



State of the Pueblo

Barbara Eckel, President

Ah, the sweet delights of fall in Tucson. Cool mornings lasting until nearly 9:00, and cool evenings starting before 9:00.

This summer we had a late start for monsoon and it was here with a vengeance as many had to contend with downed limbs, uprooted trees, and roof damage. Thank you to those who checked on seasonal properties and neighbors. Recovery will take some time considering the difficulty in getting available help for landscaping, light poles, and repairs.

We have recently been plagued by acts of vandalism in the form of cacti being stolen and mailboxes raided. Apparently we aren't the only ones, as there have been reports throughout Tucson about both. If this happens to you, please report it to the sheriff's department.

One last thing, please be on the lookout for new speed limit signs in the neighborhood. Our official speed limit is 15 mph.

Happy Fall to you all and we look forward to our winter neighbors return to the community.



Photo by
Mark Sammons

Events

As we head into fall, we want to hear from you and need your help planning community events for the fall and the future. Traditionally, we have had a fall party at the Adelita Pool and a holiday party at a residence. Do you want both? We have the funds to cater either, or we can do Potluck.

Please send a quick email to catalinapueblo-board@gmail.com or beckel5212@gmail.com with your thoughts regarding the following:

1. Fall party dates: October 14-November 12, or December 1-10. PREFERENCE?
2. Holiday party: December or mid-January?
3. Catered/Potluck?

We need volunteers to coordinate and/or host!
Are you willing?

Applications for *Rental Property* status will now be accepted

Notice is hereby given that the Board will accept applications from **September 20 - October 20, 2023** from Owners interested in renting their home. By October 30, all applicants will be notified of their position in the date of deed order with the oldest date given first opportunity. This application process is open only to those Owners who do not already own a rentable property.

If you are interested in applying, please review Rule 10 Rental of Dwelling Units as revised 2023 (posted on www.catalinapueblo.com) and advise the Board via email: catalinapuebloboard@gmail.com no later than **October 20, 2023**.

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Architecture Committee Chair

Milo Meacham, AIA LEED^{AP}

It has come to the attention of the Architecture Committee that there are a number of “Handymen” and Remodeling Contractors that either don’t know or choose to ignore (perhaps because the “salespersons” at Home Depot or Lowe’s don’t know) good practice when performing repairs and remodeling of the “burnt” adobe walls within Catalina Pueblo and elsewhere. As a service to Catalina Pueblo owners, the Architecture Committee is providing the following guidelines for the repair and remodeling (i.e. cutting new openings in the masonry for windows, etc.) of the adobe portions of their townhouse based on the Yuma County Adobe Building Code. Fortunately, most of the applications for modification of the exterior walls (i.e. cutting new window openings, etc.) fall within the stuccoed portion of the structure which is usually has a reinforced concrete block (or CMU) structural wall behind the stucco. All exterior modifications to the masonry walls will require a building permit be obtained by the Owner. One final note before getting into the Adobe repairs and remodeling, is that it is strongly recommended that only licensed building contractors be hired for this work. As a very reliable source of information on adobe, I recommend the document “Preservation Brief 5, Preservation of Historic Adobe Buildings” published by the U.S. Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services which can be downloaded from the internet.

GUIDELINES FOR “BURNT” ADOBE REPAIRS AND REMODELING OF CATALINA PUEBLO EXTERIORS:

A. CLASSES OF ADOBE:

1. The term *STABILIZED ADOBE UNIT(S)* is defined as adobes made of soil to which certain admixtures, emulsified asphalt, or other approved material is added in the manufacturing process in order to limit the adobe’s water absorption capacity to comply with Uniform Building Code Standard.
2. *NATURAL (RAW) OR UNTREATED ADOBES* are adobes which do not meet the water absorption specifications. This shall hold even if some water absorption protective agent has been added.

3. *BURNT ADOBE MASONRY UNITS* are adobes which have been fired in a manner similar to regular clay bricks. They are significantly stronger than either the unfired Stabilized Adobe Units of the Natural (untreated) adobe units. Fortunately, virtually all of the adobes used at Catalina Pueblo are the “Burnt” adobe variety. Only “burnt” adobe units should be utilized for any repairs or remodeling of the existing adobe walls within Catalina Pueblo.

B. MORTAR:

1. Portland cement mortar when cured is too strong for use on the softer adobe, even if fired, as with “burnt” adobe. The problem is that with normal thermal expansion and contraction, the two materials (adobe and Portland cement mortar) expand and contract at different rates, eventually causing the stronger Portland cement mortar to damage the softer adobe material. The problem is exacerbated when existing softer mortar (I.e. high lime mortar) is partially removed, such as when the existing softer mortar is removed and subsequently “pointed” with 1/2” of Portland Cement mortar which is hard and strong; the softer mortar shrinks (compresses) more than the Portland cement of the pointing mortar and eventually the face of the adobe shears or spalls off leaving the softer core of the adobe vulnerable to erosion from rain and, in the winter, freeze-thaw cycles.
2. Only the following mortars should be used for adobe construction:
 - Mud Adobe mortar - made from the same material as the adobe blocks. It is, however, weak and may need frequent maintenance
 - High-Lime content mortar - this type of mortar may not be available “off the shelf” at Home Depot and Lowe’s but can be ordered in. The masonry contractor performing the work should practice some advance planning in obtaining the mortar rather than waiting until the morning of the day they are scheduled to start work.

The Practical Pueblo

Inclusion request by Liz Scherffius

<https://sustainability.arizona.edu/projects/compost-cats>

The University of Arizona Compost Cats Bucket Program is a new, residentially-focused food scrap collection and composting program that serves campus and community members. Bucket Program participants collect their household food scraps in a bucket provided by Compost Cats then bring them to the University of Arizona Community Garden, located at 1400 E. Mabel St., once a week. The food scraps are turned into compost by our Student Compost Specialists and can then be used in the Community Garden or donated to local parks and school gardens.

Composting household food waste is a great way for individuals to reduce their environmental impact and mitigate climate change. Finished compost can also be used to alleviate food insecurity in our community by helping local gardens grow fresh produce. Since Compost Cats launched the program in the Fall 2020, we have diverted over 45,000 pounds of food scraps from the landfill!

To join the Bucket Program, fill out our Interest Form on-line or call our Compost Cats Coordinator, Kenzie Jackson, at 520-621-7817 for more information.

How Does the Program Work?

1. Fill out our Interest Form or call our Compost Cats Coordinator, Kenzie Jackson, at 520-621-7817 for more information.
2. Once spots are available, you will get an email with dates and times you can come to the site of your choosing to get set-up, as well as more information about the program.
3. Read our User Agreement prior to coming out to speed up the onboarding process.
4. Come to the site of your choosing and fill out our User Agreement while you are on-site and pay applicable onboarding/service fees (see pricing).
5. Pick up your 2-gallon or 5-gallon bucket, or start using your own container. You will also receive a list of compostable items that are accepted (eggshells, coffee grounds, grains, baked goods, fruit and vegetable scraps, etc.) and prohibited (large amounts of meat and dairy, paper products, bioplastics, etc.).
6. Throughout the week, fill up your bucket with food scraps.

Bring your bucket back to one of our sites at one of the designated drop-off times listed below.

UArizona Community Garden (located at 1400 E. Mabel St.)

Summer Hours (May-Sept.): Monday evenings (5-7 p.m.) or Saturday mornings (8-10 a.m.)

Winter Hours (Oct.-April): Monday evenings (4-6 p.m.) or Saturday mornings (9-11 a.m.)

Tucson Village farm “Big Farm” (located at 2201 E. Roger Rd.)

Summer Hours (May-Sept.): Thursday evenings (5-7 p.m.) or Saturday mornings (8-10 a.m.)

Winter Hours (Oct.-April): Thursday evenings (4-6 p.m.) or Saturday mornings (9-11 a.m.)

Our Student Compost Specialists will weigh your food waste, check it for contamination, and then turn it into compost to be used in the UArizona Community Garden or donated back into the community!

Garden Gallimaufry

Mark Sammons

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

SEPTEMBER GARDEN CHORES

Plant cool-weather leafy greens late in month.
Plant cool weather root crops and brassicas late in month.

Plant sweet-pea seeds now for bloom in March.
End of cactus & succulents planting season.

Last fertilizing for in-ground perennials until spring.
Identify trees and shrubs for later fall and winter planting.

Contemplate your choices for winter annuals to plant next month.

When we moved from New England to the desert, we thought we'd be saying goodbye to autumn color. But plenty of autumn color can be cultivated here with the right combination of desert-adapted perennials. The coming winter dormant season is a good time to plant them.

An improbably leafy shrub in our climate is *Malvaviscus arboreus var drummondii*. Often called Turk's turban for its scarlet spiral blossoms, it is native to the Gulf coast from Texas to Central America. Its blooms start in September and continue well into winter, longer if covered on frosty nights. If it gets out of bounds, it can be cut back severely in spring, and be ready for bloom the following fall. A bonus is its popularity with hummingbirds.

Fire sticks or pencil plant, *Euphorbia tirucalli*, is a twiggy leafless succulent from sub-Saharan Africa. Green in summer, its tips turn coral red in winter. The color change is most pronounced if grown in full sun, and is brought on by short winter days and chill (though it is happiest if covered during hard freezes). The plant's winter color is not predictable from specimen to specimen, so choose a nursery plant in winter when it has attained maximum color. If it dies back in a very hard freeze, cut out the deadwood in spring, and new growth will fill in during summer.

Cape plumbago or cape leadwort, *Plumbago auriculata*, produces ice-blue flowers on the tips of new growth in repeated waves from summer well into autumn. Snip off the spent flower heads

at the end of each bloom cycle. In our climate, it seems to be happiest with a half-day of sun.

The pomegranate tree, *Punica granatum*, is a scene-stealer in autumn, when its glossy green leaves turn golden before shedding. In winter its bare branches are ornamented with any drying fruits you didn't harvest. Spring is heralded by tiny bronze leaf buds, followed by glossy leaves, then scarlet flowers. It probably originated in eastern Iran, a region with hot arid summers and cold winters similar to our climate.

The ruby-leaved purple heart plant (your grandmother may have called it "wandering Jew"), *Tradescantia pallida*, is a native of Mexico. It provides foliage color spring through fall. It flags a bit in winter; I cut mine back in March at the first signs of new growth, and it fills out rapidly.

Mexican bush sage, *Salvia leucantha*, is from Mexico and Central America. It produces spikes of velvety purple blossoms in autumn. At three feet tall, it requires some room. Tucson is at the edge of its hardiness zone, but if cut back after a hard winter, it will regrow from the roots.

All these are perennial plants that can tolerate our alkaline soil and hot summers. All do best with some supplemental water, but not a lot, and occasional feeding during summer growing season. Acquire and plant them during their winter dormancy so they can get established before next summer's heat comes on, and you will have a nice show of color next autumn.



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 • september 2023

Tomatoes at the Rillito Heirloom Farmers Market are still beautiful and plentiful. This is one of my favorite traditional Italian salads, using day old bread and the very freshest tomatoes. And, of course, a little basil never hurts!

Other things still at the market? Corn, green beans, carrots, chard, okra, apples pears, plums, and peaches. It is a great time of year to go, as the mornings are getting cooler!



Panzanella – Bread and Tomato Salad

1 1/2 pounds ripe tomatoes, cut in 1-inch pieces
1 teaspoon kosher salt
8 ounces rustic sourdough bread
5 tablespoons extra-virgin olive oil, divided

1 cucumber, peeled, seeded and cubed
1 tablespoon red wine vinegar
freshly ground black pepper
large handful basil leaves, torn

Place tomatoes in a colander set over a bowl to save the juices, and season with the salt. Toss to coat. Set aside at room temperature to drain, tossing occasionally, while you toast the bread.

Preheat oven to 350°F. Cut bread into 1-inch cubes. In a large bowl, toss bread with 1 tablespoon of the olive oil. Transfer to a rimmed baking sheet and bake for 15 minutes. Let cool.

Remove colander with tomatoes from bowl with tomato juice. Add the vinegar to the tomato juices, and whisk in remaining 4 tablespoons olive oil. Season dressing to taste with pepper (the tomatoes and their juice are already salty).

Combine toasted and cooled bread cubes, tomatoes, cucumber, and torn basil leaves in a large bowl. Drizzle dressing over the top. Toss everything to coat and taste for seasoning. Let stand 30 minutes at room temperature before serving, tossing a couple of times in the interim.

Serves 4.

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

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
August 2023

The budget year-to-date is on track as of the August reconciliation. In September, our \$50,000, 6-month (APY 4%) CD matured. A new 12-month CD was purchased at an APY of 5%. It will mature on 9/1/2024. This will be reflected in the September financials at the end of the month.

	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	\$ 2,000.00	\$ 1,600.00	\$ (400.00)
TOTAL INCOME	\$ 83,225.00	\$ 82,600.00	\$ (625.00)
Expenses:			
Administrative:			
Postage/Printing/Other	\$ 754.69	\$ 1,000.00	\$ 245.31
Website		\$ 100.00	\$ 100.00
Professional Services (Bnkg/CPA/Atty)	\$ 573.04	\$ 3,600.00	\$ 3,026.96
Property Tax/Licenses	\$ 87.05	\$ 300.00	\$ 212.95
Insurance		\$ 3,200.00	\$ 3,200.00
Reimbursed Expenses			\$ -
Subtotal	\$ 1,414.78	\$ 8,200.00	\$ 6,785.22
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$770)	\$ 6,160.00	\$ 9,240.00	\$ 3,080.00
Landscaping Maintenance, Project & Design	\$ 3,667.71	\$ 6,000.00	\$ 2,332.29
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	\$ 9,827.71	\$ 19,740.00	\$ 9,912.29
Neighborhood Social Activites:	\$ 1,414.64	\$ 5,000.00	\$ 3,585.36
Recreational - Pools:			
Routine Services/Chemicals	\$ 12,103.17	\$ 14,000.00	\$ 1,896.83
3 Pools Maintenance, Replacement & Repairs	\$ 7,170.47	\$ 9,000.00	\$ 1,829.53
Southwest Gas	\$ 8,160.71	\$ 7,500.00	\$ (660.71)
Tucson Electric	\$ 4,987.51	\$ 10,000.00	\$ 5,012.49
City of Tucson Water	\$ 2,242.99	\$ 4,000.00	\$ 1,757.01
Contracted Housekeeping Monthly (12x\$220)	\$ 1,760.00	\$ 2,640.00	\$ 880.00
Other (permits/termites/furniture)	\$ 533.99	\$ 2,000.00	\$ 1,466.01
Subtotal	\$ 36,958.84	\$ 49,140.00	\$ 12,181.16
TOTAL EXPENSES	\$ 49,615.97	\$ 82,080.00	\$ 32,464.03
Reserve Transfer		\$ 520.00	\$ 520.00
TOTAL EXPENDITURES AND TRANSFER	\$ 49,615.97	\$ 82,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 33,609.03		

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	\$ 1,341.63 (1)	\$ -	\$ 507.44 (1)	\$ 987.33 (1)	
Ending Balance 8/31/2023	<u>\$ 110,297.64</u>	<u>\$ 5.00</u>	<u>\$ 26,036.14</u>	<u>\$ 50,987.33</u>	\$ 187,326.11
WF Checking					
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	<u>\$ 33,609.03</u>		<u>\$ 36,445.43</u>		
Ending Balance 8/31/2023	<u>\$ 34,434.03</u>		<u>\$ 220,935.14</u>		

(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.

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 Meeting October 10, 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
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