



State of the Pueblo

Frank Bangs, President

CPA social gatherings are an important attraction of our Catalina Pueblo community. With the reduction of Covid-19's dangers and building on the success of the Cinco de Mayo pool party, we are scheduling a Fall function at the Adelita pool. We look forward to catching up with longtime residents and greeting new owners.

I am continually struck by how the repaving of Avenida de Posada has enhanced the visual entry to our community from that street. However, the last-minute timing of Pima County's decision to include Posada gave us little notice of the project and no opportunity to affect design issues, such as mitigation of increased traffic speeds.

The Board has initiated the County's process for the preparation of a "neighborhood traffic management plan" which could include "traffic calming" measures such as speed humps on Posada. The first step in that process is establishing a representative committee of affected owners to interact with County staff and obtaining petition signatures of at least 60% of owners with vehicular access to Posada. We will be formalizing the committee and passing petitions in the coming months.

After reviewing your comments and incorporating many of your suggestions, the Board has approved revisions to Sections 1 through 9 of the Catalina Pueblo Association Rules. In November the Board will consider proposed revisions to the remaining Sections 10 through 12.

The revised Rules and an accompanying summary/explanation of the substantive changes will be emailed to all homeowners. My thanks to our Rules Revision Committee who labored on this effort for the past three years and to all of you who took the time to review the draft revisions and give us your comments.

Treasurer Report

Pat Weigand, Treasurer

In 2020, we purchased a 24-month Certificate of Deposit at Pima Federal Credit Union (PFCU) for \$25,000, putting our money to work to increase our Reserve Fund. After much investigation of Banks and Credit Unions, we selected PFCU because it offered the highest APY for the small business category of Home Owners Associations. The APY of 0.75%, offered at that time, was the best we could do.

After a review of October 2022 rates offered by other Banks and Credit Unions, I am pleased to report that PFCU says that the roll-over for this CD, which matures 10/19/2022, will increase to an APR of 3.0%. This is a higher rate than any other identified institution.

On October 12, the Board voted to roll-over our PFCU CD.

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Committees
Board of Directors

Pool Committee Chair

Mike Wattis

Caballo and Minera pools are unheated and service will be reduced to once a week until next spring.

We are accomplishing some minor repairs to all three pools.

Enjoy the cooler weather . . . Adelita pool and spa are going great.

Vice President

Barbara Eckel

Fall Social Event at Adelita Pool

Welcome back neighbors. We will be having a gathering to welcome returning neighbors and celebrate cooler weather. For security reasons the date and time of social events are not published in advance. We will send an email to all residents within the next couple of days with the pertinent information.

The event will be catered by Dante’s Fire. Chef Foy was named 2022 Iron Chef of Tucson. CPA will provide the main meal and beverages. We are asking community members to participate as well.

If your last name begins with ~

A – M Bring an appetizer
N – Z Bring a dessert

On the menu:

- Tuscan Pasta Bolognese with Roasted Veggies
- Mediterranean Mahi with Lemon Orzo
- Vegetable Paella
- Garden Salad

Further news on the Catalina Pueblo social front:

Spring of 2023 ~ return of the *Tapas Tour!*

Anyone interested in helping with the fall event, please contact Barbara Eckel:
beckel5212@gmail.com

In conjunction with the fall social event, non-perishable food items will be collected for the **Community Food Bank.**

Please bring your food donations to the party. Suggested items listed below.

- | | | |
|----------------------------------|--|--------------------------|
| Peanut Butter | Oatmeal, Cerial, & Granola Bars | Condiments |
| Canned Tuna & Chicken | Canned Soups | Canned Vegetables |
| Canned Tomato Products | Rice & Pasta | Canned Fruit |



COMMUNITY
FOOD BANK
OF SOUTHERN ARIZONA

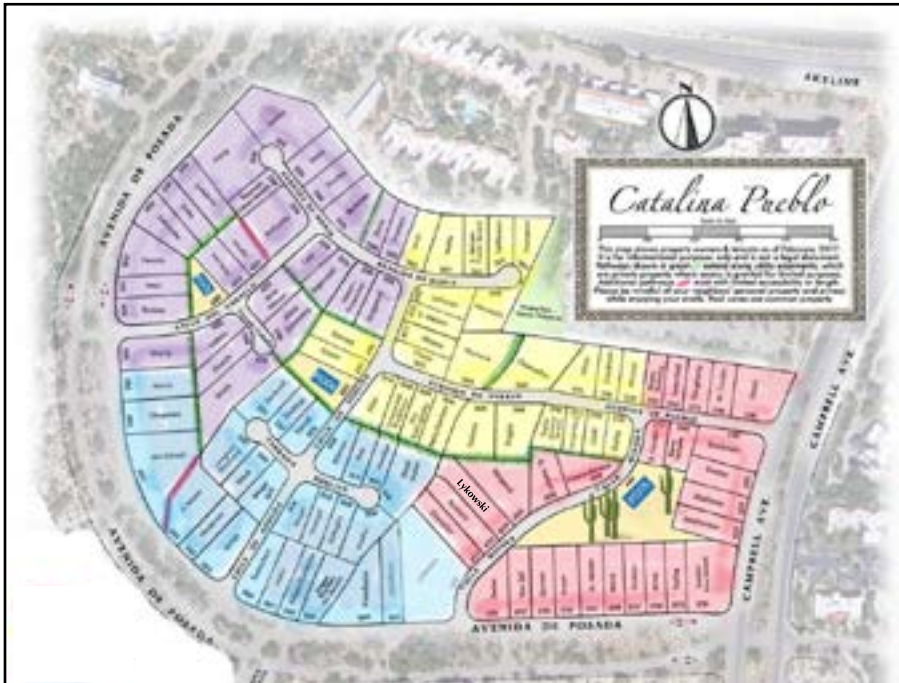
Landscape Committee Chair

Joey Tanner Barbee

IT'S THAT TIME AGAIN!

For those of you new to the Pueblo, and those of you longer term owners who may need a reminder, the Architecture and Landscape Committees, under the authority of the Board, conduct biennial property condition reviews of properties in each of the four quadrants shown in the attached map. This Fall, we will be conducting reviews in the Red Quadrant, having already reviewed the Yellow Quadrant in the Spring.

CHECK OUT THE RED QUADRANT OF THE MAP BELOW.



Do you live in that RED QUADRANT? November is the month, this year, that the Architectural and Landscape Committees will be walking by your property for their “Walk About” inspections. The Architectural “inspections” are only for exterior appearance issues and do not constitute an engineering assessment which would focus on structural condition issues such as spalling or otherwise deteriorating adobe, wood structural members, etc. Engineering assessments should be obtained by the property owners if they become aware of any issues such as cracking concrete, deteriorating wooden structural members (such as the outdoor patio roof framing members) and the like. The

Architectural Committee Chair

Milo Meacham, AIA LEED_{AP}

Landscape reviews focus on maintenance issues with existing plantings and any significant plantings which may have been made without approval of the Landscape Committee. As a further reminder, any exterior modification to the structure(s) and significant plantings must obtain approval of the respective Architecture or Landscape Committees. Modifications to “Hardscape” elements (Walks, Patios, Driveway paving, etc.) either individually or in combination with Landscaping work are reviewed jointly by both committees.

The RED QUADRANT often gets high marks during the initial walk as well as the follow-up walk when we check on the status of the requested remedial work. So have a look now and get a head start on keeping up your fine reputation!

Nominations Committee

Mike Wattis, Chair

A Nominations Committee has been formed to put forward candidates for the two open positions on the 2023 Board of Directors.

The committee also wants to add to the list of homeowners who have expressed an interest in serving on future Boards.

Please email CatalinaPuebloBoard@gmail.com or contact any committee member if you have an interest in serving on Catalina Pueblo’s Board of Directors.

Nominations Committee Members:
Mike Wattis, Jeannie Wager, JoAnn Marcus, Barbara Eckel, Frank Bangs.

Garden Gallimaufry

Mark Sammons

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

Violets may seem utterly out of place in the desert. They prefer rich soil, constant moisture, shade, and cool temperatures, four conditions that don't come naturally here. But – and there is always a “but” – any gardener can be tempted by the unusual, the sentimental, or the challenging.

Violets are tough in the right conditions. In damper and cooler climates, they will endure through generations of neglect wherever anyone has ever gardened. I've seen them blooming in the wild at the edge of a snowfield in scree high in the Alps.

Violets are all in the immense genus *Viola*. Not all have perfume; the scented ones are *Viola odorata*. When succumbed to temptation when we saw the latter for sale at Rillito Nursery, and decided to give them a try. The fussing is more than offset by their intimate charm.

In brief, you must trick the violets by using our cool winters to mimic the cool moist spring season of their native habitat. Acquire a plant as cool autumn weather approaches. Transplant it into a pot twice or thrice the diameter of the nursery pot, and plant it in rich dark potting soil. Place it in very bright shade while it acclimates, and keep it moist year-round.

Feed it on half-strength fertilizer alternate weeks year-round. Regular watering leaches nutrients out of the soil. Yellowing leaves remind you to feed them a bit more.

Once the days cool off in November, move the pot to a spot that gets a couple of hours of direct morning sun then goes into shade. If they are getting too much sun too soon, they

will tell you by crisping of the leaf edges. The leaves will droop spectacularly if they get too dry. If these happen, violets will spring back quickly if you water them abundantly and adjust the sun exposure. As the season cools, allow progressively more sun (up to half a morning). In late February, as the days grow longer and warmer, reverse the sun/shade ratio until they are in bright shade all day.

Although violet roots are very cold-hardy, on frosty nights I cover mine or move the pot into the laundry room to preserve the upper growth. If the tops freeze, they will grow back from the roots, but this will delay blossoming considerably.

The shy blossoms often appear beneath the leaves, so it requires a little peaking (and sniffing) to fully enjoy them. I keep my pots on a wall close to nose level. Pluck off faded blossoms at the base of their stems to prevent going to seed and encourage more blossoms. The accompanying photo was taken in early January.

Violets almost perpetually produce new foliage. In early summer, the edges of leaves will singe. That is a signal to shear back the whole plant, easily done with scissors, and move it to shade. By this time, the root crown will likely have filled its pot to capacity, so shearing season is a good time to pop it out of its pot, slice it vertically into quarters, and repot each root crown in its own pot. Keep them moist, and new leaves will come back quickly. By late summer, they may again have crowded their pots, so you can shear, divide, and repot again. The following winter and into spring they will bloom again.

Enjoy the challenge!



Photo and Text by
Mark J. Sammons

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

OCTOBER GARDEN CHORES

Reduce watering to harden perennial plants for winter.

Plant cool-season annuals, vegetables, herbs, flowers.

Plant trees, shrubs, perennials in fall.

Divide overgrown perennials in fall or winter.

Cease planting new cacti & succulents.

Inventory your frost cloths for the arrival of frost.

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

Sow desert wildflower seeds.

Divide perennials.

Early in month, last fertilizing of in-ground perennials until spring.

Pizzettas are a favorite of ours for both lunch and supper. They are so easy to make, and you can use all sorts of toppings, and they are ready in minutes. Try any of these toppings:

- Parmesan cheese
- goat cheese
- chopped ham
- chopped prosciutto
- slices of zucchini
- slices of eggplant
- pine nuts
- cooked sausage
- sliced mushrooms
- diced shrimp
- arugula
- sliced onions
- anything you want!

If you skip the tomato, you can do “white” pizzettas.

- a mix of cheese
- blue cheese, fig, and caramelized onion
- sliced potatoes (cooked), fontina, and rosemary

This recipe, and many more, can be found on David’s blog.

Cocoa & Lavender -
www.cocoaandlavender.com.

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

pueblorecipes

recipes collected and edited by david scott allen • october 2022



Easy Lavash Pizzettas

Margherita Pizzetta

- 1 lavash bread (Trader Joe)
- 1/4 cup tomato sauce (passata)
- 3/4 cup shredded mozzarella cheese
- 16 fresh basil leaves
- olive oil

Greek-esque Pizzetta

- 1 lavash bread (Trader Joe)
- 1/4 cup tomato sauce (passata)
- red pepper flakes
- 1/2 cup feta cheese, crumbled
- 12 kalamata olives, pitted, halved
- fresh basil and oregano leaves

For both versions shown above: Preheat oven to 425°F. Line a baking tray (preferably rimmed) with parchment paper. Place the lavash on the parchment and drizzle bread with the tomato sauce. Use a spatula to spread the sauce evenly over the lavash leaving a 1/2-inch border. (Too much sauce will make your pizzetta soggy.) After the sauce goes on, add your toppings. For the Margherita, sprinkle evenly with the mozzarella and then top with basil leaves. Drizzle with olive oil. For the Greek-esque pizza, sprinkle the sauce with red pepper flakes, then the feta cheese, olive halves, and herbs. For both pizzettas, bake for 10 minutes. Let cool a minute or two, cut in quarters, and serve. Serves 2 as a light lunch. (See the sidebar for more topping ideas.)



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

Drain Cleaning & Plumbing

Rootin Tootin Rooter 520-464-4889
Recommended by Marianne Van Zyll & Barb Eckel

Electrician

Joe McDaniel/Just Energize It 520-409-6096
Recommended by Jean Paine

Handyman

Carlson Eby 520-343-9348
Recommended by Marianne Van Zyll & Deb Perry
Jonathan Wilt 520-870-1572
Recommended by Mike 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
Elizabeth Padilla 520-304-6693
Housekeeping, windows, patio & yard clean up
Recommended by Nanci Hartwick

HVAC

Temperature Control, Inc. -- Shawn Davis 520-544-KOOL (5665)
Recommended by Marti Greason

IT Computer Technology

Adam Oseran 520-404-7884
Recommended by Laurie Fenske
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

Luis Ramirez - 520-909-4140
Recommended by Roy Langenberg

Pet/Dog Training & Walking

Kimble Palmer 407-694-3129
Recommended by Jo Ann Marcus

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 & Warren Edminster
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
September 2022

	2022 YTD Actual	2022 Annual Budget	Budget YTD Remaining	
Income:				
Association Dues	\$ 81,687.38	\$ 81,000.00	\$ (687.38)	
Title Transfer Fees & Penalties/Interest	\$ 800.00	\$ 1,600.00	\$ 800.00	
TOTAL INCOME	\$ 82,487.38	\$ 82,600.00	\$ 112.62	
Expenses:				
Administrative:				
Postage/Printing/Other	\$ 494.96	\$ 1,000.00	\$ 505.04	
Website	\$ 886.26	\$ 1,000.00	\$ 113.74	
Professional Services (Bnkg/CPA/Atty)	\$ 686.68	\$ 3,600.00	\$ 2,913.32	
Property Tax/Licenses	\$ 217.74	\$ 200.00	\$ (17.74)	
Insurance		\$ 3,200.00	\$ 3,200.00	
Reimbursed Expenses			\$ -	
Subtotal	\$ 2,285.64	\$ 9,000.00	\$ 6,714.36	
Neighborhood Infrastructure:				
Contracted Monthly Landscaping (12x\$700)	\$ 6,930.00	\$ 8,400.00	\$ 1,470.00	
Landscaping Maintenance, Project & Design	\$ 2,866.42	\$ 6,500.00	\$ 3,633.58	
Watershed Management Project		\$ 2,000.00	\$ 2,000.00	
Roads & Drainage	\$ 136.52	\$ 6,000.00	\$ 5,863.48	
Security - Covid-19	\$ 89.98	\$ 1,500.00	\$ 1,410.02	
Security & Lightbulbs	\$ 297.25	\$ 1,000.00	\$ 702.75	
Subtotal	\$ 10,320.17	\$ 25,400.00	\$ 15,079.83	
Neighborhood Social Activities:		\$ 3,000.00	\$ 3,000.00	
Recreational - Pools:				
Routine Services/Chemicals	\$ 10,989.48	\$ 10,000.00	\$ (989.48)	
3 Pools Maintenance, Replacement & Repairs	\$ 767.82	\$ 9,000.00	\$ 8,232.18	
Southwest Gas	\$ 5,996.41	\$ 7,500.00	\$ 1,503.59	
Tucson Electric	\$ 5,257.59	\$ 10,000.00	\$ 4,742.41	
City of Tucson Water	\$ 2,989.24	\$ 3,000.00	\$ 10.76	
Contracted Housekeeping Monthly (12x\$200)	\$ 1,980.00	\$ 2,400.00	\$ 420.00	
Other (permits/termites/furniture)	\$ 452.18	\$ 3,000.00	\$ 2,547.82	
Subtotal	\$ 28,432.72	\$ 44,900.00	\$ 16,467.28	
TOTAL EXPENSES	\$ 41,038.53	\$ 82,300.00	\$ 41,261.47	
Reserve Transfer		\$ 300.00	\$ 300.00	
TOTAL EXPENDITURES AND TRANSFER	\$ 41,038.53	\$ 82,600.00		
NET CASH FLOW (not including reserve transfer)	\$ 41,448.85			
Checking and Reserve Funds				
	Reserve Balance			
	PFCU MM	PFCU Svgs	PFCU CD	PFCU Total
Balance 1/1/2022	\$ 111,374.07	\$ 30.00	\$ 25,225.52	
Transfer In/Out	\$ 26,464.25	\$ (25.00)		
Total Net Cash Flow	\$ 385.45 (1)	\$ -	\$ 141.27 (1)	
Ending Balance 9/30/2022	\$ 138,223.77	\$ 5.00	\$ 25,366.79	\$ 163,595.56
	WF Checking		Total	
Balance 1/1/2022	\$ - (2)		\$ 136,629.59	
Transfer In/Out			\$ 26,439.25	
Total Net Cash Flow	\$ 41,448.85		\$ 41,975.57	
2023 Dues Prepaid	\$ 750.00 (3)		\$ 750.00	
Ending Balance 9/30/2022	\$ 42,198.85		\$ 205,044.41	

(1) Interest income in the MM and CD accounts
(2) Reserve transfer of \$24,439.25 completed in Jan2022. Deducted from 1/1/2022 Bal
(3) 2023 Dues Paid in March2022. Not included in 2022 Net Cash Flow.

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

2022 Board of Directors

Frank Bangs — *President*
520-577-7577 frank.bangs@gmail.com

Barbara Eckel — *Vice President*
520-425-6350 beckel5212@gmail.com

Connie Church — *Secretary*
208-771-0507 conniechurch313@gmail.com

Patricia Weigand — *Treasurer*
215-219-7451 weigand_patricia@yahoo.com

Mike Wattis — *Pools*
520-977-5377 mike@wattisinc.com

Joey Barbee — *Landscape*
520-529-3948 jtanneraz@comcast.net

Milo Meacham — *Architecture*
520-460-6240 meacharch@comcast.net

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 Meeting Tuesday November 8 – 4:00 2568 E. Cerrada Caballo

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: Milo Meacham Chair
Mark Sammons
Lee Strang
Jean Paine
Jake Hurwitz
Barbara Eckel

Landscape: Joey Barbee, Chair
Mark Sammons
Jeannie Wager
Lee Strang
Gail Reich
Doreen Frankel
Mary Porter
Bennett Porter
Jean Paine

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

Light bulbs:
Chair & Campbell: Jean Paine
Pueblo: Terry Temple & Dan Bares
Maria: Marti Greason & Olive Mondello
Adelita & Cerrada Adelita:
Judy Liebman (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

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