



State of the Pueblo

Barbara Eckel, President

Our outgoing (in more ways than one) president, Frank Bangs, was not able to attend the Annual Meeting. He asked me to read these remarks:

It's been my privilege and pleasure to serve the past six years as a member of our Association's Board of Directors. While I will continue to volunteer as a member of the Rules Committee, the committee of Posada-adjacent owners seeking a Pima County traffic control plan for that street, and future efforts to enhance the three watercourses crossing Catalina Pueblo—I look forward to spending more time on personal pursuits.

We frequently refer to the Catalina Pueblo "community." My time on the Board has reinforced my belief that we are entitled to think of ourselves in that way. Almost all the tasks that make the quality of our lives in the Pueblo so enviable are performed by volunteers! And the costs of services we pay for are kept remarkably low.

As a departing Board member, my hat's off to you: my fellow Board members, those of you who serve on our committees, everyone who sent in their ballots before this meeting, and have or will timely pay their assessments for 2023, the contributors to our amazing newsletter, every owner who invests in the upkeep and appearance of their properties—thank you! You truly make the place we live a community.

The Board would like to acknowledge all the hard work Frank has done on behalf of the community. His contributions are too numerous to mention. We are most grateful for his legal

expertise, his ability to navigate the complexities of Pima County government, and the work he, and Jean Paine, did to get Avenida de Posada paved this past summer. Frank will continue to consult with the Board and be an active part of our community.

Thank you, Frank, for passing the baton so skillfully. We wish you all the best.

As the new Board president, I will listen to your concerns and bring them to our whole Board for discussion. You can reach me at beckel5212@gmail.com or my cell, 520-425-6350. Please leave a message if I'm unable to take your call immediately. (You know our cell service is not the best.) I will call you back, promise.

HELP WANTED . . .

The Architecture Committee is looking for a few new members.

Please see page 2 for details.

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

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Architecture Committee Chair

Milo Meacham, AIA LEED^{AP}

Hey Cat Pueblicans, do you share a passion for the character of your living environment with the rest of the Catalina Pueblo community? Do you have a sharp eye for things that appear to be amiss or not properly cared for? Are you interested in Architecture and how buildings are built (or how they maybe should have been built better?) The Architecture Committee may be just the ticket for you to become involved in the running of our collective home. With the ascendency of Barbara Eckel to the Presidency of the Catalina Pueblo Association, the Architecture Committee is going to be short handed as Barbara's capable hands will be full with her new duties.

Below for your consideration is a brief summary of what the Architecture Committee does:

1. Reviews (usually by e-mail) applications for Exterior Modifications and votes to recommend approval or denial of the application by the Board which body has delegated approval or denial authority to the Committee.
2. With other members of the Committee performs two annual "walkabout" reviews of Association Member's (Owners's) properties bi-annually (in two of the four zones each year), as visible from the exterior public ways (streets, common areas and designated walkways) to identify conditions that need the attention of the Owner (maintenance and/or repair and conditions that may be in violation of the Association Rules, By Laws or CC&R's.)

For guidance, the Committee members are given a checklist of sorts that helps them to focus on the most common issues that are encountered. Frequently, the Owners are happy to have been alerted to maintenance and repair issues that they had not noticed or been aware of. In some instances, the Committee observes conditions that appear to be early signs of problems that, if taken care of soon, can keep the cost of the repairs down.

If you feel that this is a committee level job you would like to undertake, please contact me (Milo Meacham) at (520) 460-6240 or e-mail me at meacharch@comcast.net.

Pueblo Plodders

Ben Porter

The First Hike of 2023

This hike started at the Yetman Oeste Trailhead and proceeded to historic Bowen Stone House ruins. This is one of the few trails with two trailheads. One participant headed to Yetman Gates Pass Trailhead. It felt like a new version of the movie "Home Alone," when the rest of the hikers were excited to start the hike but not noticing anyone was missing. Instead of the main character being Kevin, it was Sheryl. She was just as resourceful and made her way to the other trailhead instead of returning home alone.

Eventually we responded to "Yea, where is everybody?" And a rescue party was sent. The main group continued with the hike. Everyone reunited at the Bowen Ruins to the surprise of the main group that had no phone or messaging services.

On the return trek everyone stayed close together. The hike was followed by a lunch at La Chaeteria near Mercado San Augustin. The entire group remained happy and positive throughout this truly unprecedented hike, which we all will be retelling for a long time with fond memories.

Please consider joining our group by texting (612-251-6371) or emailing me at bporter4339@gmail.com. Regular participation is not required. Future hikes will be



Catalina Foothills Association Should We Care If It Ceases to Exist?

Frank Bangs

Some Catalina Pueblo owners have received mail notice of a virtual annual meeting of the Catalina Foothills Association (CFA) on January 24.

One of the agenda items for that meeting is the possible dissolution of CFA. We have attached a copy of that letter to this newsletter.

What is CFA? It functions somewhat like a master association for the nine Catalina Foothills Estates subdivisions, which stretch on either side of Campbell from River Road to north of Skyline (Catalina Pueblo is a re-subdivision of a portion Catalina Foothills Estates No. 6 subdivision). CFA is the actual HOA for areas 1-4 and the unofficial HOA for areas 5 and 6. Areas 7-9 (like Catalina Pueblo and the Catalina Foothills Condominiums) have their own HOAs. Because of its hybrid nature, CFA has recently had difficulty finding persons to serve on its board and its standing committees.

Should Catalina Pueblo care if CFA is geographically truncated or disappears altogether? I've argued to CPA's Board that we should for two reasons:

First, history. In the early 2000's, Catalina Foothills neighborhoods banded together in response to developer proposals for La Encantada, Plaza Colonial and Paloma Village, and the Pima County's widening of Skyline to six lanes between Orange Grove and east of Campbell. The negotiations between those parties resulted in formal development agreements for each project. Because the neighborhood representatives were essentially ad hoc organizations, CFA became the neighborhood party to the agreements. The dissolution of CFA would make it more difficult for the residential neighbors of those projects to enforce the terms of the agreements should that become necessary.

Second, numbers. A strong, active CFA will carry more political weight than any of its individual areas. Exhibit A: the recent repaving of Avenida de Posada. Yes, CPA for almost five years lobbied Pima County and its Transportation Advisory Committee for improvement of Posada. But it wasn't until CFA area 6 got added onto

other CFA areas slated for repaving that Posada got done. Numbers talk.

What can we do? (1) Participate in CFA's annual meeting on January 24 and oppose dissolution. One must be a member to vote on the question. CPA members can be members of CFA for \$10 a year. (2) CPA should identify and offer a person as a continuing liaison to CFA and member of one of its standing committees.

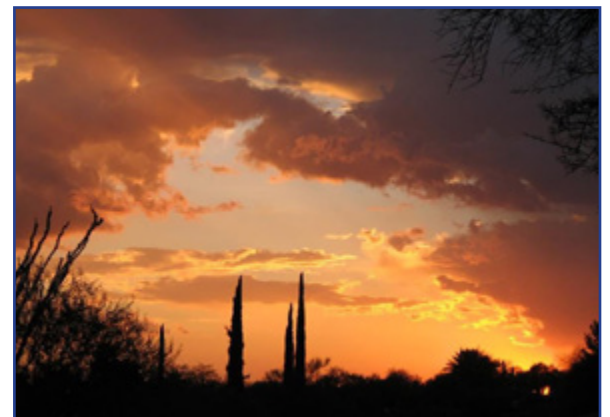
Thanks for your attention to this important matter.



cfatucson.org

Welcome to the Catalina Foothills Association.

We are a neighborhood association chartered in 1956 and charged with maintaining the highest standards and quality of life for the people who live here. Catalina Foothills Areas 1-9 now exceeds 1600 homes and boasts some of the most magnificent views of the Catalina mountains and the city lights of Tucson. We hope you will take the opportunity to navigate through this website and learn more about our community.



Garden Gallimaufry

Mark Sammons

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

JANUARY GARDEN CHORES

Cover cold-sensitive plants when frost is forecast.

Plants may remain covered for several days.

Harvest citrus as it ripens.

Water wildflower seedlings weekly.

Thin wildflower seedlings as needed.

It's not too late to pot up cyclamen, dianthus, calendula, alyssum, pansies, violas, snapdragon, stock, and poppies.

Continue to plant cool weather vegetables like lettuce, spinach, Swiss chard, cabbage, carrots, and radishes.

Prune dead limbs and dead plant material.

Remove mistletoe from trees.

Rake and remove non-native leaf litter from property.

Keep irrigation on a 10- or 14-day schedule; less often if winter rain is abundant. Irrigate trees deeply every 2 or 4 weeks.

Photo and Text by
Mark J. Sammons

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

No, “London Rocket” is not the express flight to Heathrow; it is the humble weed *Sisymbrium irio*. It is a member of the *Brassicaceae* family, a cousin of mustard and broccoli. It is so widespread that its origins are only loosely defined as Eurasian.

Folklore holds that it got its English nickname by the vigor with which it sprouted after the Great Fire of London in 1666. Robert Morison, the seventeenth-century botanist and physician to King Charles II, observed that “these hot bitter plants with four petals and pods were produced spontaneously without seed by the ashes of the fire mixed with salt and lime.” Apparently he still accepted the concept of spontaneous generation. Of course, the plants and seeds must already have been there, perhaps not noticed in the heavily-populated pre-fire city. Oddly, it didn’t sprout after the terrible blitz fires of 1940.

London rocket probably arrived in America as seed intermixed with desirable crop seed, at an unknown date, and possibly multiple times. It seems to have reached Arizona in the early 20th century.

It grows readily in disturbed soil, and in some part of the country is a nuisance competitor with crops. It is an annual that germinates very promptly following our winter rains. It completes its life cycle very rapidly.

The disturbed soil it prefers includes fallow farm fields, roadsides, and ditches. You may notice it along roadside and in medians. Of more immediate interest, you may see it emerge between your patio pavers, especially if they are laid without mortar.

The first two leaves of a sprouting seed are indistinguishable from many other plants. The second set of leaves will be slightly dented, and soon it will produce a low cluster of soft conspicuously-toothed leaves that resemble dandelion leaves. This will fill out into a leafy base, and a central stem will bloom. As it blooms, that stem branches and gains height, up to two or three feet. The rapid growth is mistakenly believed to give rise to the name “rocket” but the



name is a corruption of an old Latin word, *eruca*, for several peppery-tasting plants in the cabbage and mustard families.

The clusters of flower buds loosen as they open into small pale yellow blossoms. You may recognize the four-petaled form of individual blossoms from its relative broccoli. Before you know it, slim two-inch-long seedpods will extend out from among the blossoms. The pods remain green as they ripen and split, and can produce as many as eighty seeds each. Then the plant yellows and withers. The seeds will lie dormant until next year’s winter rains.

The best way to keep them out of your patio is to pull and discard the young plants. The smaller the plant and damper the soil, the easier to pull. Alternatively, you can wait till the stalk begins to rise and whack it off, but established roots may send up new shoots or grow back the following season.

A weed is any plant that is growing where you don’t want it. Are there any redeeming features to London rocket? As with its cousin arugula, the leaves of London rocket are edible. They are peppery and mustard-flavored. In a salad, they are best combined with other greens as an accent, or sauteed with a flavorful fat like olive oil or bacon fat to smooth out the flavor. A few currants might be welcome in such a dish. As with any wild-plant foraging, make sure you know its appearance with confidence, collect it in places unpolluted by pesticide, exhaust, or errant dogs, and rinse it thoroughly.

pueblorecipes

recipes collected and edited by david scott allen • january 2023

As I say in my blog, "It curdn't be easier." Lemon curd is very simple to make, and with all the fresh lemons coming our way in the Southwest, this is the recipe you should be making. It is wonderful on toast, scones, and as cake fillings. Try it mixed half and half with whipped cream as a dessert, and serve with fresh raspberries or blueberries. Once you taste homemade curd, the store brands just won't do.



Lemon Curd

3 large organic, untreated lemons
4 large eggs
2 large egg yolks

8 ounces unsalted butter, sliced
2 1/3 cups granulated sugar

Finely zest all three lemons, then set zest aside. Juice the lemons and strain out the seeds and pulp. Measure out 1/2 cup of the juice and reserve any remaining for another use. Set aside with the zest.

Place the eggs and egg yolks in a medium bowl and whisk well. Set aside.

In a large bowl set over simmering water, melt the butter. When melted, add the sugar and stir to blend. When the sugar is warmed, add the eggs and mix in quickly. Add the juice and zest, and mix well. Cook the mixture, stirring constantly, over simmering water for 10 minutes, or until thick and creamy.

Ladle into clean, dry containers and cover. Refrigerate until ready to use. Once open, continue to keep refrigerated. Makes about 3 cups.

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 2022 Year-end

	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	\$ 603.71	\$ 1,000.00	\$ 396.29
Website	\$ 886.26	\$ 1,000.00	\$ 113.74
Professional Services (Bnkg/CPA/Atty)	\$ 1,196.68	\$ 3,600.00	\$ 2,403.32
Property Tax/Licenses	\$ 252.60	\$ 200.00	\$ (52.60)
Insurance	\$ 3,080.00	\$ 3,200.00	\$ 120.00
Reimbursed Expenses			\$ -
Subtotal	\$ 6,019.25	\$ 9,000.00	\$ 2,980.75
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$700)	\$ 9,240.00	\$ 8,400.00	\$ (840.00)
Landscaping Maintenance, Project & Design	\$ 5,619.42	\$ 6,500.00	\$ 880.58
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	\$ 15,785.64	\$ 25,400.00	\$ 9,614.36
Neighborhood Social Activities:	\$ 3,012.36	\$ 3,000.00	\$ (12.36)
Recreational - Pools:			
Routine Services/Chemicals	\$ 13,181.46	\$ 10,000.00	\$ (3,181.46)
3 Pools Maintenance, Replacement & Repairs	\$ 1,603.31	\$ 9,000.00	\$ 7,396.69
Southwest Gas	\$ 7,659.20	\$ 7,500.00	\$ (159.20)
Tucson Electric	\$ 6,982.76	\$ 10,000.00	\$ 3,017.24
City of Tucson Water	\$ 4,005.17	\$ 3,000.00	\$ (1,005.17)
Contracted Housekeeping Monthly (12x\$200)	\$ 2,640.00	\$ 2,400.00	\$ (240.00)
Other (permits/termites/furniture)	\$ 1,167.18	\$ 3,000.00	\$ 1,832.82
Subtotal	\$ 37,239.08	\$ 44,900.00	\$ 7,660.92
TOTAL EXPENSES	\$ 62,056.33	\$ 82,300.00	\$ 20,243.67
Reserve Transfer		\$ 300.00	\$ 300.00
TOTAL EXPENDITURES AND TRANSFER	\$ 62,056.33	\$ 82,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 20,431.05		

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	\$ 686.64 (1)	\$ -	\$ 303.18 (1)	
Ending Balance 11/30/2022	\$ 138,524.96	\$ 5.00	\$ 25,528.70	\$ 164,058.66
WF Checking				
Balance 1/1/2022	\$ -	(2)		
Transfer In/Out				
Total Net Cash Flow	\$ 20,431.05			
2023 Dues Prepaid	\$ 1,500.00 (3)			
Ending Balance 12/31/2022	\$ 21,931.05			

(1) Interest income in the MM and CD accounts
(2) Reserve transfer of \$26,464.25 completed in Jan2022. Deducted from 1/1/2022 Bal
(3) 2023 Dues Paid in 2022. Not included in 2022 Net Cash Flow.

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

2023 Board of Directors

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

Deborah Perry — *Vice President*
720-333-3300 debperry8@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 jtannerariz@gmail.com

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

Hughes Sanitation Services

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

Landscape: Joey Barbee, Chair
Mark Sammons
Jeannie Wager
Lee Strang
Doreen Frankel
Mary Porter
Bennett Porter
Jean Paine
Carolyn Neff
Marion Taylor

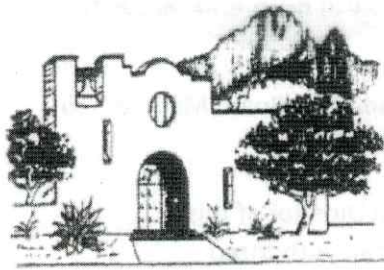
Pools: Mike Wattis, Chair
Eric Wager
Mary Steffenson
David Holter
Marti Greason
Jan Sikora-Lerch

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



Catalina Foothills Association

P.O. Box 64546

Tucson, Arizona 85728-4546

Devoted to the preservation of the unique residential character of the Catalina Foothills

Greetings CFA Homeowners:

January 1, 2023

Every year the Catalina Foothills Association (CFA) holds its annual meeting of members in January. This year's Annual Meeting will be held only via Zoom, starting at 7:00 PM on January 24th. (See page 3 for link.) It will be a particularly important meeting. In addition to the usual committee reports, there will be a discussion about the future existence of the CFA: Should it continue to exist? If so, in what form? Please join us.

Enclosed with this letter are:

1. Annual Dues. If you received this letter in an address-window envelope with a one page "Statement of Account" then your property is in Catalina Foothills Estates (CFE) areas 1 thru 6, and has CCRs and mandatory dues of \$50/year. Vacant buildable lots with CCRs are also required to pay the mandatory dues. If you received this letter in a regular, non-window envelope, your voluntary dues are \$50/year for Areas 1-6, \$20/year for Areas 7-9 and \$10/year for all others. Mandatory dues are due January 1st and will be considered delinquent as of March 1st.

You can pay your dues either by check, returning it in the enclosed remittance envelope, or you can pay online. To pay online, please go to the CFA website, CFATUCSON.ORG, and click on the green 'Pay Dues' button in the upper right corner. You will be redirected to the PayPal website where you can pay your dues by credit card or a PayPal account, if you have one. CFA uses PayPal because it is known for its high level of security processing payments.

2. Board Election. Also included in the envelope is a ballot to approve or disapprove the appointment by the Board of a new Board Member, Bart Lind. The Board appointed Mr. Lind to the Board to fill a vacant position at the March, 2022, meeting. As per the Association's bylaws, members appointed by the Board must be approved by the membership at the next annual meeting to continue serving.

A slate of four candidates has been proposed by the general membership. Those candidates are also on the ballot. They are:

Will Pew: Former CFA Board President and former Chair of Architectural Review.

Fred Fiastro: Former CFA Board Member and active neighborhood advocate.

Diana Freshwater: Longtime resident, land planner, and conservation advocate.

Tom Pew: Former CFA Board Member and active neighborhood advocate.

3. Changes to the Bylaws. Also on the ballot are three changes to the bylaws—one significant change and two minor, clean-up changes. The proposed changes are shown below in **Bold and larger font**. A complete copy of the bylaws is available on the CFA’s website.

Article II.2 Board Qualifications change. This change requires all prospective Board Members to be in compliance with their CCRs.

II.2. Qualifications of Directors: Any person will be eligible to be a Director of this corporation who is a member (**per Article VI**), the spouse of, or an authorized representative of a member, and who, at the time of assuming the duties of Director, maintains his or her principal place of residence within the area from which the corporation draws its membership, as described in its Articles of Incorporation; and the forfeiture of such residency by a Director shall operate as a resignation from his or her directorship and create an immediate vacancy therein. **Persons residing in Catalina Foothills Estates (No. 1) and Catalina Foothills Estates No. 2, No. 3, No. 4, No. 5, No. 6, must also be in compliance with their respective Declarations (CCRs).**

Article V.6 minor change. The added words make this a sentence.

V.6. Additional nominations **may be** received at the Annual Membership Meeting.

Article VII.2. minor change. The added word makes this a sentence.

VII.2 Said dues are payable immediately upon receipt of the request therefore, and if not paid within sixty (60) days of such request, the membership is in default, **and** shall be thereupon forfeited, subject to reinstatement upon terms to be set by the Board of Directors.

You may return your ballot in the enclosed remittance envelope, with your dues if you are paying by check or if you paid your dues online, with the ballot alone.

Please note: The bylaws require that only owners who are current with their dues may vote at the annual meeting. So if you have not paid either 2022 or 2023 dues then you are not eligible to vote.

4. Should the CFA be Dissolved? While there will be several reports and topics discussed at the Annual Meeting (The full agenda will be available 2-3 days prior to the meeting at cfatucson.org.), the most important question up for discussion is the existential one: Should the Catalina Foothills Association be dissolved? This question has come to the fore due to the lack of membership participation in its operation. The positions of CFA President and Vice President have been vacant for over two years, and the Treasurer will be leaving the Board this month. Out of a potential 18 Board positions, only 6 are filled, and many committees have no members at all. In areas 1 through 4, only 17% of properties are covered by CCRs, in Areas 5 and 6 it is 80%, and areas 7, 8 and 9 each have their own rules and generally operate as independent HOAs.

Clearly, this is no way to run a homeowner’s association.

The options on the table are:

- a. Completely dissolve the CFA in accordance with State law.

- b. Split the CFA into two Associations: one consisting of Areas 1-4 and the other of Areas 5 and 6.
- c. Attempt to recruit enough members to make the CFA viable.
- d. Other options that might be suggested at the Annual Meeting.

5. How to Attend the Annual Meeting. Enter the URL address below in your browser.

<https://us06web.zoom.us/j/88288813352?pwd=cFp4OTFMTVJ5UmRwb21wUnhSZnkzUT09>

Then when asked, enter the meeting ID, 882 8881 3352 and the passcode, 892607.

The URL will be posted on the CFA website, 3-4 days prior to the meeting, so it can be copied and pasted to your browser.

You will be put into a waiting room and then let into the meeting. Please mute your device before entering.

Time: Jan 24, 2023 7:00 PM MST

If you are new to Zoom, or not yet comfortable logging into it, please send an email to:

Annual-meeting@cfatucson.org

asking to be put on an email list. In a few days you should receive an email response with the login for a test Zoom session on Wednesday January 11, from 6-9 PM, to verify that you are able to get in. You will also receive an email with the login info for the Annual Meeting.

We look forward to your participation at the Annual Meeting.

Sincerely,

Catalina Foothills Association Board

P.S., Even though the continued existence of the CFA will be up for discussion at the Annual Meeting, nothing will happen quickly and we still need volunteers to serve on committees and the Board. In addition to new Board members, the Association needs volunteers to help with the newsletter, updating our computer systems, revising homeowner listings, architectural review, neighborhood activities, County relations and zoning, and more. Please email secretary@cfatucson.org with how you would like to help.