



## State of the Pueblo

Jean Paine, President



Photo by Bill Strang

Sunset as viewed from Catalina Pueblo's corner of Posada and Caballo  
March 29, 2021

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## Pool Committee Chair

Mike Wattis

As you know from the March 15th email Jean wrote on behalf of the board, we have been able to reduce some of the pool use restrictions.

Eight people, including family and friends can now enjoy the pool together. Please remember that your pool reservation is for one hour. Be kind enough to honor the next person's reservation.

Unfortunately, we are still living with COVID-19 so everyone must practice safe medical recommendations including social distancing.

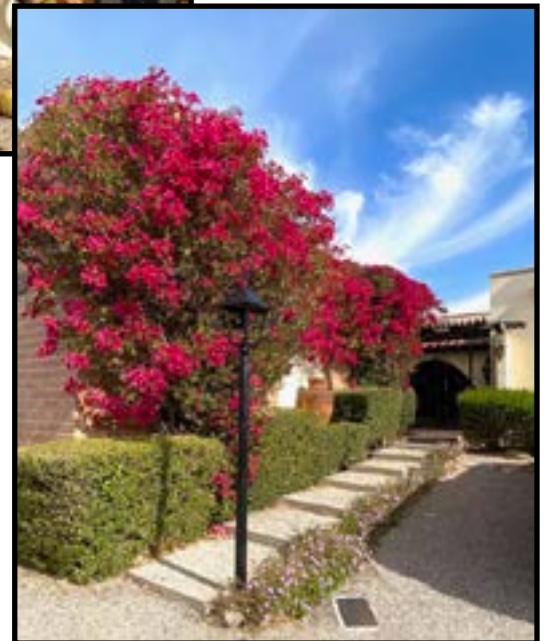
We will be opening both Minera and Caballo around May 1 . . . that is just around the corner.

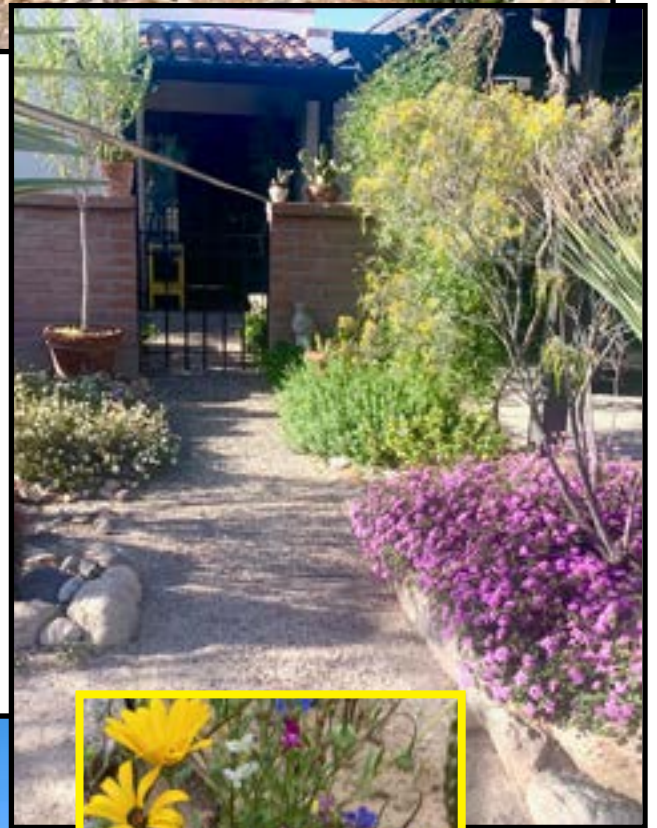
Happy splashing!



**Landscape Committee Chair**  
Joey Tanner Barbee

*The charming splendor of Catalina Pueblo*





*Thank you!*  
From the Landscape Committee  
Mark Sammons  
Jeannie Wager  
Lee Strang  
Gail Reich  
Doreen Frankel  
Mary Porter  
Bennett Porter

## Architectural Committee Chair Milo Meacham, AIA LEED AP

Hello Fellow Cat-Publicans! This past month, the Architecture Committee completed the semi-annual condition review of Catalina Pueblo townhomes in the “red zone” (see map)



started last November under then Architecture Committee Chair Warren Edminster. Twice each year the Committee conducts a walk-by in one of the four quadrants and identifies primarily visual (cosmetic) issues; occasionally more serious signs of structural deterioration and, in accordance with the rules and bylaws, sends an email letter to the Owner(s) requesting that they undertake to have the problem corrected.

Based on my (very limited) experience with this process, we find that most Owners appreciate the Committee’s help in the maintenance of not only their own townhouse, but also the maintenance of the high standards of appearance of the “Pueblo” as a whole. I’d like to also note that most of the “problems” identified during the “walk-bys” fall into two categories: Paint and preserving the wooden elements of the structures and protecting them from the effects of the weather (mostly sun and rain.)

The paint issues are 1.) the use of paint colors other than the approved colors; and 2.) waiting too long to repaint. On the issue of the approved paint colors, the Board has approved a new list of approved colors that is mostly the same familiar Spanish White, Weathered Brown, etc. with a few new “accent colors” for use in specific places. The new list will be available soon. One caution about the approved colors: the color names (and numbers) are a reference to paint colors produced by Dunn Edwards Paints. CPA discourages the use of other brands and besides, DE offers a substantial HOA discount.

The wooden elements that most frequently need attention are the “corbeled” beam ends. Projecting beyond the protection of the roofs, these beam ends bear the full brunt of the effects of sun and rain and, if left unprotected, will deteriorate and require replacement. (Note that in some instances, Owners have had the projecting corbeled beam ends cut off. This is not acceptable and they will be required to be replaced.) The two photos below show the deleterious effects of weather on unprotected beam ends.

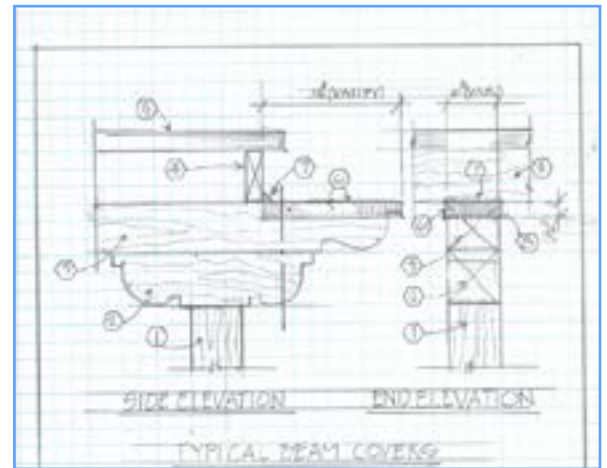


The next photo shows a badly done repair of a corbeled beam end that is sagging and will eventually fall off.



Note that this “repair” has several problems: 1.) the rotted end of the original beam end should have been cut off under the center of the beam it carries; and 2.) the top of the

new piece should have been provided with a protective metal cap. The last two images show the proper solution to the beam end weathering problem: the first image is a detail drawing produced by Warren Edminster for his own beam end repair and shared with the “Pueblo” earlier;



The second image is a photo of a properly protected beam end:



It is hoped that the foregoing is helpful to your understanding of the efforts of the Architecture Committee in the quest to preserve and maintain the quality and character of Catalina Pueblo along with the

parallel efforts of the Landscape Committee to keep it as one of the premier townhouse complexes in Tucson.

## The Practical Pueblo

Pat Weigand

### Do You Know About CPA's Little Library?

Since there are many new residents in our Pueblo, this seemed like a good time to talk about the Little Neighborhood Library.

It is located on Calle del Caballo, near the intersection with Avenida de Posada, on the property of Bill and Lee Strang. The Catalina Pueblo Directory map shows its location.

Lee had first seen an example of a neighborhood library in Minneapolis. She had been nurturing the idea of creating one in our Pueblo from the time she and Bill bought their home here in 2003.

However, her idea did not come to fruition until about 2015, and with good reason. It turned out to be quite the project! In essence, she conceived and built it herself, with a little help from her Best Friend...

Lee is a very creative person, in fact, a long-time potter and sculptor. It turns out that she is also a self-described "seat-of-the-pants" carpenter.

She did not just want to buy a library bookcase; she wanted to invent, to design, and to repurpose. She started looking around Tucson thrift stores and found a kitchen cabinet at the HabiStore<sup>1</sup>. She needed an additional door to make a roof. The doors were solid, which was definitely not what she had in mind, so she called upon the talents of her BFF (Bill), who helped by cutting the center panes out of the doors and inserting Plexiglas in its place.

In the ensuing days, their garage became an active workshop. The immediate neighbors were highly entertained by the very frequent comings and goings to Ace Hardware.

A focus of this activity was to assure that the cabinet design would keep the inside dry. This was accomplished by making the roof and sides angled to keep water out, and then caulking the heck out of it.

Lee painted the exterior sides and front by using stencils made from Mexican paper banners (papel picado<sup>2</sup>). The different colors make it quite unique. In one of the pictures accompanying this



article, you will see Lee holding an example of the banner stencils.

The doors and roof are a solid color, accentuated by the addition of molding, ceramic knobs, and geckos. The stand holding up the cabinet is a double column, set sturdily into a concrete base in the ground. And, as can be seen from the little white sign below the doors, the Library is a member of Freerlibrary.org.

Lee very recently refurbished the doors and re-glued and re-caulked the roof. These efforts have been successful, as no weather disasters have been experienced. Library users have further contributed to this by making sure the doors are securely snapped shut. From the beginning, the books have remained dry.

The initial books were donated by Bill and Lee from their own stash. Neighbors have since contributed books of their own.

The Library location and availability became known via strolling neighbors and word-of-mouth. Interestingly, some walkers from outside the Pueblo also use the Library.

When the Library is overloaded, Lee purges the old books and donates them to Casa de los Niños<sup>3</sup>.

So, in summary, this enterprise has been a wonderful contribution to the neighborhood. It is a creative endeavor that satisfies the creator and is entertaining for the users, starting with products from a Tucson Non-profit, and ending with donations to another Tucson Non-profit. What a tremendous idea!

You are invited to enjoy it.

<sup>1</sup><https://www.habitattucson.org/habistore/>

<sup>2</sup>[https://en.wikipedia.org/wiki/Papel\\_picado](https://en.wikipedia.org/wiki/Papel_picado)

<sup>3</sup><https://www.casadelosninos.org/>

## Garden Gallimaufry

Mark Sammons

Mark J. Sammons

[cookfarm@comcast.net](mailto:cookfarm@comcast.net)

520-615-6019

### APRIL GARDEN CHORES

When new leaf buds appear, prune frost-damaged wood.

Evergreen trees yellow and shed leaves in spring; it's normal.

Now is the season to plant cactus and succulents, citrus and palms, bougainvillea and lantana, zinnias, portulaca, periwinkle. Also tomatoes, peppers, melons, thyme, oregano, marjoram, basil, and rosemary.

Cease planting other things for the year.

By the end of the month, potted plants (other than succulents) will need daily watering. Bigger pots hold moisture longer.

Fertilize shrubs this month.

Gradually increase irrigation quantity and/or frequency as temperatures rise.

Let wildflowers dry and go to seed; shake out seeds and rake away dried remains.

If you see dry rot (black areas) on prickly pear pads, remove and discard the plant.

List of plants suited to Pueblo gardens, online at: <https://catalinapueblo.com/plant-list/>

With spring fever upon us, the question arises of what to plant that will flourish through the crushing heat of summer. There are quite a few summer-hardy options. Before deciding on what and how many, you have to ask yourself whether any given plant feels worth the use of water and the effort of getting it to them when temperatures rise into the 100s.

A summer favorite of mine is lemon verbena, *Aloysia citriodora*. This plant has slim lance-shaped leaves, and a strong lemon scent. It is not to be confused with an unrelated plant, lemon balm (*Melissa officinalis*) with its broader scallop-edged leaves. The latter is from the Mediterranean eastward through the Near East into parts of Asia. Lemon verbena is native to northern Argentina and adjacent parts of Uruguay, Paraguay, and Chile.

Long known to indigenous inhabitants, lemon verbena was introduced to Europe by the Portuguese and Spanish in the 1600s. It was given its formal botanical Latin name in 1797. Its genus name, *Aloysia*, is a variant of Louisa, in honor of Princess Maria Louisa of Parma, wife of King Charles IV of Spain. It's folk name in Spain remains *hierba de la princesa*, and in some parts of South America it is called *hierba de Luisa*.

The species name, *citriodora* means "lemon scented," a descriptor you will see attached to other lemon-scented plants like lemon thyme, *Thymus citriodorus* (the differing endings are because, in botanical Latin, the species name is treated like an adjective, the genus name like a noun, so the species gender follows genus gender).

Lemon verbena is valued for the scented oil in its leaves. They barely need to be touched to release the bright scent. The plant quickly gained admiration in Europe, where it eventually found use in perfumes, as well as for flavoring beverages like tisanes, liqueurs, and soft drinks.

Lemon verbena flourishes in hot weather. In its native habitat it can become a shrub of 3 to 9 feet in height. That won't happen in Tucson, where winter stops its growth. Growing them in a pot further limits their size to about 18 to 24 inches.



Lemon verbena likes rich moist soil. Plant it in standard potting soil, in a non-porous pot such as plastic or glazed ceramic. But beware; although it likes to be moist, the roots do not like to be soggy, so make sure the pot has a drainage hole and raise it on clay feet or pebbles so water drains out freely. Watering potted plants washes away nutrients, and this plant like fertile soil, so feed it alternate weeks.

Although described as a "sun" plant, here in the parched desert air it does better with morning sun and afternoon shade.

It is not frost hardy, so you can discard it when frost begins. But, if you like a challenge, cut it back in the fall and bring it indoors on frosty nights, and set it back out in the mild winter sun. It gets a bit grumpy, but in March it will put out nice new leaves.

By the way, lemon verbena is no relation to our native flowering sand verbena, *Abronia villosa*.

### APRIL GARDEN CHORES - continued from left column

In tropical plants like citrus, iron chlorosis causes yellow leaves with bright green veins. Treat affected plants with dilute chelated iron.

Wash aphids and spider mites from tender new growth with a blast of water. Failing that, use insecticidal soap, or try cautious spot-use of houseplant spray.

# pueblorecipes

recipes collected and edited by david scott allen • april 2021



## Spring Risotto

*4 cups light chicken broth  
2 tablespoons unsalted butter  
1 leek, white and light green part  
1 cup arborio or carnaroli rice  
1/2 cup white wine*

*juice and zest of 1/2 lemon  
1 tablespoon finely chopped fresh marjoram  
1 cup frozen petite peas, thawed  
kosher salt and freshly ground black pepper  
1/2 cup grated Parmigiano-Reggiano*

In a small saucepan, bring broth to a simmer. In a large kettle, heat the butter over medium high heat. Clean and chop the leek, add to the pot and sauté until clear. Add rice and stir for a minute or so to ensure that all grains are coated and the rice begins to turn opaque. Add wine and lemon juice; cook at a steady simmer, stirring all the while, until the liquid is almost absorbed and leaves a trail on the bottom of the pot with the spoon. Add a ladle of broth and continue to simmer and stir the risotto until the liquid has been absorbed. Do this one ladleful at a time until you have about two ladles of broth left. Add the zest, marjoram, and peas followed by a ladle of stock. Continue to cook and stir until all stock is used up. The texture should be creamy and a bit loose – not too thick. Season well with salt and pepper, remembering that the cheese will add some saltiness. Add the Parmigiano-Reggiano and stir to incorporate. Serve immediately in heated bowls. Serves 2 as a main course, and 4 as a starter.

Spring is here and with it comes many beautiful garden vegetables.

In my risotto, I used leeks and peas, but you can use anything you desire - baby carrots, chard, asparagus - or a combination.

Make it your own!

This recipe, and many more, can be found on David's blog, [Cocoa & Lavender - www.cocoaandlavender.com](http://www.cocoaandlavender.com).

If you have any culinary questions for David, feel free to email him at [cocoaandlavender@gmail.com](mailto:cocoaandlavender@gmail.com).



## **Tried & True Trades**

### **Carpet Cleaning**

**Sea Breeze Floor Care (Cason) 520-546-2104**  
(carpet, stone, tile & grout)

Recommended by Bill & Lee Strang

### **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 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 Perry

**Jose A. Enriquez 520-975-9785**

Recommended by Gail Reich & David Holter

**Francisco Enriquez 520-405-8527**

Recommended by Bill & Lee Strang

### **Manicure/Pedicure, Gels - Waxing**

**Nails by Yen 520-638-8840**

Recommended by JoAnn Marcus

### **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**

**Dennis Detmering 727-244-0810**

Recommended by Jane Hamilton

**Luis Ramirez - 520-909-4140**

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**

**Patrice Anne Placencia 805-901-8727**

Recommended by Michael Lefebvre

**Russ Carden Long Realty 520-235-5411**

Recommended by Pat Weigand

**Stephanie Meigs Sinclair Assoc. 520-577-5120**

Recommended by Carol Sinclair

### **Remodel/Construction**

**Shawn Henderson 520-745-2169**

Recommended by Marti Greason

### **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  
February 2021

	2021 YTD Actual	2021 Annual Budget	Budget YTD Remaining		
<b>Income:</b>					
Association Dues	\$ 79,440.00	\$ 81,000.00	\$ 1,560.00		
Title Transfer Fees		\$ 1,600.00	\$ 1,600.00		
<b>TOTAL INCOME</b>	<b>\$ 79,440.00</b>	<b>\$ 82,600.00</b>	<b>\$ 3,160.00</b>		
<b>Expenses:</b>					
<b>Administrative:</b>					
Postage/Printing/Other	\$ 66.71	\$ 1,000.00	\$ 933.29		
Website		\$ 100.00	\$ 100.00		
Professiona Services (Bnkg/CPA/Atty)	\$ 2,374.00	\$ 3,600.00	\$ 1,226.00		
Property Tax/Licenses		\$ 200.00	\$ 200.00		
Insurance		\$ 3,400.00	\$ 3,400.00		
Reimbursed Expenses			\$ -		
<b>Subtotal</b>	<b>\$ 2,440.71</b>	<b>\$ 8,300.00</b>	<b>\$ 5,859.29</b>		
<b>Neighborhood Infrastructure:</b>					
Contracted Monthly Landscaping	\$ 1,400.00	\$ 8,400.00	\$ 7,000.00		
Landscaping Maintenance, Project & Design	\$ 300.00	\$ 8,500.00	\$ 8,200.00		
Watershed Management Project		\$ 2,000.00	\$ 2,000.00		
Roads & Drainage		\$ 250.00	\$ 250.00		
Security - Covid-19		\$ 1,500.00	\$ 1,500.00		
Security & Lightbulbs	\$ (10.00)	\$ 1,000.00	\$ 1,010.00		
<b>Subtotal</b>	<b>\$ 1,690.00</b>	<b>\$ 21,650.00</b>	<b>\$ 19,960.00</b>		
<b>Neighborhood Social Activities:</b>					
		\$ 4,000.00	\$ 4,000.00		
<b>Recreational - Pools:</b>					
Routine Services/Chemicals	\$ 720.00	\$ 8,500.00	\$ 7,780.00		
3 Pools Maintenance, Replacement & Repairs	\$ 496.00	\$ 12,000.00	\$ 11,504.00		
Southwest Gas	\$ 1,483.45	\$ 7,500.00	\$ 6,016.55		
Tucson Electric	\$ 647.59	\$ 10,000.00	\$ 9,352.41		
City of Tucson Water	\$ 477.10	\$ 3,000.00	\$ 2,522.90		
Contracted Housekeeping Monthly (12x\$200)	\$ 400.00	\$ 2,400.00	\$ 2,000.00		
Other (permits/termites/furniture)		\$ 2,000.00	\$ 2,000.00		
<b>Subtotal</b>	<b>\$ 4,224.14</b>	<b>\$ 45,400.00</b>	<b>\$ 41,175.86</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 8,354.85</b>	<b>\$ 79,350.00</b>	<b>\$ 70,995.15</b>		
<b>Reserve Transfer</b>		<b>\$ 3,250.00</b>	<b>\$ 3,250.00</b>		
<b>TOTAL EXPENDITURES AND TRANSFER</b>	<b>\$ 8,354.85</b>	<b>\$ 82,600.00</b>			
<b>NET CASH FLOW (not including reserve transfer)</b>	<b>\$ 71,085.15</b>				
<b>Checking and Reserve Funds</b>					
	<b>Cash Flow</b>		<b>Reserve Balance</b>		
	<b>WF Checking</b>	<b>PFCU MM</b>	<b>PFCU Svgs</b>	<b>PFCU CD</b>	<b>Total</b>
Balance 1/1/2021	\$ -	\$ 110,929.42	\$ 100.00	\$ 25,037.87	\$ 136,067.29
Transfer In/Out	\$ (50.00)	\$ 95.00	\$ (45.00)		\$ -
Total Net Cash Flow	\$ 71,085.15	\$ 44.89 (1)	\$ -	\$ 30.24 (1)	\$ 71,160.28
Ending Balance 2/28/2021	\$ 71,035.15	\$ 111,069.31	\$ 55.00	\$ 25,068.11	\$ 207,227.57

(1) Interest income in the savings, MM and CD accounts

Please contact the  
Board via email:  
catalinapuebloboard@  
gmail.com

## 2021 Board of Directors

**Jean Paine** — *President*

**Frank Bangs** — *Vice President*

**Connie Church** — *Secretary*

**Patricia Weigand** — *Treasurer*

**Mike Wattis** — *Pools*

**Joey Barbee** — *Landscape*

**Milo Meacham** — *Architecture*

### Hughes Sanitation Services

is now Catalina Pueblo's official waste collection firm. As per our governing documents, everyone must use the company selected by the Association.

**Fridays** – both recycle and trash

Billing address:

P. O. Box 725, Cortaro, AZ 85652

520-883-5868

[hughessanitationservices@hotmail.com](mailto:hughessanitationservices@hotmail.com)

[www.tucsontrash.com](http://www.tucsontrash.com)

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

Our website, [www.catalinapueblo.com](http://www.catalinapueblo.com), has all our Catalina Pueblo information including our CC&Rs, complete Rules, past minutes, past newsletters, plant lists, remodel forms, HOA information and more.

## Committees:

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

Architecture: Milo Meacham Chair  
Warren Edminster  
Mark Sammons  
Lee Strang  
Jean Paine  
Jake Hurwitz

Landscape: Joey Barbee, Chair  
Mark Sammons  
Jeannie Wager  
Lee Strang  
Gail Reich  
Doreen Frankel  
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](http://www.catalinapueblo.com)  
Connie Church