



State of the Pueblo

Barbara Eckel, President

I'm going to take another shot at explaining why the CPA Board voted to raise the dues.

There are several factors that influenced our decision.

- We haven't raised the dues since 2015 when it went from \$500 to \$750 (an increase of 50%) to cover increased expenses and to build up the Reserve Fund after the Association commissioned a Reserve Study (in 2014) which determined we were underfunded for capital expenses/repairs.
- We will be depleting our Reserve Fund (currently at \$188,356) by a minimum of \$86,000 for the road work being done this year.
- We discovered our insurance coverage with State Farm was woefully inadequate. We have since replaced that policy with appropriate coverages. However, our new insurance company is requiring us to meet their standards including any future repairs be in compliance with current county/state regulations.
- Our community is nearly 50 years old. Repairs to our assets (pools, ramadas, bathrooms and common areas) are more likely to be needed than not. This past summer's monsoon reminded us of how destructive storms can be. The cost of repairs and materials have been affected by inflation. Even routine maintenance costs have increased since 2015.
- The Reserve Fund is for unexpected, unanticipated expenses, much like a personal savings account. We would be remiss if the community did not have adequate funds when they are needed. Our alternatives would be a special assessment to cover needed repairs; take out a loan thus incurring additional expenses; or postponing repairs until we have adequate funds. None of these options are prudent.
- We intend to commission an update to the Reserve Study in 2024. The 2014 study helped us anticipate needs and we feel an updated study will be a valuable tool for the next 5-10 years. The 2024 proposed budget with annual dues of \$1,000 will cover increased operating expenses only, with no additional monies directed solely to the Reserve Fund.

The CPA Board of Directors sees its job as governance of this community in accordance with our governing documents. We are charged with protecting, preserving, and enhancing the community by being fiscally responsible. While we are volunteers, we take our jobs seriously.

We have heard from several homeowners, many support the increase and others are against it. Thank you for participating in the discussion. A special thanks goes to Jake Hurwitz for his detailed analysis of the budget and past Reserve Study. We have considered all your suggestions. Everyone will have the opportunity to review the proposed budget and accept it, or not, by using the ballot included with the annual meeting packet distributed in December.

We are finalizing the details for the January annual meeting. Stay tuned.

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2023 Board of Directors



**Hughes Sanitation Service
will be picking up garbage
and recycle this
Saturday, November 25
instead of Friday because
of the Thanksgiving
holiday.**



Catalina Pueblo

Holiday Brunch

**Sunday, December 10th
1:00 — 4:00**

**Page Chancellor's home
2469 E. Avenida de Posada**

Menu

**Oven Roasted Salmon
Ham with Mustard Sauce
Croissants
Quiche Lorraine
Quiche: Spinach, Tomato & Feta
Fruit Salad
Mimosas**

Cookie Exchange

**Please bring 3 dozen of your
favorite holiday cookies . . .**

**1 dozen for brunch dessert and 2 dozen to share.
Take-away containers will be provided.**



From the Landscape Committee . . .

A Maintenance Reminder

With the arrival of cool weather, it is time to take a look around your property to see if it is keeping with the standards set in the CC&Rs and Rules that promote a well-maintained neighborhood of desert plants within the larger context of our desert thornscrub environment.

Please identify and take care of:

- invasive plants that can take over,
- overgrown paths that might become impassable to emergency personnel or pedestrians,
- tree branches that lean into or have fallen on roads and paths,
- rat habitat and fire hazards

Growth is often so gradual it is easy to overlook a developing problem, which is why your landscape committee makes these periodic property reviews.

If you've seen neighbors looking around the edges of your property, it is probably volunteer members of your landscape committee. This November they are reviewing the purple quadrant. The purpose is to have an extra set of eyes on those easily-forgotten corners we all have.

Note that every resident in the current quadrant gets a follow-up note; no one is singled out. Check the map to see if you are in the purple quadrant for the current review. Thanks for your cooperation!

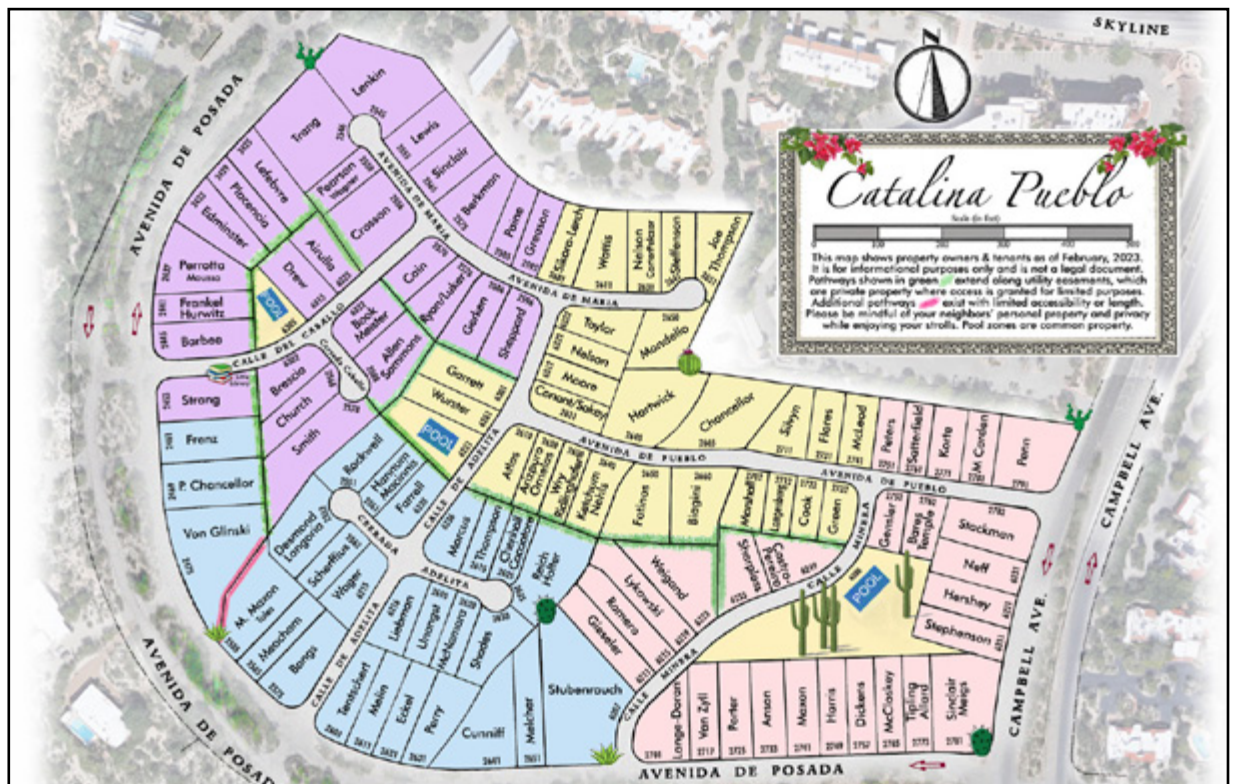
A Reminder from our Rules

Rule 2. Home, Lot, and Landscaping Changes.

2.1.Home and Landscaping Changes.

2.1.1. Changes requiring Board approval [CC&Rs 8.1.]. Advance approval for the following exterior changes must be approved by the Board.

- (4) Any major changes to existing landscaping including but not limited to the planting or removal of trees; the removal of specimen cacti; the use of decorative boulders, stones, and rock ground cover; and the installation of walls or berms. Board review is not required for landscaping within patios enclosed by walls.



Landscape Committee

- Doreen Frankel
- Carolyn Neff
- Jean Paine
- Mary Porter
- Mark Sammons
- Karen Satterfield
- Lee Strang
- Marion Taylor
- Jeannie Wager
- Joey Barbee, Chair

The Practical Pueblo

Pat Weigand

The Pueblo Plodders Tour Musical Murals 2023

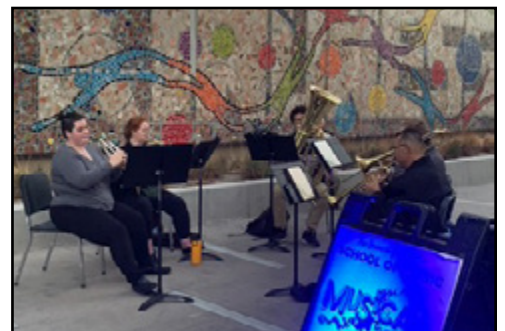
Photos by:
Marianna Cacciatore
Karen Satterfield
Ben Porter
Mary Steffenson
Pat Weigand

The Pueblo Plodders went out for one of the first walks of the 2023 Fall season on Monday, October 30. Our neighbor, Gail Reich, was a co-leader of a group of walkers that enjoyed the lovely evening temperatures and clear skies.

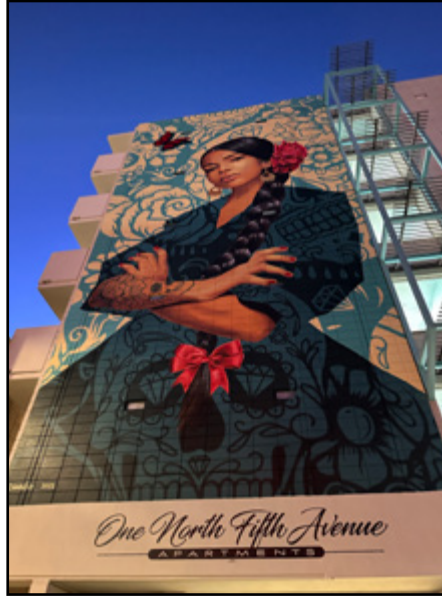
The weekly Monday Meet Me At Maynards walk downtown was special this time, entitled “Musical Murals 2023.” The walk celebrated Halloween and The Day of the Dead with a tour of some of the terrific murals that decorate Tucson. And, for the third year, the University of Arizona School of Music participated in the fun, providing fourteen UA student musical groups performing in small ensembles set up at several locations along the 2-mile trail.

Walkers met at Maynards, 400 N. Toole Ave., at 5 p.m. and followed a route that meandered from the corner of North Fifth Avenue and Toole to the AC Hotel on East Broadway Boulevard to the courtyard at East Congress Street and North Stone Avenue.

We really enjoyed seeing the murals, hearing the music, and laughing at the Halloween characters that we met along the way.



The Pueblo Plodders Tour Musical Murals 2023



Here is a list of murals we saw, in case you would like to walk-by or drive-by on your own to see some of Downtown's wonderful walls of street art:

- "Desert Soul" by El Mac and "The Cobra" by Lalo Cota, at Cobra Arcade Building, 63 E. Congress St.
- "Convertible and Woman" by Danny Martin and "Sagrada Corazon de Tucson" by Rachel Slick at the parking lot at 33 W. Congress St.
- "El Tour de Tucson" by Joe Pagac, 152 N. Court Ave. at W. Alameda St.
- "El Rapido Man" by Albert "Tito" Peyron, 77 W. Washington St.
- Tucson Images by students of TMA school, 166 W. Alameda St.
- Sidewalk mural by Alonso Delgadillo "Norte", sidewalk on Broadway west of S. Church Ave.
- "Ochoa Streetscape" and silhouette mural, artist unknown, Ochoa Street between Church and Stone Aves.



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

Garden Gallimaufry Mark Sammons

The genus name *Dianthus* gets its name from the ancient Greek *dios* and *anthus*, meaning divine flower. One sniff of their spicy scent and you'll know why. In our climate, dianthus make a nice winter plant for pots or bedding. If the genus name is unfamiliar, you may recognize folk names for its various species: clove pinks, cheddar pinks, China pinks, sweet William, and carnation.

Dianthus come in a range of colors from white through shades of pale pink, dark pink, to burgundy. They are theorized to get the name "pink" from the ruffled edge of each flower petal, as if they had been trimmed with pinking shears. One folk etymology holds that the color pink gets its name from the flower.

The several species of the genus *Dianthus* are native to the breadth of Eurasia, with some species originating in northern Europe, others in the Mediterranean, others in east Asia. All have narrow leaves and bear flowers at the tips of stems, some singly, other with several buds per stem that open one or two at a time.

Many species have been cross bred for numerous hybrids and selections. For your purposes, there is little need to differentiate; just choose the ones that please you the most.

Note that China pinks, *Dianthus chinensis*, form discrete compact plants rather than the matting habit of clove pinks and cottage pinks. Sweet William, *Dianthus barbatus*, produce stems as much as a 12-18 inches high, and bear multiple simultaneous blossoms clustered into a flat or hemispherical head. Florists' carnations, *Dianthus caryophyllus*, are ungainly plants, nearly a yard tall, and can be floppy under the weight of their heavy blooms, for which reason they are usually grown in greenhouses with wires for support.

All *Dianthus* share a preference for well-drained soil, and a tolerance of limestone or alkaline soil. To meet these requirements, I plant mine in pots of commercial cactus soil, raise the pots on feet for rapid drainage (no saucer), water them regularly, and feed half-strength fertilizer weekly (or alternate weeks in the shortest chilliest months). Regular deadheading of spent blossoms promotes production of new blossoms.

Dianthus like as much winter sun as you can give them. In late spring I move mine to where they will get afternoon shade. Some dianthus originate in wintry climates, some do not. With all the cross-breeding, there is no predicting their hardiness, so I cover mine on frosty nights.

Although some species are annuals, others biennial, and some perennial, most don't survive our summers, so I just treat mine as annuals and discard them when the heat arrives.

The cut blossoms are long lasting in a vase. Two or three of the little blossoms are nice in a small bud vase or vial, whether at home or at the office. On a hectic day, a sniff is as good as a break.



NOVEMBER GARDEN CHORES - continued

Postpone most pruning till late February or March (except for keeping mistletoe under control).

Sow wildflower seeds; water deeply weekly, till winter rains take over.

Plant shrubs and trees now.

Plant cool-weather vegetables.

Pot up your favorite winter annuals.

Watch citrus for ripeness through the winter.

Clean up non-native leaf litter

Everyone is outdoors now; minimize noise.

NOVEMBER GARDEN CHORES

Discontinue any feeding of perennials.

Reduce irrigation to monthly to induce dormancy.

Sort your frost cloths, stakes and clothespins.

Expect frost around Thanksgiving.

Cover tips of tender cacti with styrofoam cups on frosty nights

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

Prepare to move tender plants to porch or indoors on frosty nights.

Bring rare tender succulents indoors for the winter.

Photo and Text by Mark J. Sammons

Learn about the Pueblo's landscape history at:

<https://catalinapueblo.com/history/>

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

pueblorecipes

recipes collected and edited by david scott allen • november 2023

How do you get 18 lamb ribs? Buy three racks of lamb that have been frenched and cut between each rib; you should get eight ribs per rack. On the third rack, only cut off two ribs. You can then save (and freeze) the other six for a future meal for two!



Grilled Lamb Ribs with Mint Parsley Vinaigrette

2 pounds Yukon gold potatoes
3 large red onions
extra virgin olive oil
salt
freshly ground black pepper
1 cup frozen peas
1/3 cup red wine vinegar

1 tablespoon Dijon mustard
1 tablespoon minced shallot
1 teaspoon honey
1/4 cup vegetable oil
1/4 cup chopped fresh mint
1/4 cup chopped fresh parsley
18 lamb rib chops, trimmed

Preheat oven to 400°F. Peel and cut potatoes into 3/4-inch cubes; place in a large roasting pan. Peel the red onions and cut into 3/4-inch chunks. Add them to the potatoes. Drizzle liberally with olive oil and season with salt and pepper. Toss well and roast for 20-25 minutes, tossing occasionally to keep them from sticking. Cook peas separately.

While the potatoes are cooking, preheat gas grill to high. Place vinegar, mustard, shallot, honey, 1/2 teaspoon salt, 1/2 teaspoon pepper, and 1/4 cup olive oil and canola oil in a bowl, and emulsify using an immersion blender. Add the mint and parsley, and blend again to make it as smooth as possible.

Brush the chops with olive oil and season well with salt and pepper. Place chops on grill; reduce heat to low and cover. Cook lamb ribs 2 minutes per side. Divide potatoes and onions among 6 dinner plates and spoon some peas over top. Arrange three chops on each plate and drizzle with the vinaigrette. Serves 6.

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

If you have received excellent service from an individual or company and wish to share your recommendation with your neighbors, please email Connie, conniechurch313@gmail.com, or put your written recommendations in the Association mailbox at Adelita Pool - 6251 North Calle de Adelita.

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

Dennis Detmering 727-244-0810

Burnt Adobe Spray Maintenance

Recommended by Joe & Sandy Thompson

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

C & C Scape 520-250-9988

Handyman and Wrought Iron

Recommended by Joe & Sandy Thompson

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

House Cleaning Services

Fernando Mendez 520-445-1061

Alex's Cleaning Service

Recommended by Jo Ann Marcus

Tyffani Ziko & Nicole Quick 602-544-6011

Recommended by Marianne Van Zyll

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

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

Solar

Our World Energy Solar 623-850-5700

Recommended by Marianne Van Zyll

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
October 2023

The budget year-to-date remains within spending limits as of the October reconciliation.

There is no major category in which we have exceeded budgeted amounts; however, some elements within these categories, such as pool chemicals, have been higher than anticipated. Further, there are some significant expenses that will not be reconciled until November or December. These include insurance policy costs, attorney fees, and the planned road improvements.

We believe that the end-of-year bottom line projection will be at or near target.

| | 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 | \$ 798.20 | \$ 1,000.00 | \$ 201.80 |
| Website | | \$ 100.00 | \$ 100.00 |
| Professional Services (Bnkg/CPA/Atty) | \$ 693.04 | \$ 3,600.00 | \$ 2,906.96 |
| Property Tax/Licenses | \$ 121.55 | \$ 300.00 | \$ 178.45 |
| Insurance | | \$ 3,200.00 | \$ 3,200.00 |
| Reimbursed Expenses | | | \$ - |
| Subtotal | \$ 1,612.79 | \$ 8,200.00 | \$ 6,587.21 |
| Neighborhood Infrastructure: | | | |
| Contracted Monthly Landscaping (12x\$770) | \$ 7,700.00 | \$ 9,240.00 | \$ 1,540.00 |
| Landscaping Maintenance, Project & Design | \$ 4,117.71 | \$ 6,000.00 | \$ 1,882.29 |
| 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 | \$ 225.94 | \$ 1,000.00 | \$ 774.06 |
| Subtotal | \$ 12,043.65 | \$ 19,740.00 | \$ 7,696.35 |
| Neighborhood Social Activites: | \$ 1,414.64 | \$ 5,000.00 | \$ 3,585.36 |
| Recreational - Pools: | | | |
| Routine Services/Chemicals | \$ 15,413.69 | \$ 14,000.00 | \$ (1,413.69) |
| 3 Pools Maintenance, Replacement & Repairs | \$ 8,030.47 | \$ 9,000.00 | \$ 969.53 |
| Southwest Gas | \$ 8,481.96 | \$ 7,500.00 | \$ (981.96) |
| Tucson Electric | \$ 6,316.92 | \$ 10,000.00 | \$ 3,683.08 |
| City of Tucson Water | \$ 3,061.46 | \$ 4,000.00 | \$ 938.54 |
| Contracted Housekeeping Monthly (12x\$220) | \$ 2,200.00 | \$ 2,640.00 | \$ 440.00 |
| Other (permits/termites/furniture) | \$ 533.99 | \$ 2,000.00 | \$ 1,466.01 |
| Subtotal | \$ 44,038.49 | \$ 49,140.00 | \$ 5,101.51 |
| TOTAL EXPENSES | \$ 59,109.57 | \$ 82,080.00 | \$ 22,970.43 |
| Reserve Transfer | | \$ 520.00 | \$ 520.00 |
| TOTAL EXPENDITURES AND TRANSFER | \$ 59,109.57 | \$ 82,600.00 | |
| NET CASH FLOW (not including reserve transfer) | \$ 24,115.43 | | |

Checking and Reserve Funds

| | Reserve Balance | | | | |
|---|----------------------|----------------|----------------------|---------------------|---------------|
| | PFCU MM | PFCU Svgs | PFCU CD 24 Mo | PFCU CD 12 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 | \$ 1,825.25 (1) | \$ - | \$ 636.39 (1) | \$ 1,404.79 (1) | |
| Ending Balance 10/31/2023 | <u>\$ 110,781.26</u> | <u>\$ 5.00</u> | <u>\$ 26,165.09</u> | <u>\$ 51,404.79</u> | \$ 188,356.14 |
| | 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 | <u>\$ 24,115.43</u> | | <u>\$ 27,981.86</u> | | |
| Ending Balance 10/31/2023 | <u>\$ 24,940.43</u> | | <u>\$ 212,471.57</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
December 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: Deborah Perry, Chair

Frank Bangs
Giuseppe & Annamaria Biagini
JoAnn Marcus
Gail Reich
Jean Paine

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
Karen Satterfield
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