.13
Professiona Services (Bnkg/CPA/Atty)	\$ 1,899.75	\$ 3,600.00	\$ 1,700.25
Property Tax/Licenses	\$ 79.05	\$ 200.00	\$ 120.95
Insurance		\$ 3,200.00	\$ 3,200.00
Reimbursed Expenses			\$ -
Subtotal	\$ 2,764.26	\$ 8,000.00	\$ 5,235.74
Neighborhood Infrastructure:			
Contracted Monthly Landscaping	\$ 5,600.00	\$ 8,400.00	\$ 2,800.00
Landscaping Maintenance, Project & Design	\$ 2,104.74	\$ 8,500.00	\$ 6,395.26
Watershed Management Project		\$ 4,000.00	\$ 4,000.00
Roads & Drainage	\$ 744.74	\$ 250.00	\$ (494.74)
Security - Covid-19	\$ 1,093.39	\$ -	\$ (1,093.39)
Security & Lightbulbs	\$ 245.91	\$ 1,000.00	\$ 754.09
Subtotal	\$ 9,788.78	\$ 22,150.00	\$ 12,361.22
Neighborhood Social Activites:	\$ 1,658.23	\$ 4,000.00	\$ 2,341.77
Recreational - Pools:			
Routine Services/Chemicals	\$ 5,765.00	\$ 8,500.00	\$ 2,735.00
3 Pools Maintenance, Replacement & Repairs	\$ 3,377.68	\$ 12,000.00	\$ 8,622.32
Southwest Gas	\$ 3,936.24	\$ 7,500.00	\$ 3,563.76
Tucson Electric	\$ 4,305.74	\$ 10,000.00	\$ 5,694.26
City of Tucson Water	\$ 1,956.09	\$ 3,000.00	\$ 1,043.91
Contracted Housekeeping Monthly (12x\$200)	\$ 1,600.00	\$ 2,400.00	\$ 800.00
Other (permits/termites/furniture)	\$ 271.03	\$ 2,000.00	\$ 1,728.97
Subtotal	\$ 21,211.78	\$ 45,400.00	\$ 24,188.22
TOTAL EXPENSES	\$ 35,423.05	\$ 79,550.00	\$ 44,126.95
Reserve Transfer		\$ 3,050.00	\$ 3,050.00
TOTAL EXPENDITURES AND TRANSFER	\$ 35,423.05	\$ 82,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 47,120.71		
Checking and Reserve Funds			
	Checking	Reserve	Total
Balance 1/1/2020	\$ - (1)	\$ 111,506.44 (1)	\$ 111,506.44
Total Net Cash Flow	\$ 47,120.71	\$ 21.89 (2)	\$ 47,142.60
Ending Balance 07/31/2020	\$ 47,120.71	\$ 111,528.33	\$ 158,649.04

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

\$246.75 expenses paid in 2019, cleared bank in 2020

\$23,730.61 Reserve transfer included in beginning balance, transfer actually completed in Jan2019

(2) Interest income in the savings account

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

2020 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*



Our Catalina Pueblo bobcat . . .
Photo by Robert Howe during his trash pickup
last month

**Board of Directors Meetings
will be held via Zoom
until further notice**

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:

Erosion & Water Harvesting: Frank Bangs, Chair
Giuseppe & Annamaria Biagini
JoAnn Marcus
Gail Reich
Jean Paine
Deb Perry

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

Landscape: Joey Barbee, Chair
Mark Sammons
Jeannie Wager
Lee Strang
Gail Reich
Patsy Dickens
Doreen Frankel
Judy Liebman
Mary Porter
Bennett Porter

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 & Gene Gieseler
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