



State of the Pueblo

Barbara Eckel, President

Our Cinco de Mayo gathering was a great success. We had nearly 70 residents and guests attend. Many thanks to Jan Sikora-Lerch and Joe Thompson, along with their many volunteers. Check out pictures from the event in this newsletter courtesy of Connie Church and photo layout by Bob Garrett.

As I mentioned last month, the board will be on hiatus until the fall however, anyone of us is available by phone or email to address community concerns. In addition, the committee chairs are also available for Architecture and Landscaping questions or requests.

One item that has been of some concern lately is the prevalence of dog waste, both raw and bagged. We ask all dog owners to be responsible and pick up after your beloved's business. If you leave a full bag because you don't want to carry it around, please circle back to pick it up and dispose of it in your own garbage. Your neighbors are not appreciative of the "gift."

Unfortunately, we have had some suspicious activity in the Pueblo recently. Please remember to lock your cars, your house, and don't leave anything outside that may be a temptation. If you see anything suspicious, or need assistance, please call the Pima County Sheriff's office at 520-351-4900 and notify the CPA Board.

Enjoy your summer, wherever that may be. Safe travels to those who have trips planned this summer. Those of us who brave the Tucson summer will miss you and look forward to seeing you again once cooler weather returns.

Happy Summer!

From The Landscape Committee

This picture shows a classic case of an invasive species in action. The large tree is a mature African sumac. The little seedlings beyond are its numerous progeny, spreading down a wash. They displace native wash trees, and shed during the spring and autumn droughts, creating a mat of litter that can spread fire rapidly.

Do you need a refresher on this and other invasive and noxious plants, and what they look like? See the Pueblo newsletter of March 2022, pages 4 & 5, here:

<https://catalinapueblo.com/wp-content/uploads/2022/03/web-2022-March-Newsletter.pdf>

Photo by
Jeannie Wager



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From The Landscape Committee

The good news: Banner winter rains gave rise to lots of spring growth, wildflowers, and lush foliage.

The bad news: The spring growth turns to abundant dry and highly-flammable tinder for wildfires.

In the summer of 2020 the Bighorn Fire burned the Catalina Mountains from one end to the other, from June 5 to July 23 and destroyed 119,000 acres. By day, the air was often acrid and unsafe to breathe. By night we watched the fire from our pillows, wondering if we dared sleep. Neighborhoods uphill from ours were required to evacuate; closer neighborhoods were put on high alert; and our own neighborhood was notified to get ready to leave.

The threat was the loss of our homes, everything in them, endangerment of our families, and scattering of our community. If you were not here, watch the first 90 seconds of this video of the fire: <https://www.youtube.com/watch?v=UdMHoyqvQXA>

As we enter this year's fire season, we urge all our property owners to look around their properties with an eye to fire hazards. Some simple steps we can all take for fire safety:

- Remove dead limbs and plants, leaf litter, and desiccated weeds and grasses.
- If you want leaf litter to turn into mulch, or have a compost heap, hose it down occasionally.
- Check your roofs and gutters for accumulated litter.
- If you have leafy trees and plants on irrigation, make sure the irrigation is working properly to keep them green and fire-resistant.
- Make sure the alleys, easements and washes on your property are sufficiently clear for easy movement of emergency personnel, and an alternate escape route for you and your neighbors.
- Have a plan of what to take and where to go should the worst happen.

Thank you to all for doing your part to keep our neighborhood and community as safe as possible. Prepare for the worst, and hope for the best.



Landscape Committee

Joey Tanner Barbee
Mark Sammons
Jeannie Wager
Lee Strang
Doreen Frankel
Mary Porter
Bennett Porter
Carolyn Neff
Marion Taylor
Jean Paine

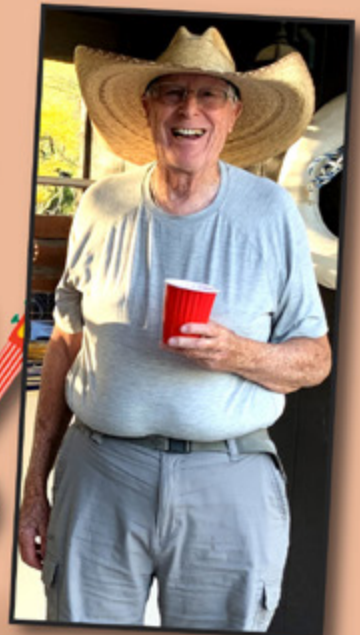
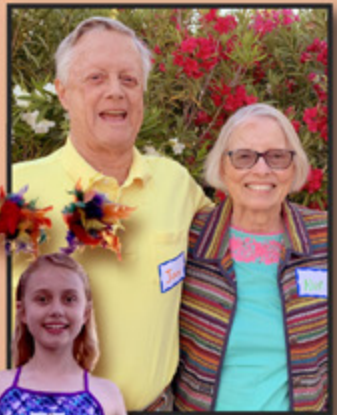
Photos by Lee Compton



Cinco de Mayo



Photos by Connie Church





The Cinco De Mayo committee is extremely thankful for these participants who either helped with set-up of the party and/or with breakdown. Tasks also included taking along a bag of trash, lending a cooler, and laundering tablecloths.

- Pixi Lewis ♦ Sharon & Chris Cunniff ♦ LouAnn Gerken ♦ Jake Hurwitz ♦ Doreen Frankel ♦ Melanie Wagner ♦ Mary Steffenson ♦ Olive Mondello ♦ Izzy Toles ♦ Heather Toles ♦ Connie Church ♦ Pat Weigand ♦ Jennifer Wurster ♦ Barbara Eckel ♦ Deb Perry ♦ Patsy Dickens ♦ Sheryl & Dan Farrell ♦ Marti Greason ♦ Gail Reich ♦ David Holter ♦ Dan Peters ♦ Liz Scherffius ♦ Marion Taylor ♦ Susan & Bruce Crosson ♦ Blanca & Renn Hershey.



Also, there were individuals who stepped in on cleanup at the end of the party, and the committee is equally grateful. Please accept our biggest thanks for making it a great fiesta for all! **Gracias a todos!**

Jan (Gianna) Sikora-Lerch
Joe Thompson





Architecture Committee Chair

Milo Meacham, AIA LEED^{AP}

Hello Fellow Cat Publicans, this month's article is about why we have rules controlling what can be done to the exterior of your Townhome and why a number of your neighbors volunteer their time to perform the biennial property reviews.

When it comes to the rules regarding what can be done in terms of modifications to the exterior of your Townhouse, the original developer, Don Maxon and his Architect brother, Norman Maxon had a notion of what the character of the development "wanted to be." As a practical matter, the construction and details of the bulk of the exterior walls was pretty straight forward stuccoed CMU (concrete block), burnt adobe and rough sawn timber trim. Recognizing the appeal of the indoor-outdoor living afforded by the climate, they chose to add partially covered outdoor patios, roofed over, again with rough sawn timbers. But, eschewing the then current trend of a "modern" expression with the timbers and other decorative trim and imbuing these elements with a traditional flavor. Chamfered wooden posts and corbeled beam ends added an "historic" feel to the elements. Additionally, by varying the detailing of the masonry and cast stone trim, they chose to evoke the Spanish Colonial character of villages they visited on a "research" trip they took to Alamos and other Mexican villages. Is this Spanish Colonial Revival architecture? I don't think so, and neither do several architectural historians I have consulted. The best descriptor I could come up with was a Mid-Century Modern/Mexican Melange. Whatever it is, I really like the character of our community and have been working for the last two and a half years to preserve it.

Hence the rules, most of which go back to the original Rules and CC&R's that were created with the intent of maintaining the character in perpetuity. That's part of why the Architecture Committee performs these biennial reviews. But that isn't the only reason; those of you who have submitted applications to make exterior modifications to your townhouse will recall that there is a box on the form to check as to whether a building permit is required. The default answer, I suspect because of fear of dealing with the County bureaucracy, is no. However, depending on what you're proposing, getting a building permit is

required by law. Examples of when a permit is required include, replacing the old single glazed windows with new, insulating glass windows with thermally "broken" frames. This is required by the energy code and most window installation companies know that a permit is required. Likewise, cutting a new opening to add a new window requires a permit because, not only the window itself has to meet code, but the top of the opening needs a lintel (or beam) to carry the weight of the concrete block wall above. Another example is converting a patio roof to an upper roof terrace. Some of the original patio roofs were designed to be roof decks; but others are only structured to be roofs where perhaps 2 or 3 workmen might be upon the roof at any one time. That is far different than the roof load that could be on a roof terrace during a party where perhaps 30 plus people might be on the roof watching fireworks. The history of structural failures on above grade decks, where people are injured or killed, has many examples of overloading as the cause of the failure. That is why, when converting a roof to a roof terrace is considered by the Code officials as a change of use and why they require a structural analysis and a permit to allow the change. The Board of our Association has a legal responsibility to require that owners requesting structural modifications obtain a building permit.



Garden Gallimaufry

Mark Sammons

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

SUMMER GARDEN CHORES

Finish planting cactus, succulents, palms.

Postpone planting leafy plants until fall.

As fire season approaches, remove dead limbs, dead plant material, and exotic leaf litter.

Protect newly-planted cacti & succulents from sunburn with shade cloth or cheese cloth through their first summer.

Increase watering frequency and/or quantity until monsoons arrive, then modulate downward.

Until monsoons come, water in-ground cacti and succulents once or twice a month, and potted specimens weekly when temperatures are regularly 90+ degrees.

Dump potted winter annuals, wash pots with bleach solution, and put away. Fertilize citrus, fruit trees, roses around Valentines Day, Memorial Day, and Labor Day.

Your citrus trees will shed small fruits they can't carry through to ripeness; don't panic, this is natural.

Photo and Text by
Mark J. Sammons

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

Paddle plant, desert cabbage, flapjack, red pancakes... there are a lot of folk names for the *Kalanchoe luciae*. Through some overlapping botanical research, the plant has accidentally been assigned to more than one species, and at nurseries it is sometimes mislabelled as yet another species. Unless you are trying to create a one-of-each collection, don't be baffled by this; several related plants are similar to one another, and their care is the same. Just choose your favorite.

By whichever folk name you use – I'll go with "paddle plant" – it is a fun plant to have around as a novelty, an accent, or a specimen in a pot.

The extremely-varied *Kalanchoe* genus is native to a region extending from South Africa into Mozambique, Zimbabwe, and Swaziland. By the way, those last two vowels in the name are sounded separately, in four-syllables with trochaic rhythm: KAH-lan-KOH-eh.

Paddle plant has fleshy ovoid or disk-shaped leaves that are arranged on the plant with their edges turned skyward. The light-green leaves, with rosy-tinted edges, can reach a diameter of five or six inches. When stressed by chilly weather the leaves can turn entirely red. The plant can attain two feet in height, on a slow-growing slightly-woody stem.

Plant paddle plants in a pot that is deep and heavy enough to stay balanced as the plant grows. As with all succulents, plant them in a well-drained potting mix for cacti and succulents. Although they are advertised as suitable for full sun, here in Tucson's extreme climate, paddle plants are best grown where they get afternoon shade, or bright northern light, or dappled shade.

Water on the same schedule as potted cacti: when daily highs are consistently above 90 degrees water them weekly; when highs are in the 80s, water alternate weeks. When highs are in the 70s, water every third week. When highs are in the 60s, water monthly. Below that, don't water. As with so many succulents, they are susceptible to rot, so, if in doubt, err toward less.

Paddle plants are not hardy below 20. Here in the foothills, we have not had such cold winter nights in several years, but if you see it coming, lug



the pot into the laundry room at night. Mine did fine uncovered outdoors during this past winter's 27-degree nights, and turned the rich color you see in the photograph. In summer, at the other seasonal extreme, paddle plant – like most succulents – may cook in a wildfire and die to the roots, but they don't burn or spread fire.

Feed them with half-strength fertilizer in late spring, and again in mid summer, but don't feed them in fall or winter.

Paddle plants are not grown for their blossoms, but they do bloom. Bloom sometimes signals the end of the plant's life. To propagate, cut a couple of pups from the side of mature plants, dry for a week or two in the shade, and plant the pups in a new pot.

I find the plant especially effective when placed near eye level on a stand, table, or patio wall, where I can admire its unusual form and the effect of morning sun glowing through it.

SUMMER GARDEN CHORES CONTINUED

Summer annuals for sun include calibrachoa (million bells), celosia, cosmos, marigolds, nierembergia, petunias, periwinkle, portulaca, sweet potato vines, and verbena.

Summer annuals for bright shade include begonias, caladium, coleus, dahlias, impatiens.

Summer vegetables include tomatoes, peppers, watermelon, eggplant, and squash.

Basil loves summer. Give it rich moist soil, morning sun, afternoon shade.

Don't worry about leaf-cutter bees carving little semicircles out of leaves; it doesn't hurt the plant, so don't spray.

Spider mites flourish in dry dusty weather. If you see them, hose the plant vigorously including the underside and tops of leaves, and clean up litter. If mites get really bad, do careful website research on options, spray when air is still, and let your neighbors know ahead of time so they can close their windows.

pueblorecipes

recipes collected and edited by david scott allen • may 2023

Sometimes, you want to make a small batch dessert because you don't want a lot of leftovers on which to snack! I created this recipe for a zoom dinner we had a couple of years ago. They are really quick and easy to make, and have minimal butter. (I made up for that by adding ice cream.)



Strawberry-Lemon Cakelets

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

2 tablespoons light cream, half-and-half or milk
1/2 teaspoon lemon juice
2 tablespoons unsalted butter, softened
1/4 cup plus 1 tablespoon sugar
1 egg
finely grated zest of 1 lemon
1/4 teaspoon vanilla extract

1/2 cup flour
3/8 teaspoon baking soda
8 ripe strawberries, quartered
1 teaspoon sugar, for sprinkling
confectioners sugar
2 berries, sliced for garnish
vanilla ice cream, for serving

Preheat oven to 350°F. Add lemon juice to the light cream; let it sit 5 minutes to curdle. Cream butter and sugar in a medium bowl. Add egg and beat at medium speed for 30 seconds. Add lemon zest and vanilla; mix well. Mix in flour, baking soda and curdled cream. Add quartered strawberries and mix well. Divide batter among 4 buttered ramekins (3 1/2-inch diameter), sprinkle tops with sugar, and bake for 22-24 minutes. Let cool 10 minutes, then run a thin-bladed knife around the edges and turn cakes out onto a rack to cool. Serve dusted with confectioners sugar and garnished with sliced berries; I add a small scoop of vanilla ice cream on the side.

Serves 4.

COCOA
LAVENDER

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

Ruben Castaneda 520-250-6043
Recommended by David Scott Allen & Mark Sammons
Joe McDaniel/Just Energize It 520-409-6096
Recommended by Jean Paine

Handyman

Anthony - AZ Handyman 330-605-3066
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

Locksmith

Key One Inc 520-327-3432
Recommended by Bill & Lee Strang

IT Computer Technology

Adam Oseran 520-404-7884
Recommended by Laurie Fenske
Sebastian Perez 520-989-4875
Recommended by Jennifer Flores

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

Pet/Dog Training & Walking

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

Pipe Relining

Nu Flow 520-284-0056
Recommended by Carol Sinclair

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
April 2023

	2023 YTD Actual	2023 Annual Budget	Budget YTD Remaining		
Income:					
Association Dues	\$ 81,225.00	\$ 81,000.00	\$ (225.00)		
Title Transfer Fees & Penalties/Interest	\$ 800.00	\$ 1,600.00	\$ 800.00		
TOTAL INCOME	\$ 82,025.00	\$ 82,600.00	\$ 575.00		
Expenses:					
Administrative:					
Postage/Printing/Other	\$ 741.49	\$ 1,000.00	\$ 258.51		
Website		\$ 100.00	\$ 100.00		
Professiona Services (Bnkg/CPA/Atty)	\$ 297.04	\$ 3,600.00	\$ 3,302.96		
Property Tax/Licenses		\$ 300.00	\$ 300.00		
Insurance		\$ 3,200.00	\$ 3,200.00		
Reimbursed Expenses			\$ -		
Subtotal	\$ 1,038.53	\$ 8,200.00	\$ 7,161.47		
Neighborhood Infrastructure:					
Contracted Monthly Landscaping (12x\$770)	\$ 3,080.00	\$ 9,240.00	\$ 6,160.00		
Landscaping Maintenance, Project & Design	\$ 3,554.32	\$ 6,000.00	\$ 2,445.68		
Watershed Management Project		\$ 2,000.00	\$ 2,000.00		
Roads & Drainage		\$ 1,000.00	\$ 1,000.00		
Security - Covid-19		\$ 500.00	\$ 500.00		
Security & Lightbulbs		\$ 1,000.00	\$ 1,000.00		
Subtotal	\$ 6,634.32	\$ 19,740.00	\$ 13,105.68		
Neighborhood Social Activites:	\$ 1,277.97	\$ 5,000.00	\$ 3,722.03		
Recreational - Pools:					
Routine Services/Chemicals	\$ 6,068.25	\$ 14,000.00	\$ 7,931.75		
3 Pools Maintenance, Replacement & Repairs	\$ 3,032.67	\$ 9,000.00	\$ 5,967.33		
Southwest Gas	\$ 5,742.33	\$ 7,500.00	\$ 1,757.67		
Tucson Electric	\$ 2,582.57	\$ 10,000.00	\$ 7,417.43		
City of Tucson Water	\$ 833.45	\$ 4,000.00	\$ 3,166.55		
Contracted Housekeeping Monthly (12x\$220)	\$ 880.00	\$ 2,640.00	\$ 1,760.00		
Other (permits/termite/furniture)		\$ 2,000.00	\$ 2,000.00		
Subtotal	\$ 19,139.27	\$ 49,140.00	\$ 30,000.73		
TOTAL EXPENSES	\$ 28,090.09	\$ 82,080.00	\$ 53,989.91		
Reserve Transfer		\$ 520.00	\$ 520.00		
TOTAL EXPENDITURES AND TRANSFER	\$ 28,090.09	\$ 82,600.00			
NET CASH FLOW (not including reserve transfer)	\$ 53,934.91				
Checking and Reserve Funds					
			Reserve Balance		
	PFCU MM	PFCU Svgs	PFCU CD 24 Mo	PFCU CD 6 Mo	PFCU Total
Balance 1/1/2023	\$ 138,524.96	\$ 5.00	\$ 25,528.70		
Transfer In/Out	\$ (29,568.95)			\$ 50,000.00	
Total Net Cash Flow	\$ 597.27 (1)	\$ -	\$ 249.34 (1)	\$ 317.97 (1)	
Ending Balance 4/30/2023	\$ 109,553.28	\$ 5.00	\$ 25,778.04	\$ 50,317.97	\$ 185,654.29
	WF Checking		Total		
Balance 1/1/2023	\$ 1,500.00 (2)		\$ 165,558.66		
2023 Dues prepaid in 2022, move to 2023 actuals above	\$ (1,500.00)		\$ (1,500.00)		
Transfer In/Out			\$ 20,431.05		
2024 Dues Prepaid	\$ 825.00 (3)				
Total Net Cash Flow	\$ 53,934.91		\$ 55,099.49		
Ending Balance 4/30/2023	\$ 54,759.91		\$ 239,589.20		

(1) Interest income in the MM and CD accounts

(2) Reserve transfer of \$20,431.05 completed in Jan2023. Deducted from 1/1/2023 Bal leaving only the prepaid 2023 dues

(3) 2024 Dues Paid in 2023. Not included in 2023 Net Cash Flow.

2023 Board of Directors

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

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 Meeting
September 12, 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
Gene Gieseler

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