



## From the Nominating Committee . . . Deb Perry, Vice President

Hello neighbors! We all love our community and its enjoyable comforts. Because we self-manage CP, we depend upon the generosity of our neighbors to volunteer their time on our HOA board and our committees.

Do you love to swim? Do you enjoy our numerous walkways and beautiful plantings? Do you appreciate the uniqueness of our homes? Perhaps you are handy or have some skill in the building trades. Maybe you are organized and detail oriented or have a background in finance.

In January of 2025 we will need to fill the following three vacancies on our Board: Secretary, Treasurer, and Pool Chair. We also are calling for additional volunteers to join our Architecture and Landscape Committees. Please consider matching your interests or skills to our neighborhood needs.

The time commitment is only a few hours per month, and not every month. For our part-time residents, we'd love to have your help while you're here and offer that many of the responsibilities can be effectively managed virtually. If you prefer a shorter commitment, please consider a 1 or 2 year term.

If you are thinking about helping out in any of these roles, please reach out to me or any other Board member for more information. It is fun and rewarding to participate in fulfilling our community's needs.

Gratefully,  
Deb Perry VP  
720.333.3300  
debperry8@gmail.com



**October 7, 2024**

Last day to register to vote for General Election

**October 9, 2024**

Early Voting Begins

**November 5, 2024**

General Election Day

Where you can go for Trusted Election Information

[Arizona.Vote.azsos.gov\\*](https://www.Arizona.Vote.azsos.gov)

**If you don't vote in Arizona, please check voting information sites for your state.**

### Political Signs

**Political signs may be placed on private lots 71 days prior to an election. (See Rule 2.9.4).**

**In the interest of maintaining civil discourse, please respect each person's right to free speech.**

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# Días de la Oktoberfest

**Join us for the Pueblo's First 'Días de la Oktoberfest'!**

**Bringing together two fun October festivities into one great potluck pool party, no need to dress up unless you want to!**



**Sunday, October 27th – 5:30**

**Adelita Pool**

**If your last name begins with:**

**A – L please bring Dessert or Fruit**

**M – Z please bring heavy Hors d'oeuvres**

**If you can help with either set-up or clean-up, please call or text Emily Green 720-530-3140**

## Capital Reserve Fund

### Reserve Task Force Members

#### The CPA's Capital Reserve Fund — Why Do We Need It? Part II

Earlier this year the CPA Board engaged Association Reserves, a Chandler-based Reserve Analysis Specialist, to conduct a review of our fixed asset base and prospective funding needs.

Using the resulting Reserve Review, we can create a schedule for the repair or replacement of the identified components over a multi-year period. This schedule then guides CPA spending on capital assets, such as pools and roads. It also establishes our annual Reserve funding needs. The actual repair or replacement timing may be shifted when an asset lasts longer or shorter than estimated.

Annual additions to CPA's Reserve account ensure projects are completed in a timely manner, help maintain budget stability, and allow us to keep CPA's property in the best possible condition. Importantly, it also evenly and equitably distributes the expense among owners over time.

Annual funding of the Reserve account in amounts sufficient to meet future capital spending needs, which are generally predictable,

should eliminate or reduce the possibility of special assessments. Through the annual funding mechanism, everyone pays for the cost of ongoing deterioration as part of the CPA dues during their years of ownership. Owners will enjoy a functional and esthetically pleasing property throughout their entire time of ownership because these funds are available when needed.

When the time comes to sell, potential new owners will likely be interested to know there is a Reserve funding plan to ensure our neighborhood common areas will be maintained with little risk of special assessments. Arizona law requires CPA to disclose to the prospective buyers the amount of money held by the association as reserves and a copy of the most recent reserve study. Of course, attractive and well-maintained common areas will appeal to potential buyers, which in turn serves to maximize property values.

The Reserve Task Force looks forward to working with everyone to provide a solid foundation to maintain the integrity of our shared assets.

### Reserve Task Force Members

Frank Bangs  
Chris Cunniff

Bob Frenz

Jake Hurwitz

Beverly McNamara







# Pueblo Travelers

*"Travel is fatal to prejudice..."* – Mark Twain

**Pueblo Travelers** is an occasional feature showcasing our neighbors' travels.

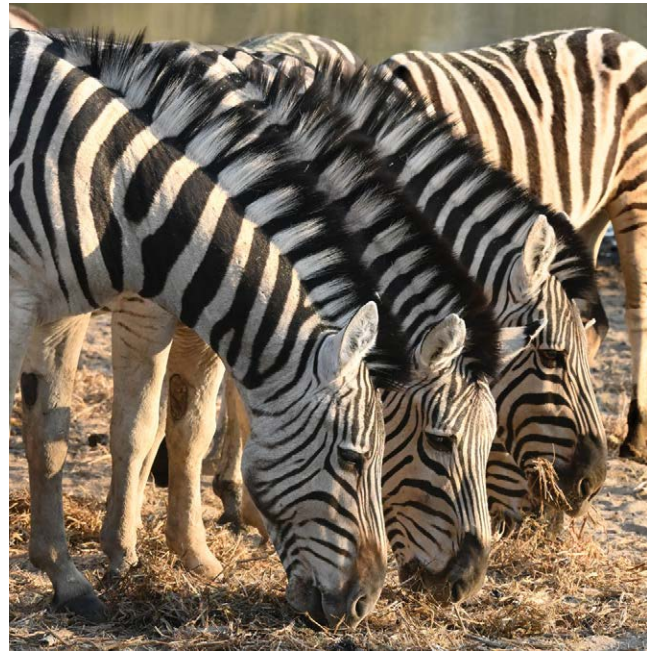
Where have you been?  
Do you want to share some photos?  
Please contact  
David Scott Allen:  
[cookfarm@comcast.net](mailto:cookfarm@comcast.net)

David recently had the opportunity to attend a ten-day wildlife photography safari in Botswana. Here are some of his favorites.



*"Wherever you go, go with all your heart..."* – Confucius





After 20-some hours travel we reached northern Botswana in the Kalahari Basin. From there, went to a wonderful little camp called Thamo Telele, where we spent three nights getting on schedule. There we saw many giraffes, zebras, wildebeest, ostriches, hyenas, and vervet monkeys.



We were then six nights in tents out in the bush in the Okavango Delta, a river that flows inland and vanishes in a central desert where we were among lions, elephants, hippos, cape buffalo, baboons, leopards, and cheetahs. We were camped in Khwai and Moremi and spent 9-10 hours each day out in a jeep photographing. We then boated (a very low slung African Queen-type vessel) to Camp Okavango, our final destination.



~ David

*"We are all travelers in the wilderness of this world..."* – Robert Louis Stevenson



## Garden Gallimaufry

Mark Sammons

Mark J. Sammons  
[cookfarm@comcast.net](mailto:cookfarm@comcast.net)  
520-615-6019

### OCTOBER GARDEN CHORES

Reduce watering perennials to discourage tender new growth before winter.

Plant cool-season annuals, vegetables, herbs, flowers.

Good season to plant trees, shrubs, perennials.

Divide overgrown perennials.

Last month for planting cactus & succulents.

Move cold-sensitive tropical succulents indoors when nights drop below 50.

Inventory your frost cloths.

Sow desert wildflower seeds in October-November.

Early October last fertilizing of perennials until spring.

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

I'm often asked about the plants that cascade forward from terra cotta planters at the back of my carport. When I didn't know the plant's name, I just called it "wiggly sticks". Locally they are known as "slipper plant" for their flowers' supposed resemblance to a slipper. Local nurseries will recognize that name.

Its botanical name was *Pedilanthus macrocarpus*, but in 2003, thanks to new information acquired through DNA analysis, it was reassigned to the genus *Euphorbia*, and in a rare practice, given a new species name too, *lomelii*. Local nurseries have not caught up with the change, so ask for it by its old name "*pedilanthus*" or just ask for "slipper plant".

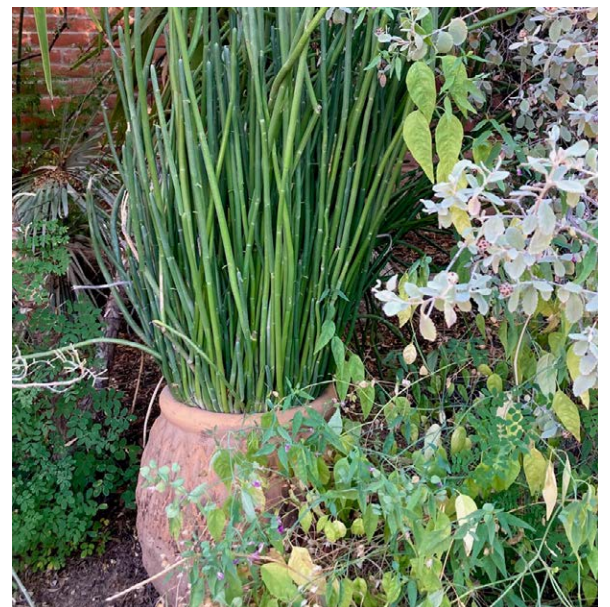
It is native to the Baja peninsula and adjacent parts of Sonora. It is extremely tough even in the fierce desert sun. In full sun, its waxy stems are nearly straight, and occasionally produce side shoots that turn straight upward. The ones in my carport snake in search of sun.

When they are established, slipper plants will start sending up suckers from the base. A few stems can become a dense clump, reaching five feet in height and breadth in a few years. If that is wider than you want, simply yank the young unwanted shoots out of the ground and discard or replant them elsewhere. Alternatively, you can get new plants taking cuttings; cure these in the shade for a week, and stick them in soil, water once, then wait a month before putting them on their seasonally appropriate watering schedule. Cuttings will need to be staked for their first year while they establish roots. The white sap of *Euphorbias* can burn the hands or irritate the eyes, so wear gloves when handling them.

The flower's comparison to a slipper requires a stretch of the imagination; the blossoms' shape looks more like a stiletto shoe designed by Lady Gaga. It is not grown for its blossoms, but the soft orange color is attractive to hummingbirds, and fascinating to study. The first part of the blossom to emerge is a female part that forms the lower part of the blossom, then the male part emerges and presses the female part downward as the male part turns upward, giving the blossom its curious form.

Slipper plant can be grown in native soil, or potted in bagged cactus-palm-succulent soil. Make sure the pot is deep and very heavy, as the tall heavy plants can topple an imbalanced pot. Rotate a potted specimen 180 degrees early each winter to allow the plant to adjust to new lighting before summer sun returns. This will balance new growth. I water potted specimens weekly in the hottest weather, and monthly in winter. I water half as often for in-ground plants.

In a long hard freeze slipper plant may die back, or suffer in their upper growth, but our winters have been so mild that I haven't covered mine for years. Occasionally individual stems will die for no apparent reason. Don't panic; when these shrivel and turn beige, they are easily snapped at their junction with green growth.



# pueblorecipes

recipes collected and edited by david scott allen • october 2024

My mother served this dish at every autumnal holiday meal – it is simple and flavorful. And, because fresh corn is no longer available, this recipe is perfect. Look for creamed corn that is organic and not filled with preservatives.



## Corn Pudding

- 2 eggs
- 1 17-ounce can creamed corn
- 2/3 cup milk
- 2 tablespoons butter, in 8 pieces
- 1/2 cup crushed saltines (about 12)
- 2 tablespoons granulated sugar

Preheat the oven to 350°F. In a large bowl, beat eggs until frothy. Stir in remaining ingredients and pour into a greased one-quart casserole. Bake for 1 hour.

Serves 3-4.

The recipe can easily be doubled to serve 6-8, but may need to bake an additional 15-20 minutes longer.

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

**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

**Devon Duncan 520-906-6411**

Recommended by Laura McClosey

**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

**Jr's AAA Lock and Key 520-332-9453**

Recommended by Marti Greason

### 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

**My Nails 520-354-2965**

Recommended by Laura McCloskey

### 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

### Painting

**Luis Ramirez 520-404-3663**

Recommended by Laura McCloskey

### 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

### Remodel/Construction

**Charles Ramsell - 520-250-9988**

Recommended by Jo Ann Marcus

**Mike at Portly Construction 520-549-9357**

Recommended by Michael Lefebvre

**Roy Armenta - 520-360-7644**

Recommended by Marianne Van Zyll

**Shawn Henderson 520-745-2169**

Recommended by Marti Greason

### Roofing

**Alan Bradley Roofing 520-885-3571**

Recommended by JoAnn Marcus

### Solar

**Technicians for Sustainability 520-740-0736**

Recommended by David Scott Allen, Mark Sammons & Pat Weigand

**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

**Devon Duncan 520-906-6411**

Recommended by Laura McClosey

### Real Estate

**Patrice A. 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



# Treasurer Report

## Pat Weigand, Treasurer

Catalina Pueblo Association  
Statements of Cash Flows and Budget  
August 2024

	2024 YTD Actual	2024 Annual Budget	Budget YTD Remaining
<b>Income:</b>			
Association Dues	\$ 108,075.00	\$ 108,000.00	\$ (75.00)
Title Transfer Fees & Penalties/Interest	\$ 1,200.00	\$ 1,600.00	\$ 400.00
<b>TOTAL INCOME</b>	<b>\$ 109,275.00</b>	<b>\$ 109,600.00</b>	<b>\$ 325.00</b>
<b>Expenses:</b>			
<b>Administrative:</b>			
Postage/Printing/Other	\$ 496.23	\$ 1,000.00	\$ 503.77
Website	\$ 36.99	\$ 100.00	\$ 63.01
Professional Services (Bnkg/CPA/Atty)	\$ 2,239.98	\$ 3,720.00	\$ 1,480.02
Property Tax/Licenses	\$ 92.05	\$ 300.00	\$ 207.95
Insurance		\$ 4,200.00	\$ 4,200.00
Reserve Study	\$ 1,250.00	\$ 3,000.00	\$ 1,750.00
Reimbursed Expenses			\$ -
<b>Subtotal</b>	<b>\$ 4,115.25</b>	<b>\$ 12,320.00</b>	<b>\$ 8,204.75</b>
<b>Neighborhood Infrastructure:</b>			
Contracted Monthly Landscaping (12x\$850)	\$ 6,800.00	\$ 10,200.00	\$ 3,400.00
Landscaping Maintenance, Project & Design	\$ 3,109.01	\$ 8,600.00	\$ 5,490.99
Water Management Committee	\$ 3,015.00	\$ 2,000.00	\$ (1,015.00)
Roads & Drainage		\$ 1,000.00	\$ 1,000.00
Security - Covid-19		\$ -	\$ -
Security & Lightbulbs	\$ 1,567.45	\$ 1,000.00	\$ (567.45)
<b>Subtotal</b>	<b>\$ 14,491.46</b>	<b>\$ 22,800.00</b>	<b>\$ 8,308.54</b>
<b>Neighborhood Social Activites:</b>	<b>\$ 2,163.48</b>	<b>\$ 6,000.00</b>	<b>\$ 3,836.52</b>
<b>Recreational - Pools:</b>			
Routine Services/Chemicals	\$ 11,333.17	\$ 18,000.00	\$ 6,666.83
3 Pools Maintenance, Replacement & Repairs	\$ 4,202.46	\$ 13,900.00	\$ 9,697.54
Southwest Gas	\$ 8,214.58	\$ 9,200.00	\$ 985.42
Tucson Electric	\$ 4,722.08	\$ 7,200.00	\$ 2,477.92
City of Tucson Water	\$ 2,251.68	\$ 4,500.00	\$ 2,248.32
Contracted Housekeeping Monthly (12x\$245)	\$ 2,205.00	\$ 2,940.00	\$ 735.00
Other (permits/termites/furniture)	\$ 235.00	\$ 2,500.00	\$ 2,265.00
<b>Subtotal</b>	<b>\$ 33,163.97</b>	<b>\$ 58,240.00</b>	<b>\$ 25,076.03</b>
<b>TOTAL EXPENSES</b>	<b>\$ 53,934.16</b>	<b>\$ 99,360.00</b>	<b>\$ 45,425.84</b>
<b>Reserve Transfer</b>		<b>\$ 10,240.00</b>	<b>\$ 10,240.00</b>
<b>TOTAL EXPENDITURES AND TRANSFER</b>	<b>\$ 53,934.16</b>	<b>\$ 109,600.00</b>	
<b>NET CASH FLOW (not including reserve transfer)</b>	<b>\$ 55,340.84</b>		

	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	\$ 148.08 (1)	\$ -	\$ 524.82 (1)	\$ 1,718.22 (1)	
Ending Balance 8/31/24	<u>\$ 23,118.33</u>	<u>\$ 5.00 (3)</u>	<u>\$ 26,819.51</u>	<u>\$ 53,543.88</u>	\$ 103,486.72
<b>WF Checking</b>					
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			\$ 6,930.45		
Total Net Cash Flow	\$ 55,340.84		\$ 57,731.96		
Ending Balance 8/31/24	<u>\$ 55,340.84 (3)</u>		<u>\$ 111,152.90</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

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@goldbergandosborne.com](mailto:pchancellor@goldbergandosborne.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)

**Board Meeting**  
**October 8 — 4:00**  
**via Teams**

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:

**Social Committee:** Emily Green, Chair

**Water Management Committee:**

Deborah Perry, Chair  
Frank Bangs  
Giuseppe & Annamaria Biagini  
Mark Sammons  
Milo Meacham  
Janelle Curry  
Marion Taylor  
Jean Paine  
Beverly McNamara

**Architecture:** Dan Neff, Chair

Mark Sammons  
Jake Hurwitz  
Gene Gieseler

**Landscape:** Joey Barbee, Chair

Mark Sammons  
Mike Sharpless  
Mary Steffenson  
Lee Strang  
Doreen Frankel  
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:  
Eric & Jeannie Wager (West) Gail Reich (East)  
Posada E.: Marianne Van Zyll  
Posada W.: Russ & Glenda Melin  
Minera: Pat Weigand & Gene Gieseler  
Caballo & Cerrada Caballo: Marti Greason

**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