



## State of the Pueblo

**Barbara Eckel, President**

Dear Fellow Catalina Pueblo Homeowners,

We held our Annual Meeting on January 11, 2024 at St. Philips in the Hills. To hold an annual meeting, we must have a quorum of homeowners (36) either in person or by absentee ballot. We had a total of 65 homeowners participate with approximately 50 residents in attendance.

Page Chancellor is our new Secretary and Dan Neff is our new Architecture Committee Chair. Please congratulate them the next time you see them.

Upon tallying the votes, the proposed 2024 budget passed 57 yes to 8 no votes. Therefore the Annual Dues for 2024 is \$1000. Dues must be paid, or post-marked by January 31, 2024.

The Board appreciates all your comments and help in making our community greater. We look forward to a wonderful 2024.

Happy New Year!

## Roads Committee Chair

**Mike Wattis**

At the Annual Meeting, we were asked when the interior roads were last resurfaced and how much it cost. We quickly researched and the answers are April 2012 and \$43,383.

The good news: The resurfacing lasted more than 11 years. The bad news: The cost more than doubled.

## Vice President

## Water Management Chair

**Deborah Perry**

### Reminder ...

If you would like to support the Catalina Foothills Association and its steadfast dedication to preserving our desert beauty and protecting our quality of life in the Foothills, please go to their website at [www.cfatucson.org](http://www.cfatucson.org).

You can stay current with their local missions and receive their annual newsletter by clicking on the "PAY DUES" button on their home page. Click on the dropdown box "Condominiums and Townhouses" and add your identifying information, then submit \$15 for annual dues.

Peruse their website to find Interesting history and maps of our Foothills, contact information for local resources as well as links to information about their monthly Board meetings which are both open to the public and available virtually.

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## Architecture Committee Chair

**Dan Neff**

I am excited to serve on the Board of Catalina Pueblo as the Architectural Committee Chair. Thanks to Milo for his service on the board and I hope to continue his excellence.

I am a registered Civil and Structural Engineer and have recently completed some improvements to our townhome that required HOA approval and a permit from Pima County. From that experience, I understand the requirements and can assist homeowners in the process.

This winter the Architecture Committee will be reviewing the Yellow quadrant.

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Thank you to all who planned...and cooked...and cleaned up, especially Page Chancellor for hosting, and Connie Church for organizing it all. In addition, special thanks to David Scott Allen for the delicious salmon, and Carol Sinclair for her exquisite champagne mustard sauce. Equal appreciation goes to Ann Berkman, Barbara Eckel, Marianna Cacciatore, Don Chenhall, Joe Thompson, Pat Weigand, and Deborah Perry. Photos by Mark Sammons, Terry Temple and Marti Greason. Layout by Bob Garrett.

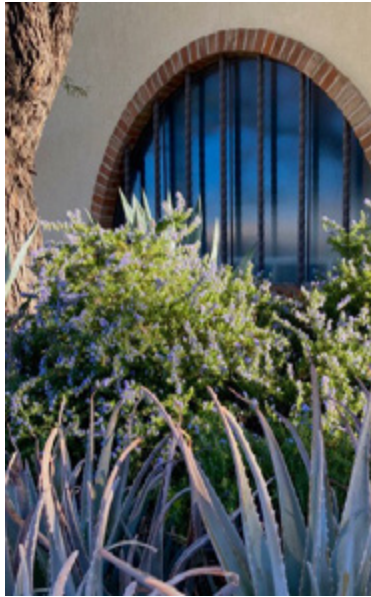






**From The Landscape Committee**

**“ Stroll the PURPLE QUADRANT and you will see.....”**



**Landscape Committee**

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



**“CATALINA PUEBLO for you and me.....”**

# Garden Gallimaufry

Mark Sammons

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

## JANUARY - FEBRUARY GARDEN CHORES

- Cover cold-sensitive plants when frost is forecast.
- Plants may remain covered for several days.
- Leave frost-damaged foliage to protect lower branches.
- Harvest citrus as it ripens.
- Pick frost-damaged citrus and juice them.
- Water wildflower seedlings weekly.
- Thin wildflower seedlings as needed.
- Plant trees and shrubs while dormant.
- It's not too late to pot up colorful winter annuals.
- Continue to plant cool weather vegetables like lettuce, spinach, Swiss chard, cabbage, carrots, and radishes.
- Prune dead, damaged, malformed or crossed limbs.
- Remove mistletoe from trees to keep it inbound.
- Rake and remove non-native leaf litter.
- Irrigate trees deeply every 2 or 4 weeks.
- Cut away and remove mistletoe in garden and wild areas alike.
- Keep irrigation on a 10- or 14-day schedule; less if rains are good.

Photo and Text by  
Mark J. Sammons

What shall I do with my freeze-damaged plants? That's the question on everyone's mind. When the recent week of cold nights struck, some of us were out of town and others too busy to cover. Some of us just plain forgot (me included!). So, what to do?

Nothing... yet.

On perennial leafy plants (bougainvillea, lantana, citrus for example), freeze-damaged foliage has value. If you look closely, you will see that the upper layers of foliage that were killed also protected the foliage beneath it. See the photo of my Turk's Turban shrub, *Malvaviscus arboreus* var. *drummondii* that I forgot to cover. Oops. Leave the dead leaves in place for now; though unsightly, they will offer some protection to the surviving lower leaves in future freezes.



In March, when the forecasts of nighttime low temperatures look clear of frost, you have two choices. You can go ahead and cut away the frost-damaged growth, or leave it longer to see what sprouts. In the first instance, pruning back will encourage new bushy growth in the coming season. This is a good approach with lantana. The bushier the growth, the more blossoms later, as the blossoms form on stem tips of new growth.

In the second instance, postponing pruning, wait until you see new growth, and cut back only just below that growth. This works with bougainvillea. It is a bit pokey, but when the heat of June arrives, almost every branch and twig will put out

leaves and eventually blossom. If you don't have the patience to wait – or don't want to do the task in the June heat – go ahead and prune away the frosted parts in March when the weather is pleasant. For freeze-damaged citrus, however, always wait for new growth.

Although dead foliage protects lower layers of leaves, it is more effective to cover the whole plant with cloth supported by stakes, and held in place with clothes pins or cobbles. This is especially useful if the forecast is for a severe freeze.

What is severe? It depends on how cold – let's say 25 degrees – and for how long. Often our temperatures barely dip to freezing until just before sunrise, and rise quickly after that. In that scenario the freeze lasts only an hour or two and



does minimal damage. On other occasions, temperatures dip to freezing at midnight, and lasts for hours, not rising above 32 degrees until mid-morning; that can be considered severe freeze. Worst is when daytime highs do not rise above freezing for the whole day. This is when you will see damage even to hardwood.

Cold air is heavier than warm; it sinks and gathers in low places or flows down washes like water. I frequently see temperatures of 31 degrees at the end of my garden next to the wash, and a "safe" 33 degrees at the other end of the garden. Within the garden, I have low spots that will freeze, and spots only five feet away that won't.

If in doubt, cover!

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 • january 2024

This is a little loaf cake I made the other day based on a New York Times recipe. It is really excellent.

A few notes;

- Lemons are in season and this is a good year. I recommend using Lisbon lemons for this recipe, not Meyer Lemons. You need the acid from the former.
  - Blueberries, however, are not in season — but you can always get them at the store. Don't use frozen.
  - Ground almonds/almond flour – the best deal on this is at Trader Joe's.
- Enjoy!



## Lemon, Blueberry, Almond Cake

*1 1/2 tablespoons unsalted butter, softened*  
*1 cup granulated sugar*  
*1 teaspoon lemon zest*  
*1 teaspoon vanilla extract*  
*3 large eggs*  
*2/3 cup flour*

*1 1/4 teaspoons baking powder*  
*pinch salt*  
*1 cup ground almond flour*  
*1 1/2 cups fresh blueberries*  
*1 tablespoon lemon juice*  
*2/3 cup confectioners' sugar (icing sugar)*

Heat oven to 375°F. Grease a 9-inch x 5-inch bread pan with additional butter, line it with a parchment paper sling and butter the paper. Set the pan aside.

Place butter, sugar, lemon zest and vanilla in the bowl of a stand mixer fitted with the paddle attachment. Beat on high speed for 3 to 4 minutes, until light, then lower speed to medium. Add eggs one at a time, scraping down the sides of the bowl a few times as necessary.

In a separate bowl, whisk together flour, baking powder, salt and almond flour. With the stand mixer on low, add the dry ingredients in three additions, mixing just until no white specks remain. Fold in 3/4 of the blueberries by hand, then scoop batter into the prepared loaf pan.

Bake 15 minutes, then sprinkle the remaining blueberries over the top of the cake. Bake another 15 minutes, then cover loosely with foil and continue to bake for another 25 minutes. Remove from oven and cool for 10 minutes before removing cake from pan and placing on a wire rack.

When cake is cool, mix lemon juice and icing sugar in a bowl until smooth, adding a bit more juice if necessary, just until the icing moves when you tilt the bowl. Pour over the cake and gently spread out. When icing is set, slice and serve. Makes 12 servings.

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](mailto: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](mailto: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  
December 2023

	2023 YTD Actual	2023 Annual Budget	Budget YTD Remaining		
<b>Income:</b>					
Association Dues	\$ 81,225.00	\$ 81,000.00	\$ (225.00)		
Title Transfer Fees & Penalties/Interest	\$ 2,400.00	\$ 1,600.00	\$ (800.00)		
<b>TOTAL INCOME</b>	<b>\$ 83,625.00</b>	<b>\$ 82,600.00</b>	<b>\$ (1,025.00)</b>		
<b>Expenses:</b>					
<b>Administrative:</b>					
Postage/Printing/Other	\$ 1,111.73	\$ 1,000.00	\$ (111.73)		
Website	\$ 95.88	\$ 100.00	\$ 4.12		
Professional Services (Bnkg/CPA/Atty)	\$ 2,043.04	\$ 3,600.00	\$ 1,556.96		
Property Tax/Licenses	\$ 121.55	\$ 300.00	\$ 178.45		
Insurance	\$ 3,950.63	\$ 3,200.00	\$ (750.63)		
Reimbursed Expenses			\$ -		
<b>Subtotal</b>	<b>\$ 7,322.83</b>	<b>\$ 8,200.00</b>	<b>\$ 877.17</b>		
<b>Neighborhood Infrastructure:</b>					
Contracted Monthly Landscaping (12x\$770)	\$ 9,240.00	\$ 9,240.00	\$ -		
Landscaping Maintenance, Project & Design	\$ 5,567.71	\$ 6,000.00	\$ 432.29		
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		
<b>Subtotal</b>	<b>\$ 15,033.65</b>	<b>\$ 19,740.00</b>	<b>\$ 4,706.35</b>		
<b>Neighborhood Social Activites:</b>	<b>\$ 2,799.92</b>	<b>\$ 5,000.00</b>	<b>\$ 2,200.08</b>		
<b>Recreational - Pools:</b>					
Routine Services/Chemicals	\$ 18,080.10	\$ 14,000.00	\$ (4,080.10)		
3 Pools Maintenance, Replacement & Repairs	\$ 8,030.47	\$ 9,000.00	\$ 969.53		
Southwest Gas	\$ 10,126.90	\$ 7,500.00	\$ (2,626.90)		
Tucson Electric	\$ 7,675.77	\$ 10,000.00	\$ 2,324.23		
City of Tucson Water	\$ 3,890.92	\$ 4,000.00	\$ 109.08		
Contracted Housekeeping Monthly (12x\$220)	\$ 2,640.00	\$ 2,640.00	\$ -		
Other (permits/termites/furniture)	\$ 1,093.99	\$ 2,000.00	\$ 906.01		
<b>Subtotal</b>	<b>\$ 51,538.15</b>	<b>\$ 49,140.00</b>	<b>\$ (2,398.15)</b>		
<b>TOTAL EXPENSES</b>	<b>\$ 76,694.55</b>	<b>\$ 82,080.00</b>	<b>\$ 5,385.45</b>		
<b>Reserve Transfer</b>		<b>\$ 520.00</b>	<b>\$ 520.00</b>		
<b>TOTAL EXPENDITURES AND TRANSFER</b>	<b>\$ 76,694.55</b>	<b>\$ 82,600.00</b>			
<b>NET CASH FLOW (not including reserve transfer)</b>	<b>\$ 6,930.45</b>				
<b>Checking and Reserve Funds</b>					
	<b>Reserve Balance</b>				
	<b>PFCU MM</b>	<b>PFCU Svgs</b>	<b>PFCU CD 24 Mo</b>	<b>PFCU CD 12 Mo</b>	<b>PFCU Total</b>
Balance 1/1/2023	\$ 138,524.96	\$ 5.00	\$ 25,528.70		
Transfer In/Out	\$ (29,568.95)			\$ 50,000.00	
Reserve expenses APS Chip Seal & Paving	\$ (90,884.00)				
Total Net Cash Flow	\$ 2,118.79 (1)	\$ -	\$ 765.99 (1)	\$ 1,825.66 (1)	
Ending Balance 12/31/2023	<u>\$ 20,190.80</u>	<u>\$ 5.00</u>	<u>\$ 26,294.69</u>	<u>\$ 51,825.66</u>	\$ 98,316.15
	<b>WF Checking</b>		<b>Total</b>		
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>\$ 6,930.45</u>		<u>\$ 11,640.89</u>		
Ending Balance 12/31/2023	<u>\$ 7,755.45</u>		<u>\$ 196,130.60</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

## 2024 Board of Directors

**Barbara Eckel** — *President*  
520-425-6350 [beckel5212@gmail.com](mailto:beckel5212@gmail.com)

**Deborah Perry** — *Vice President*  
720-333-3300 [debperry8@gmail.com](mailto:debperry8@gmail.com)

**Page Chancellor** — *Secretary*  
520-909-0915 [pchancellor@goldberandosborne.com](mailto:pchancellor@goldberandosborne.com)

**Patricia Weigand** — *Treasurer*  
215-219-7451 [weigand\\_patricia@yahoo.com](mailto:weigand_patricia@yahoo.com)

**Mike Wattis** — *Pools*  
520-977-5377 [mike@wattisinc.com](mailto:mike@wattisinc.com)

**Joey Barbee** — *Landscape*  
520-529-3948 [jtannerariz@gmail.com](mailto:jtannerariz@gmail.com)

**Dan Neff** — *Architecture*  
520-370-7470 [dhneff47@gmail.com](mailto:dhneff47@gmail.com)

### 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](mailto:hughessanitationservices@hotmail.com)  
[www.tucsontrash.com](http://www.tucsontrash.com)

**February Board Meeting**  
**February 13, 2024**  
**4:00**  
**2621 E. Avenida de Posada**

Our website, [www.catalinapueblo.com](http://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:

Water Management Committee:  
Deborah Perry, Chair  
Frank Bangs  
Giuseppe & Annamaria Biagini  
JoAnn Marcus  
Mark Sammons  
Milo Meacham

Architecture: Dan Neff, Chair  
Mark Sammons  
Jean Paine  
Jake Hurwitz  
Gene Gieseler  
Carolyn Neff

Landscape: Joey Barbee, Chair  
Mark Sammons  
Jeannie Wager  
Mary Steffenson  
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](http://www.catalinapueblo.com)  
Connie Church