Catalina Pueblo Chronicle

October 2021



Pool Committee ChairMike Wattis

Our only major expenditure this summer was the replacement of the sand filter at Adelita Pool. Pool expenses for 2021, barring any unforeseen problems, are well within budget.

We will be turning off the Minera heat pump and Caballo solar sometime late this month. The exact timing, as usual, will depend upon the weather. These two pools will remain unheated until next spring. Of course, you may still enjoy the poolside lounge chairs.

As a reminder to our returning snow-birds, our phase II COVID procedures are still in place including advanced sign-ups for no more than 8 people per hour at any pool. You may sign up on our website: https://catalinapueblo.com/covid-19/

Below is a sample of the type of report we get from 1st Choice Pool Service after they have serviced our pools.

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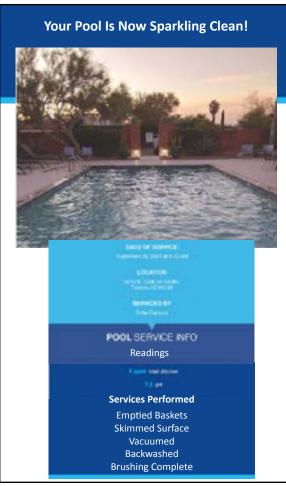
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State of the Pueblo

Jean Paine, President

As the first order of business after our summer hiatus (didn't we have magnificent monsoons this year!), I'd like to welcome all our new neighbors who have moved to Catalina Pueblo this year . . .

Russ Carden 6315 N. Calle del Caballo February 2021

James (Bo) and Stephani Thompson 2615 E. Cerrada Adelita May 2021

> Barbara Eckel 2621 E. Avenida de Posada June 2021

Laura McCloskey 2765 Avenida de Posada June 2021

Brooks and Marion Taylor 6332 N. Calle de Adelita July 2021

Jill Hunter 2732 E. Avenida de Pueblo August 2021

Daniel and Carolyn Neff 6231 N. Campbell August 2021

Landscape Committee Chair Joey Tanner Barbee

HOW'S YOUR PATHWAY TODAY?

Have you walked YOUR pathway lately ??

I took a stroll through a pathway or two this morning. Every step was different. For instance, that lovely bench is still there on one of the paths. So inviting! Then I noticed that the two pitiful little dead trees from last summers' drought are still waiting to be removed. What a contrast that was with the lush growth I saw most places.... a result of this summers' delightful rainfall!

And our walking paths are all so different... they often wind around a bit. Others are sort of straight and narrow. Lucky for the walkers, most have lots of lovely shade. We always appreciate that!!

Pathways are such a special part of this community. Here's a reminder from our website.

"This appealing community, built in the 1970's has 108 town-homes, 3 community swimming pools and many charming walking paths and common areas."

And here's a reminder from the Landscape Committee....check those oleanders on your pathway! They probably need a serious trimming! And those beautiful Bird of Paradise that are thriving right now....please trim them back, maybe quite a bit!!

Enjoy! Have a walk and please have a look.

How is your pathway today?







Architectural Committee Chair Milo Meacham, AIA LEED AR

Hello fellow Cat-Pueblicans and welcome back to the returning summer escapees.

I'm writing this in Portland, Oregon where we are visiting my older daughter Sarah and her family who, thankfully, have avoided the Covid-19 plague. It's been two years since we have been able to visit them and I'm happy to report that Cathy, Anne and I have tested Covid-free after a brief quarantine following our flight.

In this month's article, I will address a recurring issue that comes up when an Owner wishes to make exterior changes to their townhome structure:

- A. Submittal Documentation Required:
- 1. Architecture/Landscape Architecture Modification Form. Found in the Catalina Pueblo Information/Welcome booklet and downloadable on the CPA website, catalinapueblo.com/laform, this form must be filled out and submitted along with the other required documents (below) when applying for permission from the Board to make exterior modifications to your townhome.

The issue is the three boxes at the top of the form which indicate whether a building permit from Pima County is required. The most typical default response from applicants is to check the box indicating that a building permit is not required. Several applications have been submitted over the course of the past year that had to be re-submitted with the permit required box checked and evidence of a building permit issued by Pima County.

While I imagine many applicants don't know when a building permit is needed, the Catalina Pueblo Board must, under our CC&R's, Bylaws and Rules, verify an applicant has obtained a building permit if one is required by Pima County. Below are a few of the exterior changes submitted recently that needed a building permit:

 Replacement Windows: New windows that replace existing windows in the existing opening need a building permit. The

- Building Code requires that the new windows meet or exceed certain performance criteria for energy conservation. Where a bedroom window on the ground level is replaced, the code may require the opening to meet certain width and sill height criteria so the window can be used as an emergency exit in a fire. Most replacement window companies know the code requirements and should obtain the required permit(s) for you.
- New Openings in Exterior Walls: If a new opening is required in the exterior masonry wall, a permit will be required for the lintel (supporting beam above the window) as well as for the window (as above).
 - Change of Use of Roof or Trellis: Most, if not all, of the townhomes in CPA have roofed-over exterior patios, some of which may have been converted to roof decks over time to capture available views. The existing roof decks are likely grandfathered and probably do not need to be structurally upgraded, UNLESS they are modified. A roof is typically designed structurally to carry only a light live load (people), which assumes that only a few people (usually workmen but also occasionally snow) would be on the roof at a given time. A roof deck is assumed by the code to carry a larger live load and that, during a party or similar gathering, as many as one person per 7 sq.ft. could be on the deck (a 200 sq.ft. deck might see as many as 28 people during the Fourth of July fireworks celebration, for example). Every so often, there are news articles of a deck collapse with injuries. A roof trellis with open spaces between the shade-creating members typically is not designed to take any significant live load and the owner may not be able to use such structures for a roof deck. The Pima County Building Department can make that determination as can a licensed Structural Engineer.
- 2. Evidence of Building Permit: If a permit is required, a PDF copy of the drawing(s) stamped by the County will be required to be submitted to the Architecture Committee prior to initiating construction (including demolition if involved).

The Practical Pueblo Pat Weigand

Stop Using Plastic Bottles of Water



SOLUTION:

If you don't want to drink tap water straight, use a filter on your tap or a filter pitcher and pour it into a BPA-free reusable metal or plastic bottle.

Try, at least, to cut down on the amount of bottled water you use.

Here's why you should do this:

Every year, about 50 billion plastic bottles of water are produced and sold in the US alone.

Drinking water bottled and sold in plastic bottles

- endangers human health,
- wastes enormous amounts of energy and money, and
- pollutes our earth and oceans.

Human health effects:

- Most bottled water is NOT purer and safer than tap water. Independent tests of bottled water consistently revealed far higher levels of biological and non-biological contaminants than found in regular tap water. Government regulated testing of drinking water is far more stringent for tap water than for bottled water.
- Plastic water bottles can leach BPA (Bisphenol-A, a synthetic estrogen) into the water, which is known to cause cancer cells to develop in humans.
- Most bottled water is simply tap water that has been treated in various ways, unless the label specifically states that the water is from a specific spring at a specific location. For example, the three top selling brands, Dasani (Coca-Cola), Aquafina (Pepsi), and Pure Life (Nestle) are all just filtered tap water.

Waste of energy and money:

- It takes 17 million gallons of oil to produce the 50 billion plastic water bottles annually in the US.
- Bottled water costs consumers 2,000 to 10,000 times more than tap water.
- For every bottle of bottled water produced, 5 times that volume of water is used in the manufacture of the bottle itself.

Environmental Impacts:

- 2.5 million tons of CO₂ are produced manufacturing plastic bottles for water annually.
- 96% of the annual 50 billion plastic water bottles are not recycled. They end up in the garbage or the ocean.
- Fish, plankton, and ocean mammals are dying from eating plastic pellets from degraded plastic bottles.

Sources: www.foodandwaterwatcg.org and The Arizona-Sonora Desert Museum

Architectural Committee Continued

- 3. Drawings and Photographs:
- Site Plan: Required for additions and/or modifications to show where on the property the modification is proposed.
- Floor Plan: Required for additions to show the relationship of the proposed new construction in relation to the existing structure. Existing structure can be shown in outline form without interior detail.
- Elevations: Required for the Architecture committee to be able to visualize the modification.
- Details: Where the elevations are at too small a scale, supplemental details of elements such as beam end shaping, corbels and decorative masonry or tile work may be required by the Architecture Committee or the Board.
- Perspective View(s): May be required by the Architecture Committee to enable them to visualize the change(s) if the elevations don't suffice.
- Photographs: Photographs of the area of the property where the addition or modification is to occur. Views to the subject area of the property where the addition or modification or modification is to occur taken from the adjacent public and common areas.

I hope that the foregoing information helps explain why the Architecture Committee may need additional information (including evidence of a building permit) in order to approve an application for exterior modifications. If you are planning a modification to the exterior of your townhome, you may wish to contact the Pima County Development Services to determine if a permit is required for the modification. Their website, www.pima.gov, contains information on permitting requirements. They can be reached by phone at (520) 724-9000.

Also, I recommend that a proposal for significant exterior modifications be first submitted in preliminary form to the Architecture Committee to get its opinion on the likelihood of approval before investing time and money obtaining a building permit which does not constitute the Association's approval.

Mark J. Sammons cookfarm@comcast.net 520-615-6019

Garden Gallimaufry Mark Sammons

Lobelia may sound like the heroine in a dime-store bodice ripper, but it is in fact a very charming flowering plant that is well-suited to pot culture in Tucson's winters.

Lobelia erinus, blue lobelia, may be associated with English cottage gardens, but it is native to several countries in southern Africa. Given its petite form, blue flowers, and geographic origin, it is a bit of a surprise to learn that the tall scarlet cardinal flower of North America is in the same genus. The blue African species grows only about five inches tall, and spreads to perhaps ten inches. It comes in a range of shades from light blue through violet blue almost to cobalt. There are a few pink or white varieties too. The blues are the strongest performers.

Lobelia is an annual; that is, you can expect it to last only a single season. If you like the challenge of growing things from seeds, go for it. But lobelia are readily available as small plants in most Tucson nurseries in the fall. They are perfect for winter color in our climate.

The small plants can be potted or set out in the ground in October. Choose a spot with at least four to six hours of sun per day. Keep in mind the sun's low angle and long shadows in winter. Lobelia prefer moist, rich soil – bagged potting soil is fine – plus a monthly feeding.

Plant lobelia four to six inches apart. They will expand to six to ten inches wide, forming a solid mat. They have a slightly sprawling habit, so, in their miniature way, will billow a bit over the edges of a pot by late winter.

They can suffer in the occasional heat of October, so keep an eye on their moisture needs. If they droop from dryness, they will usually spring back after a thorough watering and a cool night, but don't count on getting away with this if you want good bloom. Watering will become easier and less frequent as the winter weather cools down.

In Tucson's climate, lobelia bloom through the winter, though they will slow down in the shortest and coolest days of December and January. They don't love being frozen, so add some stakes and throw a frost cloth over them when a freeze is predicted. As the days lengthen, they will become almost lush.

If bloom tapers off before spring, sheer them lightly with scissors and feed them, and they will come back into bloom. When the weather gets hot in April lobelia will begin to struggle. It's okay to pull and toss them out when you just can't keep up, or when they brown off. Depending on the weather, I usually do this around May Day.

OCTOBER GARDEN CHORES

Reduce watering to harden perennial plants for winter.

> Plant cool-season annuals, vegetables, herbs, flowers. Plant desert trees, shrubs, perennials in autumn.

> > Divide overgrown perennials.

End of cactus & succulents planting season.

Move cold-sensitive tropical succulents indoors when nights drop below 50.

Inventory your frost cloths for the arrival of frost.

Sow desert wildflower seeds.

Divide perennials Early in month, last fertilizing of perennials until spring.



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

pueblorecipes

recipes collected and edited by david scott allen • october 2021

Leftover egg whites can easily accumulate in your fridge. In addition to the gluten free cookies to the right, you can also make wonderful Sicilian Meringues (http:// cocoaandlavender. com/2019/05/stilldreaming.html) or a flavorful and elegant Meringue Roulade (http:// cocoaandlavender. com/2018/07/ everythings-comingup-roses.html). Also, egg whites can be frozen easily in smaller amounts for use later.

This recipe, and many more, can be found on David's blog, Cocoa & Lavender - www.cocoaandlavender. com.
If you have any culinary

If you have any culinary questions for David, feel free to email him at cocoaandlavender@gmail.com.





Chewy Chocolate Cookies

1 cup plus 2 tablespoons confectioners sugar 3 tablespoons unsweetened cocoa powder 1½ cups ground almonds 3 egg whites ¼ cup granulated sugar ¼ teaspoon vanilla extract

Heat the oven to 300°F. Line two baking sheets with parchment.

Sieve the confectioners sugar and cocoa into a bowl, then whisk in the almonds. In a separate bowl, beat the egg whites until foamy, then gradually beat in the granulated sugar until the mixture is stiff and glossy. Stir half the almond mixture into the egg whites, then add the rest, along with the vanilla, and fold until just combined.

Transfer the mixture to a pastry bag fitted with a ½-inch tip. Pipe 40 (or so) 1¼-inch cookies onto the parchment. Bake until they feel slightly firm, about 18 minutes. Remove from the oven and allow to cool for 10 minutes, then transfer to a wire rack to cool completely.

Makes about 40.

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

With approximately a quarter of the year remaining, the Pueblo finances are in good order. Operating costs are within or below budget. The good news (and the bad news...) is that our COVID-related expenses were essentially offset by virtually no social activity costs. The pools expenses were completed within the operating budget, without tapping our Reserve Funds. Mike Wattis has detail of this in his report.

Additional funds were realized through a number of real estate transactions, so the year-end resolution is expected to be positive.

Catalina Pueblo Association Statements of Cash Flows and Budget August 2021

	202	1 YTD Actual	2021 Annual Budget		Budget YTD Remaining	
Income:						
Association Dues	\$	81,452.00	\$	81,000.00	\$	(452.00)
Title Transfer Fees	\$	2,800.00	\$	1,600.00	\$	(1,200.00)
TOTAL INCOME	\$	84,252.00	\$	82,600.00	\$	(1,652.00)
Expenses:						
Administrative:						
Postage/Printing/Other	\$	699.61	\$	1,000.00	\$	300.39
Website	\$	114.34	\$	100.00	\$	(14.34
Professiona Services (Bnkg/CPA/Atty)	\$	3,654.98	\$	3,600.00	\$	(54.98
Property Tax/Licenses	\$	79.05	\$	200.00	\$	120.95
Insurance			\$	3,400.00	\$	3,400.00
Reimbursed Expenses					\$	-
Subtotal	\$	4,547.98	\$	8,300.00	\$	3,752.02
Neighborhood Infrastructure:						
Contracted Monthly Landscaping	\$	5,600.00	\$	8,400.00	\$	2,800.00
Landscaping Maintenance, Project & Design	\$	5,234.89	\$	8,500.00	\$	3,265.11
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	\$	16.52	\$	1,000.00	\$	983.48
Subtotal	\$	10,851.41	\$	21,650.00	\$	10,798.59
Neighborhood Social Activites:			\$	4,000.00	\$	4,000.00
Recreational - Pools:						
Routine Services/Chemicals	\$	5,070.00	\$	8,500.00	\$	3,430.00
3 Pools Maintenance, Replacement & Repairs	\$	2,255.65	\$	12,000.00	\$	9,744.35
Southwest Gas	\$	4,436.42	\$	7,500.00	\$	3,063.58
Tucson Electric	\$	4,448.35	\$	10,000.00	\$	5,551.65
City of Tucson Water	\$	2,132.90	\$	3,000.00	\$	867.10
Contracted Housekeeping Monthly (12x\$200)	\$	1,600.00	\$	2,400.00	\$	800.00
Other (permits/termites/furniture)	\$	235.00	\$	2,000.00	\$	1,765.00
Subtotal	\$	20,178.32	\$	45,400.00	\$	25,221.68
TOTAL EVENICES	ć	25 577 74		70.350.00		42 772 20
TOTAL EXPENSES	\$	35,577.71	\$	79,350.00	\$	43,772.29
Reserve Transfer			\$	3,250.00	\$	3,250.00
TOTAL EXPENDITURES AND TRANSFER	\$	35,577.71	\$	82,600.00		
ASH FLOW (not including reserve transfer)	\$	48,674.29				
ing and Reserve Funds	Cash	Flow			Rese	erve Balance

Balance 1/1/2021 Transfer In/Out **Total Net Cash Flow** Ending Balance 8/31/2021

C	ash Flow		Reserve balance									
WF Checking		PFCU MM		PFCU Svgs			PFCU CD					
\$	-	\$	110,929.42		\$	100.00	\$	25,037.87				
\$	(50.00)	\$	120.00		\$	(70.00)						
\$	48,674.29	\$	213.03	(1)	\$	-	\$	124.77	(1)			
\$	48,624.29	\$	111,262.45		\$	30.00	\$	25,162.64				
_				_					-			

Total

136,067.29

49,012.09

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

www.tucsontrash.com

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

Our website, <u>www.catalinapueblo.com</u>, 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

Connie Church