



State of the Pueblo

Barbara Eckel, President

We are pleased to appoint Emily Green as our new Social Committee Chair. Her first event will be the Tapas Tour on March 3. Emily moved to CPA in December, just in time to attend our Holiday Party. She ran her own catering company in Colorado. We know she'll be a great addition to our community and our social events.

As we move further into 2024, we are hoping for more community participation and input on our committees. We have openings in the Light Bulb Brigade and the soon to be formed Reserve Study Committee. More on the Reserve Study Committee next month.

Once again, we have had a report of mail theft. This time it was outgoing mail that was stolen. After exploring the possibility of a community locking mailbox for outgoing mail with the USPS, they said we do not have enough outgoing mail to qualify for a mail collection box. In the meantime, they recommend bringing checks or other sensitive mail directly to the post office or to a USPS blue mail collection box. The closest post offices are at 1700 E River Road or 3655 N Oracle Road. They both have drive-thru collection boxes. If you do want to leave outgoing mail in your box, the PO recommends not leaving it over night. Rather put it out in the morning, or better yet, close to when the mail carrier is delivering.

Our spring season has begun. Time for new beginnings and beautiful weather. Come out and join your neighbors for the Tapas Tour on March 3.

Norm Steffenson

For those who knew Norm Steffenson, Mary would like you to know he passed away from cardiac arrest on Wednesday, February 28, at TMC with his family and friends by his side.

There will be a memorial service at Atria in the near future.



Vice President

Deborah Perry

A shout out to our residents. ... can you help?

Thank you to all of our volunteers who make Catalina Pueblo a wonderful place to live.

Heads up that 4 of our Board members will retire at the end of 2024. The following positions will be vacant ... President, Treasurer, Landscaping Chair and Pools Chair. Please consider offering your time and skills to one of these important leadership roles.

If you are interested ... contact Deb Perry 720.333.3300 on the Nominating Committee.

Applications for Rental Property status will now be accepted

Notice is hereby given that the Board will accept applications from **March 4 – April 4, 2024** from Owners interested in renting their home. By **April 10**, 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: catalinapueblboard@gmail.com no later than **April 4, 2024**.

All applications must include the owner's legal name and date as listed on the deed. A copy of the deed must be submitted prior to final approval.

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tapas tour

neighborhood open houses!

Sunday, March 3rd — 4:00 – 7:00

Wander from house to house
Food, Drink & Friends

2024
Tapas Tour
European
Dining

Ben & Mary Porter
2725 E. Avenida de Posada
German & Czech
Bratwurst mit Sauerkraut
Sausages with Sauerkraut

Kalter Gurkensalat
Cold Cucumber Salad

Bratkartoffeln mit Senf
Roasted Potatoes with Mustard

Bretzelstucke
Pretzel Bites

Babiččiny koláče & Pfeffernüße
Grandma's Kolaces & Spice Cookies

Patsy Dickens
2757 E. Avenida de Posada
French
Brie sur Pain Grillé
Brie on Toast

Verrine de Charcuterie
Charcuterie in a Cup

Quiche Variés
Assorted Quiches

Gougères
Savory Cheese Puffs

Macarons & Profiteroles
Assorted Pastries

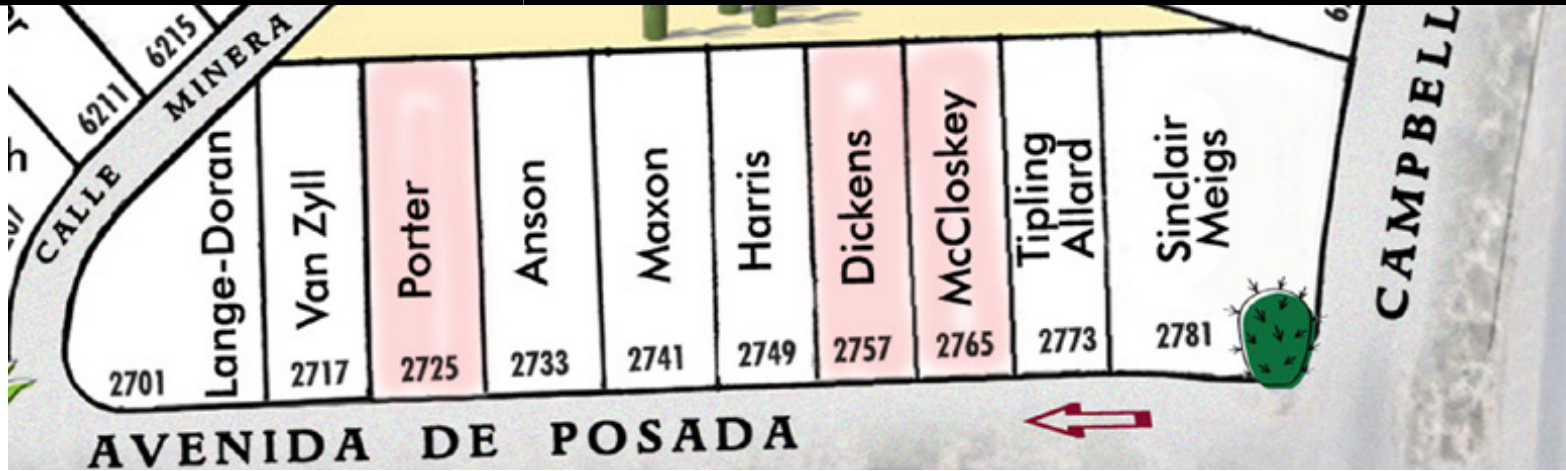
Laura McCloskey
2765 E. Avenida de Posada
Italian
Un Misto di Bruschette
Bruschetta with mixed toppings

Pesto con Ravioli al Formaggio
Pesto with Cheese Ravioli

Boconcini Caprese
Caprese Bites

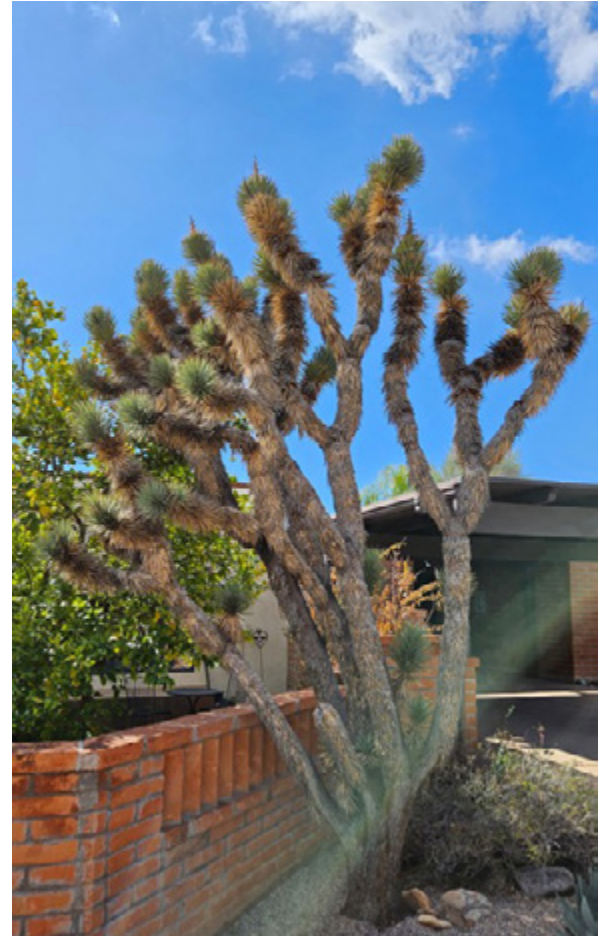
Piatto di melone e prosciutto
Melon & Prosciutto Platter

Biscotti di Burro
Italian Butter Cookies



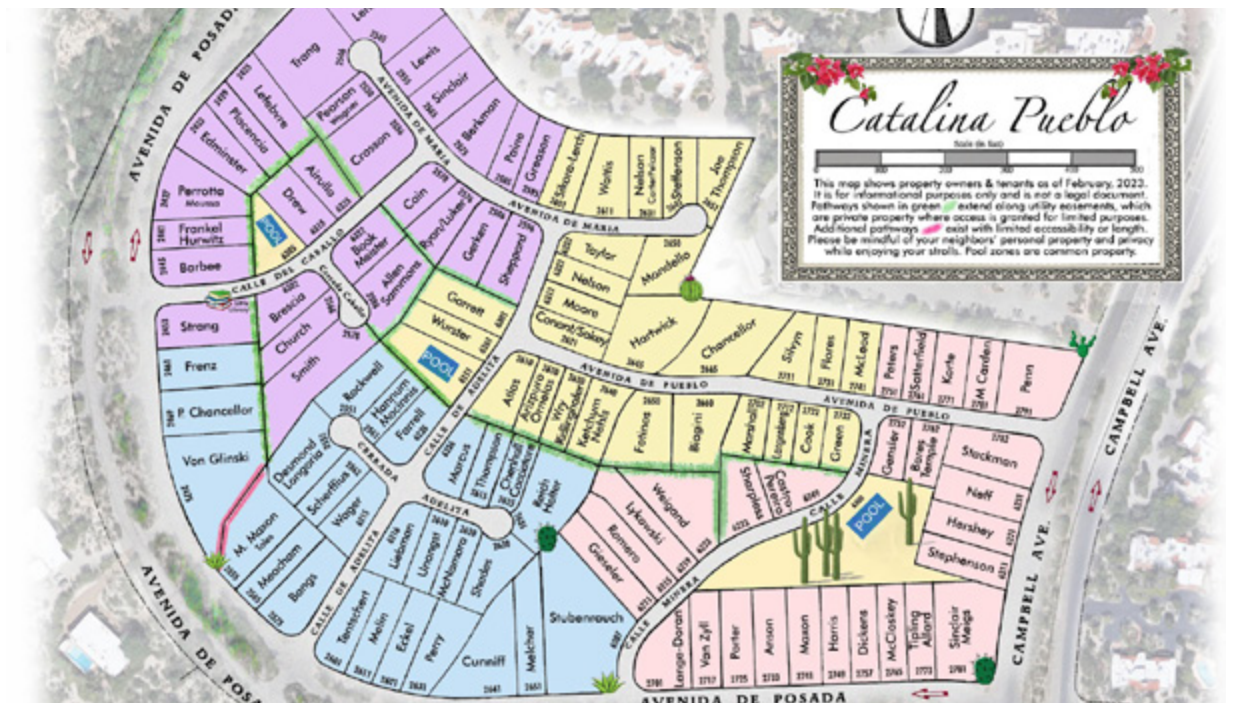
From The Landscape Committee

“ Stroll the Yellow 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.....”

Pools & Roads Committee Chair Mike Wattis

The Caballo Pool project at the southwest entrance is complete. The steps, that were deemed unsafe, were removed, the gate permanently locked and large rocks and plantings were installed. If you have not seen it, please walk by. Francisco did a wonderful job.

The Pool Committee is looking into the advisability of adding lights at the Caballo Pool parking area.

The Roads Committee is working with Dan Neff, Architecture Committee Chair, to address speed bumps. Do we add some, take some away, paint them? Are there spacing/quantity/height guidelines? We have heard from folks on both sides of this issue and realize it isn't a simple decision to make. We'll keep you apprised.

Mahjongg Mary Porter



Interested in learning and playing mahjongg with your neighbors? Mary Porter, 612-518-1384, is willing to teach.

There is a small group that can play on Monday or Friday from 1:30 to 4:00. It is a fun brain-exercise and a great way to connect with neighbors.



Communications Committee Connie Church

With Board approval, we are moving the publication date of our newsletter, Catalina Pueblo Chronicle, from the third week of each month, back to the 1st of each month.

If you have something you'd like to contribute or have suggestions, please contact Connie at CatalinaPuebloCommunications@gmail.com.



Desert Bluebell

After good winter rains, wildflower season is upon us. A rather rare one is *Phacelia campanularia*, the desert bluebell. It is no relation to the eastern Virginia bluebell. Among all flowers, the desert bluebell stands out for having a nearly pure blue, barely tinged with violet. It is an annual that grows from seed during the winter, blooms in early March, and soon dies and sheds seeds that remain dormant through the summer — or for many years —, and are stimulated to germinate and grow only by the ideal combination of temperature, rain and soil moisture.

There are nice examples of them growing in several places around the Pueblo that your neighbors have been cultivating there for several years. Keep an eye out for them when you are out for a walk, and admire them (if you can get there before the javelinas do!). If you like them, you can get seeds next fall at any plant nursery and scatter them among cobbles or coarse gravel, and wait for nature to take over, or give them a thorough soaking every ten days in winter.

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

Garden Gallimaufry

Mark Sammons

Mint is easy enough to find in the grocery store, but I always like to have a potted plant or two at hand for its innumerable culinary uses.

Mint's strong scent has a history of being used to cover bad smells. When I visited a tannery, I was given a bundle of mint to hold to my nose to mask the smell of decaying hides. In ancient Greece, mint may have been used at funerals to mask the scent of decay; from this, historians believe it got associations with the underworld. The myth arose that Persephone grew suspicious that her "husband" Pluto (who had abducted her unwillingly) was having an affair with a nymph named Minthe. In a fit of jealousy, Perspehone turned the nymph into the plant that still bears her name. Think of that next time you put mint in your iced tea.

The mint family *Lamiaceae* includes numerous species that encompass bee balm, sage, even thyme. Within the *mentha* genus, the species seem endless: apple mint, pineapple mint, even chocolate mint and mojito mint. The two basic species to consider for cooking are spearmint and peppermint. Grow whichever you prefer, as they have identical growing conditions.

These mints originated in Eurasia, where it grows in spots with rich and continually-damp soil, and a half-day of sun. It spreads into mats via specialized horizontal stems called stolons with nodes that can put down shallow roots and send up stems.

Here in the low desert, it is easily grown in a pot. This is a rare case where I do recommend a plastic or glazed pot. These retain moisture, making it easier to keep the plant uniformly moist. I recommend a medium-sized pot so you can grow enough to have on hand whenever you want it, but small enough to move seasonally. A medium-sized pot of your favorite can keep you going indefinitely.

There is not much to mint's maintenance. Plant it in rich potting soil. Although its roots are relatively shallow, a deep pot helps retain more moisture. In summer, drench it daily. In winter water it every two or three days. Do not use a saucer under the pot, as accumulated water will breed mosquitoes.

In winter place the pot where it will receive full or half-day sun. In summer, move it to dappled shade. You can escape seasonal moving of a pot if you have a perfect eastern sun exposure that goes into shade by late morning in summer.

The frequent watering will wash nutrients out of the soil. If the leaves yellow, the plant needs fertilizer, especially with the daily watering of summer. I use a



half-strength fish emulsion every couple of weeks. Too strong a fertilizer can cause the leaf edges to brown. I don't like to use chemical fertilizers in food plants because the heavy metals in them are taken into roots, stems, and leaves.

In summer, if feeding is too infrequent, you may find yellowish leaves with dark green veins. This is not a big deal, just a reminder to feed; the veined leaves may not be as pretty, but will taste just as good. If you miss a summer watering, the leaves may droop disastrously, but don't give up on it. The plant is likely still alive, and a good soaking can bring back new growth.

In our climate, the leaves are nice and tender in winter, but can get a bit tough in summer heat, so cooked or chopped are better uses in summer.

If you look at a mint plant closely, you will see that the leaves appear in pairs on opposite sides of the square stems. Each stem is capable of branching at these points. So, when you snip sprigs for use, cut about a quarter inch above a leaf pair. Rotating among stems will cause branching that will give you a bushier plant. Pinching flowering tips off will also promote branching.

If I can't keep up with the growth, and the plant gets leggy, or seems to be choking itself in an overcrowded pot, I cut it back within four inches of the roots, typically in spring and again in early fall. For a few weeks, you will have no leaves, but it will spring back. You can repeat this cycle almost indefinitely; I kept the same pot of mint chugging along for more than fifteen years before starting over with a new plant.

MARCH GARDEN CHORES

Through mid-March, watch for frost.

After mid-month, prune frost-damage.

Summer will be tough on plants; get new perennials, shrubs, trees, in the ground now.

Mulch with leaves, bark or gravel.

Prune perennial herbs.

Fertilize roses, iris.

Start monthly fertilizing of potted cacti & succulents.

Increase watering if warm & windy.

Water new plantings slowly and deeply.

Pot or plant hot-weather herbs: basil, chive, oregano, sage, thyme.

Bougainvillea and lantana can be pruned back as far as you want to keep the size and shape you desire.

Watch for spider mites (a dusty look or fine webbing) on plants: blast with water.

If it doesn't work, try insecticidal soap.

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

Learn about the Pueblo's landscape history at: <https://catalinapueblo.com/history/>

Photo and Text by
Mark J. Sammons

pueblorecipes

recipes collected and edited by david scott allen • march 2024

This is a perfect dish for March — kumquats are in season, and Mark has written about mint in his Garden Gallimaufry article.



Poached Tuna with Kumquats and Jalapeños

2 ahi tuna steaks, about 6 ounces each
kosher salt
4 tablespoons unsalted butter
4 tablespoons extra-virgin olive oil

2 tablespoons fresh lime juice
1 small jalapeño—seeded and minced
4 kumquats, thinly sliced
1/4 cup mint leaves, torn

Season the tuna steaks with salt. In a medium saucepan, melt the butter in the olive oil and lime juice. Stir in the minced jalapeño and sliced kumquats. Add the tuna steaks and cook them over medium heat, turning once, until they're rare, about 4 minutes.

Transfer the tuna steaks to a carving board and slice them 1/3 inch thick, then arrange them on plates. Stir the torn mint into the sauce, then spoon the sauce over the tuna and serve.

Serves 2.

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 and Ben & Mary Porter

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
January 2024

The January 2024 Statement of Cash Flows and Budget documents that the unspent \$6,930.45 from the 2023 Budget has been moved into the Reserve Fund.

Note that a substantial portion of Homeowners paid their 2024 Annual Dues, as is shown in the first line of 2024 YTD Actual Income.

	2024 YTD Actual	2024 Annual Budget	Budget YTD Remaining
Income:			
Association Dues	\$ 71,825.00	\$ 108,000.00	\$ 36,175.00
Title Transfer Fees & Penalties/Interest		\$ 1,600.00	\$ 1,600.00
TOTAL INCOME	\$ 71,825.00	\$ 109,600.00	\$ 37,775.00
Expenses:			
Administrative:			
Postage/Printing/Other		\$ 1,000.00	\$ 1,000.00
Website		\$ 100.00	\$ 100.00
Professional Services (Bnkg/CPA/Atty)	\$ 210.00	\$ 3,720.00	\$ 3,510.00
Property Tax/Licenses		\$ 300.00	\$ 300.00
Insurance		\$ 4,200.00	\$ 4,200.00
Reserve Study		\$ 3,000.00	\$ 3,000.00
Reimbursed Expenses			\$ -
Subtotal	\$ 210.00	\$ 12,320.00	\$ 12,110.00
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$850)	\$ 850.00	\$ 10,200.00	\$ 9,350.00
Landscaping Maintenance, Project & Design		\$ 8,600.00	\$ 8,600.00
Watershed Management Project		\$ 2,000.00	\$ 2,000.00
Roads & Drainage		\$ 1,000.00	\$ 1,000.00
Security - Covid-19		\$ -	\$ -
Security & Lightbulbs	\$ 200.00	\$ 1,000.00	\$ 800.00
Subtotal	\$ 1,050.00	\$ 22,800.00	\$ 21,750.00
Neighborhood Social Activities:	\$ 140.55	\$ 6,000.00	\$ 5,859.45
Recreational - Pools:			
Routine Services/Chemicals	\$ 1,154.66	\$ 18,000.00	\$ 16,845.34
3 Pools Maintenance, Replacement & Repairs	\$ 180.00	\$ 13,900.00	\$ 13,720.00
Southwest Gas	\$ 1,443.68	\$ 9,200.00	\$ 7,756.32
Tucson Electric	\$ 580.44	\$ 7,200.00	\$ 6,619.56
City of Tucson Water	\$ 312.81	\$ 4,500.00	\$ 4,187.19
Contracted Housekeeping Monthly (12x\$245)	\$ 245.00	\$ 2,940.00	\$ 2,695.00
Other (permits/termites/furniture)		\$ 2,500.00	\$ 2,500.00
Subtotal	\$ 3,916.59	\$ 58,240.00	\$ 54,323.41
TOTAL EXPENSES	\$ 5,317.14	\$ 99,360.00	\$ 94,042.86
Reserve Transfer		\$ 10,240.00	\$ 10,240.00
TOTAL EXPENDITURES AND TRANSFER	\$ 5,317.14	\$ 109,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 66,507.86		

Checking and Reserve Funds	Reserve Balance				
	PFCU MM	PFCU Svgs	PFCU CD 24 Mo	PFCU CD 12 Mo	PFCU Total
Balance 1/1/2024	\$ 20,190.80	\$ 5.00	\$ 26,294.69	\$ 51,825.66	
Transfer In/Out	\$ 6,930.45		-3		
Reserve expenses	\$ (4,151.00)				
Total Net Cash Flow	\$ 14.47	-1 \$ -	\$ 66.10	-1 \$ 215.20	-1
Ending Balance 1/31/24	<u>\$ 22,984.72</u>	<u>\$ 5.00</u>	-3 <u>\$ 26,360.79</u>	<u>\$ 52,040.86</u>	\$ 101,391.37
	WF Checking		Total		
Balance 1/1/2024	\$ 825.00	-2	\$ 47,315.49		
2024 Dues prepaid in 2023, move to 2024 actuals above	\$ (825.00)		\$ (825.00)		
Transfer In/Out			\$ 6,927.45		
Total Net Cash Flow	<u>\$ 66,507.86</u>		<u>\$ 66,803.63</u>		
Ending Balance 1/31/24	<u>\$ 66,507.86</u>	-3	<u>\$ 120,221.57</u>		

-1 Interest income in the MM and CD accounts

-2 Reserve transfer of \$6930.45 completed in Jan&Feb2024. Deducted from 1/1/2024 Bal leaving only the prepaid 2024 dues

-3 Reserve transfer not complete until Feb2024, but indicating the result in PFCU Savings and WF checking

2024 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

Page Chancellor — *Secretary*
520-909-0915 pchancellor@goldbergandosborne.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

Dan Neff — *Architecture*
520-370-7470 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
www.tucsontrash.com

March Board Meeting

March 12, 2024

4:00

2469 E. Avenida de Posada

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:

Social: Emily Green, Chair

Tapas Tour 2024:

Mary Porter, Laura McCrosky, Patsy Dickens

Cinco de Mayo: Joe Thompson

Water Management Committee:

Deborah Perry, Chair

Frank Bangs

Giuseppe & Annamaria Biagini

JoAnn Marcus

Mark Sammons

Milo Meacham

Janelle Curry

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: Jean Paine, 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