



State of the Pueblo

Barbara Eckel, President

Happy New Year – 2025

As the new year begins, so does a new CPA Board. Four new Board members will be elected at the Annual Meeting on January 14. Please vote for them all as they have agreed to give their time and talents to CPA.

We held two meetings in December to explain the new 2025 Operating Expenses and Reserve transfer. The Board, along with members of the Reserve Task Force, outlined the need to increase the Reserve Fund and the expected Reserve expenses for the coming year. Our goal with the 2025 budget is to reduce the Operating Expenses and appropriately address Capital repairs and renovations from the Reserve Fund. Please review the 2025 budget in your Annual Meeting packet.

The packet was sent out on December 23rd from CPA Communications. If you did not receive it, please contact CPACommunications@gmail.com.

My heartfelt thanks to the Reserve Task Force and, especially, the current CPA Board for their hard work over the past years. It has been a pleasure to serve with you.

CPA ANNUAL MEETING

January 14, 2025

Registration 5:15 – Meeting 6:00

St. Philip's in the Hills Episcopal Church
East Murphey Gallery
4440 N. Campbell Avenue

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Mark J. Sammons
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 520-603-0465

Garden Gallimaufry

Mark Sammons

After writing 150 gardening articles, I'll wrap up this series where I got my personal start in desert gardening - The Tucson Botanical Gardens. When I still lived in Maine and knew I'd be moving to Tucson, I happened to have a business conference here. I dashed to the Gardens and bought a stack of books on desert gardening. I spent the following winter reading every page multiple times, trying to imagine translating my lifetime hobby into such an alien new environment.

The Tucson Botanical Gardens is open year round 2150 North Alvernon Way, on the east side of the road. During current road construction, it is easiest to loop around on Glenn and approach from the south, heading northward.

Learn more at:
<https://tucsonbotanical.org/>

Thank you to Connie Church for suggesting this series. Thank you to Jo Ann Marcus for kickstarting it by co-writing the first several articles.

Always feel free to contact Mark with your gardening questions!

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 & text by
 Mark Sammons

We spent our first year in Tucson in an apartment. The balcony had room for some potted plants, where I got to make my first desert gardening mistakes and successes. While we house hunted, I repeatedly returned to the Tucson Botanical Gardens, where I photographed plants (and their labels!), and researched their origins and preferred conditions.

By the time we found our Pueblo house, with its barren and scorched patios, I was ready to dig in. My garden became a sort of learning lab, as anyone who has seen it knows; it is a chaotic hodgepodge. Book learning is extremely valuable but differs from hands-on experience; I lost about a third of what I first planted. Mistakes: I planted in spring; I panicked and overwatered; I learned about cactus sunburn and shade screen for new plants; and learned which plants just wouldn't survive in the microclimate within our walls.

There were successes too, which I credit to the Tucson Botanical Gardens. For its founders, the Gardens were something of a learning lab too, and it continues today as an educational institution as well as a delight to visit. It started in 1929 when Rutger Porter, a local landscaper, purchased a ranch on the site of today's garden and started a nursery. He had a particular interest in native cacti. He eventually married a client's daughter,

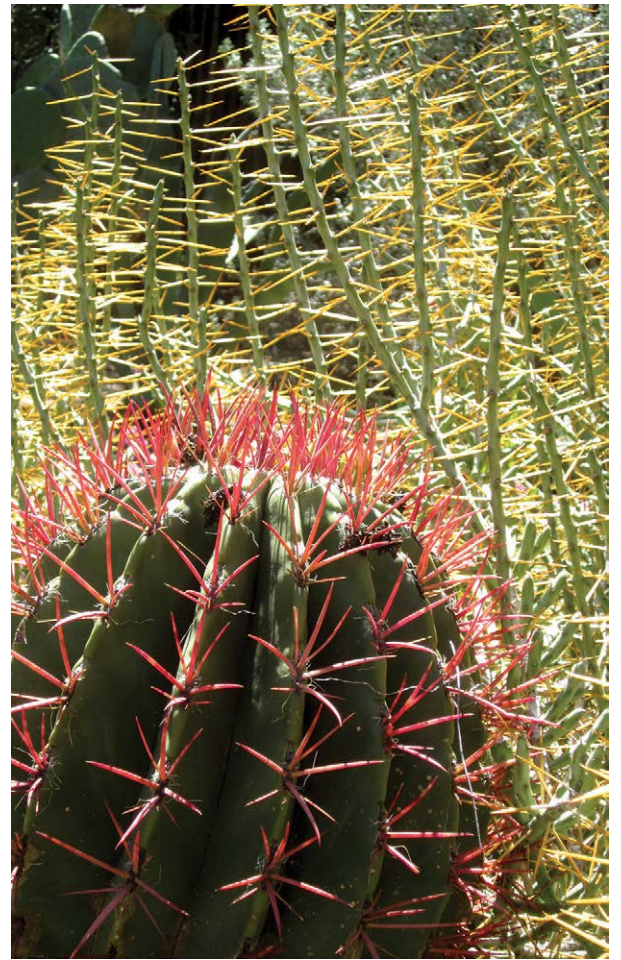
Bernice Walkley Porter. She was a newcomer to town, with a botany degree from Vassar. Together they experimented with what would survive in Tucson... with enough water from the ranch's old cattle tank. Evidence of those experiments survives today in the shady oasis area around the ranch house, where you'll see Asian citrus, nandina, and jasmine; Middle Eastern Aleppo pine and pomegranate; Mediterranean chaste tree and myrtle. In time, their housekeeper Edna Johnson encouraged the addition of culinary plants, the impetus for the herb collection.

The Porters closed the commercial nursery in 1958; Rutger died in 1964, the same year a Tucson Botanical Garden was founded elsewhere in Tucson. The property was eventually transferred to them, and became the ever-growing and ever-changing non-profit garden we enjoy today. It is organized in sections according to plant types, biomes, origins, plant uses, and ethnography. It includes a greenhouse for tropical plants and butterflies, an education building, classes, changing art exhibits, a gift shop, bookstore, and a cafe. There is even a new garden with working model trains to bring out the kid in all of us. Pay a visit, learn, take guests, have fun, be inspired!



Clockwise from center left:

- Tropical house: Atlas moth
- Herb garden: Final lines of Andrew Marvell's Garden
- Cactus & Succulent Garden: ornamental cacti
- Miniature Railroad Garden
- Barrio Garden: All Souls altar
- A bright spot of color



pueblorecipes

recipes collected and edited by david scott allen • january 2025

This Steak Tartare for two is a very fun and elegant way to start the New Year. The most important thing to know in making Steak Tartare is that both your beef and egg be the freshest possible, and from a reliable source like our farmers markets here in Tucson.



Steak Tartare

6 ounces very cold, organic prime sirloin
1 teaspoon Dijon mustard
1 teaspoon snipped chives, plus extra
1 1/2 teaspoons capers, chopped

1 teaspoon minced shallot
2 teaspoons Worcestershire sauce
sea salt & freshly ground pepper, to taste
1 very fresh organic egg yolk

Begin by chopping the beef. You can use a meat grinder, but chopping it by hand gives a better texture. Cut the beef into very thin strips, then each strip into matchsticks, then into a fine dice. Chill the chopped beef until you are ready to serve.

Mix together the mustard, chives, capers, shallot, and Worcestershire sauce in a small bowl. When ready to serve, mix this thoroughly into the beef, and season with salt and pepper. Press the mixture into a 4-inch ring mold on a plate. Using a round measuring tablespoon, make a large indentation in the middle of the beef. Remove the ring mold, carefully tip the egg yolk into the indentation, sprinkle with chives, and serve with toasts and extra salt on the side. Serves 2

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

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.

Mobile Vet Clinic

Kenneth Cohn, DVM
520-465-1533
Recommended by Jo Ann Marcus

Pet/Dog Training & Walking

Kimble Palmer
407-694-3129
Recommended by Jo Ann Marcus

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

Carpet Cleaning

Sea Breeze Floor Care (Cason) 520-546-2104
(carpet, stone, tile & grout)
Recommended by 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 McCloskey

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 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

Macaw Painting - Alejandro Gomez

520-904-4664 macawpaintingaz@gmail.com

Recommended by Scott & Melanie Wagner

Luis Ramirez 520-404-3663

Recommended by Laura McCloskey

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 McCloskey

Treasurer Report

Pat Weigand, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
November 2024

	2024 YTD Actual	2024 Annual Budget	Budget YTD Remaining
Income:			
Association Dues	\$ 108,075.00	\$ 108,000.00	\$ (75.00)
Title Transfer Fees & Penalties/Interest	\$ 1,200.00	\$ 1,600.00	\$ 400.00
TOTAL INCOME	\$ 109,275.00	\$ 109,600.00	\$ 325.00
Expenses:			
Administrative:			
Postage/Printing/Other	\$ 1,056.23	\$ 1,000.00	\$ (56.23)
Website	\$ 131.90	\$ 100.00	\$ (31.90)
Professional Services (Bnkg/CPA/Atty)	\$ 2,449.98	\$ 3,720.00	\$ 1,270.02
Property Tax/Licenses	\$ 125.95	\$ 300.00	\$ 174.05
Insurance	\$ 4,787.00	\$ 4,200.00	\$ (587.00)
Reserve Study	\$ 2,500.00	\$ 3,000.00	\$ 500.00
Reimbursed Expenses			\$ -
Subtotal	\$ 11,051.06	\$ 12,320.00	\$ 1,268.94
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$850)	\$ 9,350.00	\$ 10,200.00	\$ 850.00
Landscaping Maintenance, Project & Design	\$ 6,559.90	\$ 8,600.00	\$ 2,040.10
Water Management Committee	\$ 3,195.00	\$ 2,000.00	\$ (1,195.00)
Roads & Drainage		\$ 1,000.00	\$ 1,000.00
Security - Covid-19		\$ -	\$ -
Security & Lightbulbs	\$ 1,567.45	\$ 1,000.00	\$ (567.45)
Subtotal	\$ 20,672.35	\$ 22,800.00	\$ 2,127.65
Neighborhood Social Activities:	\$ 2,446.66	\$ 6,000.00	\$ 3,553.34
Recreational - Pools:			
Routine Services/Chemicals	\$ 16,253.87	\$ 18,000.00	\$ 1,746.13
3 Pools Maintenance, Replacement & Repairs	\$ 4,827.46	\$ 13,900.00	\$ 9,072.54
Southwest Gas	\$ 8,941.77	\$ 9,200.00	\$ 258.23
Tucson Electric	\$ 6,530.67	\$ 7,200.00	\$ 669.33
City of Tucson Water	\$ 3,173.11	\$ 4,500.00	\$ 1,326.89
Contracted Housekeeping Monthly (12x\$245)	\$ 2,940.00	\$ 2,940.00	\$ -
Other (permits/termites/furniture)	\$ 235.00	\$ 2,500.00	\$ 2,265.00
Subtotal	\$ 42,901.88	\$ 58,240.00	\$ 15,338.12
TOTAL EXPENSES	\$ 77,071.95	\$ 99,360.00	\$ 22,288.05
Reserve Transfer		\$ 10,240.00	\$ 10,240.00
TOTAL EXPENDITURES AND TRANSFER	\$ 77,071.95	\$ 109,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 32,203.05		

Checking and Reserve Funds

	Reserve Balance				
	PFCU MM	PFCU Svgs	PFCU CD 6 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	\$ 205.51 (1)	\$ -	\$ 753.67 (1)	\$ 2,405.69 (1)	
Ending Balance 11/30/24	<u>\$ 23,175.76</u>	<u>\$ 5.00 (3)</u>	<u>\$ 27,048.36</u>	<u>\$ 54,231.35</u>	\$ 104,460.47
	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			\$ 6,930.45		
Total Net Cash Flow	\$ 32,203.05		\$ 35,567.92		
Ending Balance 11/30/24	<u>\$ 32,203.05 (3)</u>		<u>\$ 88,988.86</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 dheff47@gmail.com

January 14, 2025
Registration 5:15 – Meeting 6:00

St. Philip's in the Hills Episcopal Church
East Murphey Gallery
4440 N. Campbell Avenue

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

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 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

Connie Church