



State of the Pueblo

Frank Bangs, President

Season's greetings from your Association's Board and a special welcome to our returning snowbirds. There's a hint of Jack Frost in the air these December mornings. But snow is something to be observed on the surrounding mountains, not shoveled in our driveways.

As you'll read in my report to members for our annual meeting, the state of our pueblo is excellent. That's no accident, but the result of the tireless efforts of your Board, all the wonderful volunteers who serve on our committees, and every owner who conscientiously maintains and improves their homes.

One of our most important responsibilities as members of the Catalina Pueblo community is fast approaching: the selection of new members of the Board, the approval of a budget for 2023, attendance at the annual meeting, and payment of next year's assessment. On this page you'll see the time and place of the annual meeting and you will soon receive a ballot for board members, and a statement for the assessment. Mark your calendars.

Mail or drop off your ballot and check for the assessment before the annual meeting at the CPA Mailbox (outside the Adelita Pool gate): 6251 N. Calle de Adelita, Tucson AZ 85718 or bring them with you to the meeting.

Best wishes for happy, safe holidays and a healthy, prosperous New Year!

Secretary/Communications Connie Church

Board meetings will be held the second Tuesday of each month, except during summer hiatus. Newsletters will be published one week after the Board meets. If you wish to be put on the agenda, please contact the Board at catalinapuebloboard@gmail.com



Vice President

Barbara Eckel

The Board discussed and decided not to hold the holiday party in January due to the current COVID numbers in Pima County. The good news is we are still hopeful to have the Tapas Party in March; a Town Hall in April; the Cinco de Mayo party in May; and another Fall Gathering. If any residents are interested in being on the Social Committee or hosting a stop for the Tapas Party (we have one and need two more), please contact Barbara Eckel, beckel5212@gmail.com.

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2023 Annual Meeting

Tuesday
January 10, 2023

Registration: 5:30 p.m.
Meeting: 6:15 p.m.

Catalina Foothills High School
Seminar Room, House 1

Landscape Committee Chair

Joey Tanner Barbee

HAVE THE JAVELINAS VISITED YOU RECENTLY?

Most of us get excited when we see one or more! (I once counted 18 crossing the road in a neighborhood nearby. Truly!)

As cute as they are we do not want even one of them near our plants. They love the roots of some of our favorite plants and NOTHING is FOR SURE to keep these plants safe from the javelina.

However....NO GUARANTEES....But sometimes some things do work! The photos below are an example of something that has worked for about a year now. Our hero, Francisco, carefully planted four Giant Hesperaloe on the entry pathway of the Minera Common Area. And Francisco blocked the roots with good sized stones. So far, so good as they say!!



In addition, there is a product called "Shake Away, Coyote/Fox Urine Granules." Francisco and I may have sprinkled a bit of this on those Hesperaloe when they were first planted. (This product has worked for me sometimes but not always.)



They definitely looked better in the pot!
Photos taken December 18, 2022
Catalina Pueblo



Architectural Committee Chair

Milo Meacham, AIA LEED^{AP}

The following is an attempt to define what it is about Catalina Pueblo that attracted us:

Catalina Pueblo Character

Catalina Pueblo owes its charming character to the combination of the mid-century burnt adobe, stucco and exposed rough sawn timber townhouses with their Spanish Colonial ornamentation and the publicly visible landscape areas of Catalina Pueblo’s “streetscape.”

The interplay and balance between the mature, mostly desert landscape plantings and the functionally necessary driveways and entry walkways gives the streetscape its structure. To allow additional parking stalls along the street as found in many other townhouse developments, even if unoccupied with cars and paved with landscape stones, would diminish the character of Catalina Pueblo’s streetscape.

The rules, requiring the cars (and trucks) to be parked, either in the garage/carport or in the driveway, reflect an understanding, codified in the rules, of this balance not found in some other townhouse developments that compromise their character for the sake of motor vehicles. Often this is the case with developments that are primarily rentals where there may be more than one family or roommates occupying the apartments.

Catalina Pueblo is, intentionally, not a primarily rental community. The right to rent one’s townhouse is limited to only 10% of the total number of units and the allowable renter profile discourages renting to unrelated parties, at least in part, to prevent an overload of motor vehicles on our streets and on the individual properties.

Rather than streets lined with parking spaces, the design of Catalina Pueblo’s properties accommodate vehicular parking in garages and carports attached or immediately adjacent the dwelling units. To accommodate overnight guests whose vehicles can’t be provided on the individual properties, Catalina Pueblo has in place a mechanism for obtaining extra parking for occasional overnight visitors at the Pool areas. Use of the Pool Area parking is limited so that residents do not abuse their availability by parking in these areas on a regular basis.

Catalina Pueblo touts itself as one of the premier townhouse developments in the Catalina Foothills. I would venture to say that many, if not most of us, were attracted to Catalina Pueblo by the charm and character of the combined townhouses and landscape. In my view, allowing additional parking spaces to be created at the expense of the landscape would irreparably harm that charming character that we struggle to maintain.



Garden Gallimaufry

Mark Sammons

December is not too late to pot up some annuals for winter color. A large pot with a single type of plant can have a great visual impact, but a mix of different kinds of plants in one pot can be very pretty... and a challenge.

If in a mixed planting, some plants flourish while others wither or struggle; the usual culprit is combining plants with differing natural requirements.

The main things to research are: preferred soil type, moisture requirements, and sun/shade requirements. If the plants are mismatched, success will be a struggle for you and the plants. Use a pot that is both wide and deep.

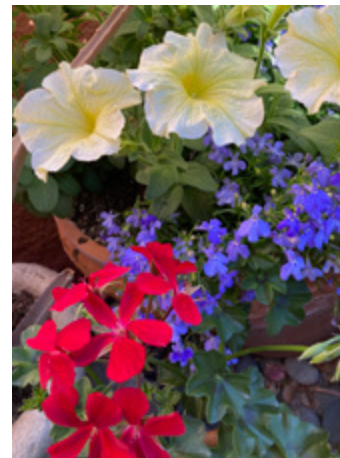
Soil type: Some winter annuals prefer rich soil, for which you can use a sack labelled "potting soil." Most plants that succeed in our winters prefer quick drainage, for which you can use a sack labelled "cactus and palm soil." Combining plants with similar soil requirements is key to success.

Water: Not all winter annuals want the same amount of water. Too little and some will droop; too much and others will rot. Mixing plants with similar water requirements is key to success.

Sun: Most annuals that flourish in our winters require at least four hours of sun to bring on bloom. Choose a spot that can supply that. Note that such a spot may become too sunny and hot in early spring; prolong their lives by moving the pot to less sun.

Nutrition: Bloom requires food. Watering washes away soil nutrients, so feed winter annuals weekly in spring and fall, but only alternate weeks in the very short chilly days of December and January (or use half-strength). Growth and bloom may stop in those months anyway.

Choosing plants: Avoid plants in full bloom. Instead, look for plants with a lot of buds, but only one or two open blossoms to assure a color you like. By December, the roots of small plants at the nursery are likely to have run out of space, and become root bound. That is, the roots wrap around the inside of the pot in search of room to grow. This can strangle the root system and prevent further growth. When you slip the plant



out of its nursery pot, gently peel the mat of roots off the bottom, and then with something sharp (I use the corner of the plastic nursery markers) make several vertical slices along each side, and very gently peel away the excess roots

before potting. This will cause a temporary lull in the plant's growth, but once the freed roots grow into the new soil around them, the plant will thrive.

Continuing Care: Constantly remove dead blossoms, to direct energy to production of new blossoms rather than to seed production. Once an annual plant produces seeds, its job is done and it stops blooming. To promote branching (and more space for blooms) pinch the tips off young plants (and leggy old plants to rejuvenate them). When watering, don't get the leaves wet.

Here are some winter annuals (and a few seasonal perennials) that require well-drained soil, modest moisture, and full or half-day winter sun:

Ageratum (*Ageratum houstonianum*); sweet alyssum (*Alyssum maritimum* or *Lobularia maritima*); *Calendula* (*Calendula officinalis*); *Carnation*, pinks, sweet William (*Dianthus*, many species); *Geranium* (*Pelargonium*); *Petunias* (*Petunia* × *atkinsiana*, or *Petunia* × *hybrida*); *Snapdragon* (*Antirrhinum majus*); *Stock* (*Matthiola incana*); *Lavender* (*Lavandula*, many species); *Dusty miller* (*Jacobaea maritima*); most culinary herbs other than basil.

Although most perennials for Tucson winters prefer well-drained soil, a few prefer rich soil, more moisture and full or half-day winter sun: *Viola*, *Pansy*, *Johnny Jump Up* (*Viola*, many species); *Lobelia* (*Lobelia erinus*); *Tradescantia* [wandering jew] (*Tradescantia pallida*).

When you choose a mix, remember to check the ultimate height and size. If you remain uncertain about mixing kinds of plants, remember you can always mix multiple colors of a single species for variety with less challenge. But soil type, quantity of water, and hours of sun still apply.

Mark J. Sammons
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NOVEMBER GARDEN CHORES

Watch for frost

Use stakes with frost covers so the covers don't touch the plants (Clothes pins and bricks or cobbles help keep covers in place)

Cover tips of tender cacti with styrofoam cups

Cover aloes, citrus, etc. when temps drop below 28°F

Reduce watering desert perennials to monthly until mid-March

Water wildflower seedlings deeply, weekly

Plant bare-root and deciduous shrubs & trees

Set out winter veggies, flowers, herbs

Test citrus for ripeness and harvest when ready

Clean up plant leaves and litter

Don't prune, except to remove mistletoe

Photo and Text by
Mark J. Sammons

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

pueblorecipes

recipes collected and edited by david scott allen • december 2022

There is something so comforting about criss-crossed peanut butter cookies! I made a recipe recently without the criss crosses and I have to say that they didn't taste as good. Psychological? Probably!

I used Jiff to make these - Skippy might work well, but Peter Pan doesn't. And none of the natural butters work well, either.



Peanut Butter Cookies

<i>1/2 cup unsalted butter, room temperature</i>	<i>1 1/4 cups flour</i>
<i>1 cup packed light or dark brown sugar</i>	<i>1/2 teaspoon baking powder</i>
<i>3/4 cup creamy Jiff peanut butter</i>	<i>1/2 teaspoon baking soda</i>
<i>1 large egg</i>	<i>1/4 teaspoon salt</i>
<i>1/2 teaspoon vanilla</i>	<i>additional granulated sugar for coating</i>

Preheat oven to 350°F.

In larger bowl, beat butter, brown sugar, and peanut butter until well blended. Add egg and vanilla, beat well. Stir together flour, baking powder, baking soda, and salt. Gradually add to peanut butter mixture; beat until well blended.

Shape dough into 1-1/4-inch balls and roll balls in granulated sugar. Place on ungreased cookie sheet (with parchment, if desired). With the tines of a fork, gently flatten ball. Turn fork 90° and flatten again in opposite direction.

Bake 9 to 10 minutes until light brown and cookie is set. Cool slightly, Remove from cookie sheet to wire rack, then cool completely. Makes about 3 dozen.

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



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

Anthony - AZ Handyman 33-605-3066
Recommended by Marianne Van Zyll
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
November 2022

The November 2022 Budget Report indicates that we are operating within budget parameters. In December, the insurance renewal, common area landscaping, and additional pool repairs will be paid. As stated in October, the Roads & Drainage Project is temporarily on hold, due to evaluation/supply issues, as is the Water Management Project, due to resident input. The good news is that, because we are spending less than expected this year, we should be able to transfer more money than budgeted to our Reserve Fund.

	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	\$ 586.31	\$ 1,000.00	\$ 413.69
Website	\$ 886.26	\$ 1,000.00	\$ 113.74
Professional Services (Bnkg/CPA/Atty)	\$ 1,136.68	\$ 3,600.00	\$ 2,463.32
Property Tax/Licenses	\$ 252.60	\$ 200.00	\$ (52.60)
Insurance		\$ 3,200.00	\$ 3,200.00
Reimbursed Expenses			\$ -
Subtotal	\$ 2,861.85	\$ 9,000.00	\$ 6,138.15
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$700)	\$ 8,470.00	\$ 8,400.00	\$ (70.00)
Landscaping Maintenance, Project & Design	\$ 3,039.42	\$ 6,500.00	\$ 3,460.58
Watershed Management Project		\$ 2,000.00	\$ 2,000.00
Roads & Drainage	\$ 136.52	\$ 6,000.00	\$ 5,863.48
Security - Covid-19	\$ 179.92	\$ 1,500.00	\$ 1,320.08
Security & Lightbulbs	\$ 609.78	\$ 1,000.00	\$ 390.22
Subtotal	\$ 12,435.64	\$ 25,400.00	\$ 12,964.36
Neighborhood Social Activities:	\$ 2,358.00	\$ 3,000.00	\$ 642.00
Recreational - Pools:			
Routine Services/Chemicals	\$ 13,181.46	\$ 10,000.00	\$ (3,181.46)
3 Pools Maintenance, Replacement & Repairs	\$ 1,103.31	\$ 9,000.00	\$ 7,896.69
Southwest Gas	\$ 6,557.55	\$ 7,500.00	\$ 942.45
Tucson Electric	\$ 6,374.91	\$ 10,000.00	\$ 3,625.09
City of Tucson Water	\$ 3,624.18	\$ 3,000.00	\$ (624.18)
Contracted Housekeeping Monthly (12x\$200)	\$ 2,420.00	\$ 2,400.00	\$ (20.00)
Other (permits/termites/furniture)	\$ 992.18	\$ 3,000.00	\$ 2,007.82
Subtotal	\$ 34,253.59	\$ 44,900.00	\$ 10,646.41
TOTAL EXPENSES	\$ 51,909.08	\$ 82,300.00	\$ 30,390.92
Reserve Transfer		\$ 300.00	\$ 300.00
TOTAL EXPENDITURES AND TRANSFER	\$ 51,909.08	\$ 82,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 30,578.30		

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	\$ 523.09 (1)	\$ -	\$ 239.16 (1)	
Ending Balance 11/30/2022	\$ 138,361.41	\$ 5.00	\$ 25,464.68	\$ 163,831.09
	WF Checking		Total	
Balance 1/1/2022	\$ - (2)		\$ 136,629.59	
Transfer In/Out			\$ 26,439.25	
Total Net Cash Flow	\$ 30,578.30		\$ 31,340.55	
2023 Dues Prepaid	\$ 1,500.00 (3)		\$ 1,500.00	
Ending Balance 11/30/2022	\$ 32,078.30		\$ 194,409.39	

(1) Interest income in the MM and CD accounts

(2) Reserve transfer of \$24,439.25 completed in Jan 2022. Deducted from 1/1/2022 Bal

(3) 2023 Dues Paid in 2022. Not included in 2022 Net Cash Flow.

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 Meetings
Second Tuesday of each month
4:00 p.m.
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
Doreen Frankel
Mary Porter
Bennett Porter
Jean Paine
Carolyn Neff
Marion Taylor

Pools: Mike Wattis, Chair
Eric Wager
Mary Steffenson
David Holter
Marti Greason
Jan Sikora-Lerch

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