

Catalina Pueblo Chronicle

October 2010



Message from the Prez Joe Thompson

Quality of life - Discussing the CC&R's First Amendment restrictions on rentals

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It is time to take a look at this provision of our CC&Rs, why the membership passed it, what it means to existing homeowners and what the board can and cannot do. It is also time to lay aside some rumors and misconceptions.

In 2007 the then serving board became aware of some serious concerns within the membership over the number of homes being used as rental properties and how it was effecting the neighborhood. There were 20 rentals out of 108 homes at that time, one less today. The sense of community was being lost. There was concern about neglected properties and serious misgivings over resident homeowners losing control of the board to investor-owners. It has been shown that neighborhoods with rental restrictions tend to hold higher property values than those that do not. Jo Ann writes elsewhere in this newsletter about some of the issues encountered by Landscaping and Architecture vis-a-vis rentals.

It has been argued by certain perspective buyers that the restrictions actually lower selling prices. Well yes, if you are buying the home strictly as a business investment to be rented. That is totally counter to what we as owner/residents want.

It turns out that these concerns are arising all over the country and rental restrictions are becoming more common every day. The courts in every state so far have upheld at least some form of restrictions. Generally various types of discrimination have not been allowed.

Our restrictions set a limit of 10% of total homes as available for rent. As you can see we are far above that baseline. The reason is because the restrictions are fair in recognizing that those who were renting at the time should be grandfathered.

The restrictions were loosely worded to allow a board to make exceptions in "special situations"

and "hardship or practical difficulties". It turns out that under the Arizona Planned Communities Act there is a fairness doctrine which says that what is permitted for one must be permitted for all. Our attorney advised us that by granting exceptions in one case we must grant every exception applied for. Throw out the restrictions!

The last three boards have wrestled mightily with this issue. To the date of this writing boards have not been able to grant any exemptions to the rule. All current rentals exist because they were grandfathered. In 2009 we again consulted our attorney. He told us that we could open this up a bit by creating a policy which spelled out what considerations would have to be met for the board to consider and grant exemptions. At the end of 2009 the board did create such a policy statement which was published in this newsletter.

As a homeowner and resident I believe that the rental restrictions are a valuable asset and that we have benefited from more stable property values with new owners expressing intense satisfaction with the neighborhood. I also believe that renters, no matter how nice and well meaning do not help with the overall sense of community and ownership in the same way that owner/residents do. On the other hand, most investor/landlords contribute nothing whatsoever to our sense of community.

In Memoriam



Sue Petty

Miss Petty, who was one of our original CPA residents, lived at 6249 Calle Minera until a few years ago. She passed away August 10, 2010



HALLOWEEN PARTY

Saturday, October 23rd

5:00 - 8:00

Adelita Pool

Margaritas & Music

The party is a potluck so bring a dish to share following the chart below:

A — D Dessert

F — L Casserole/Main Dish

M — P Veggies

T — Z Salad

Plates, napkins & drinks will be provided

Please!!! Do not bring Glass Dishes

Landscape/Architecture

Jo Ann Marcus

Here we are already in October – what a fast (and hot) summer! We surely have had some nice rain this season and the Pueblo looks green and lush. We’re all looking forward to the coming months that provide the loveliest weather Tucson has to offer.

At our September Board meeting, we again revisited the rental issue. We are most aware of the strong feelings on both sides of this issue. On the one hand – it would seem one should have the right to do as one pleases with one’s own home - the other perspective deals with how those actions might affect our community. The latter is where the Board has a vantage point that perhaps most homeowners may not recognize. Let me share with you my own experience from two different Board experiences, both in the same position – Landscape/Architectural Chair, in two completely different timeframes.

In 2010, we had the need to contact ten different homeowners to request special attention to maintenance issues that were otherwise not addressed. Of these ten, two were snowbirds, the remaining eight were rental properties. None were homeowners that live here year round. Why you might ask, would such a need even occur in an area where there is such a pride of ownership, and a seemingly caring neighborhood community? Simply put – it seems it is ‘out of sight, out of mind’.

When one looks at a property as an income stream rather than one’s own home, the dynamic of caring changes. Even our most responsible rental homeowners cannot do the proactive type of home maintenance that owner occupied properties can accomplish. Even most snowbirds, who may not be here year around, seem to do better at keeping a critical eye on their properties in their absence perhaps because their need is more compelling – after all, this is truly their home, albeit parttime.

What results is the need for some oversight to keep the situation in check and in compliance – this is in essence what the Board sees that perhaps others may not.

Therein lies the heart of the problem. Right now – as I write this, we are dealing with one

absentee homeowner who has been advised of a major cleanup issue and has responded with the timeframe of next being here in January and will take care of it at that time. Obviously this is not an acceptable solution and it results in the Board having to make arrangements for this cleanup, and paying for it (this is your money folks), and waiting to be reimbursed when and if the errant homeowner decides to pay!

Unfortunately this situation is not all that unusual.

What is the solution? Well certainly one solution might be to limit the rental situation to a more workable percentage of homeowners. This has other advantages also, in that the value of a community is limited by a large percent of rentals for this very reason: rental properties just do not enjoy the same level of care as owner occupied. We believe our First Amendment best protects the needs of our community as a whole, a perspective that is widely shared but perhaps not as well understood.

Hopefully this will give each of you a different, bigger picture, of the rental issue and will show you each what’s really in it for you.

Pueblo Visitors



Photo by Terry Temple

Photo by
Nan Milburn

Animal Experts
removing wild cat
kittens from her
back courtyard.
Mom & kits safely
relocated!



Garden Gallimaufry

Jo Ann Marcus
Mark Sammons

Jo Ann Marcus
jzm-az@comcast.net
797-4933

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

furnish your garden



October Garden Calendar

- Cease feeding after first weekend in October.
- Pot up cool weather annuals around Halloween.
- Sow seeds for spring color.
- Set out cool-weather vegetables
- Sow seeds for cool weather herbs.
- Plant most perennials in the fall (but wait till spring for cacti and palms).
- Gradually diminish irrigation frequency as the weather cools, to alternate weeks or monthly.
- Apply mulch to keep soil uniformly moist and warm.



Garden Gallimaufry

Jo Ann Marcus & Mark Sammons



As the weather cools, your porch and patio become additional rooms. Their use will change with the weather, from loitering by candlelight under the stars, to enjoyment of dappled afternoon shade, to basking in a winter morning's sun. Furnish them temporarily or permanently, whether for morning coffee, for quiet reading, or for cocktails and dinner with friends. Outdoor furniture is sold at reduced prices in autumn, but don't forget to check out thrift shops too. Souvenirs from your travels give personal style and ambiance, whether your taste is formal or rustic or exotic. Relax or dine in your garden to feel like you're on vacation again!



Thanks & References:

Text: Mark J. Sammons
Photos: David Scott Allen
Calendar: Harlow Gardens &
Tucson Botanical Garden

pueblorecipes

recipes collected and edited by david scott allen • october 2010



Nothing says autumn like a slice of Mom's Apple Pie with a scoop of good vanilla ice cream! This recipe is a breeze, especially if you make the crust in the food processor:

*1 ½ cups flour
pinch of salt
8 tablespoons cold butter
¼ cup ice water*

Pulse flour and salt in the food processor. Add butter in eight pieces. Pulse 15 times then, with processor running, slowly add the ice water and continue to process just until dough forms a ball around the blade. Makes one single crust. Repeat for a double-crust pie, but do not double the recipe!

Mom's Apple Pie

*pastry for a two-crust 9" pie
5-6 medium apples, I prefer McIntosh
1 cup sugar
1 teaspoon cinnamon
¼ teaspoon nutmeg
2 tablespoons butter
2 tablespoons milk*

Preheat oven to 450 degrees. Peel, core and slice apples and place in the bottom crust of a 9-inch pie. Mix sugar, cinnamon and nutmeg and pour over apples. Cut butter into small pieces and dot apples. Put on top crust and crimp edges. Brush top with milk and pierce with a knife. Bake for 10 minutes and then at 350 degrees for 40-45 minutes. Serves 8.

A Recent Photographic Adventure

Marianne Van Zyll and Charles Hackenbrock

We recently ventured on a 4400 mile trip for one month of camping, hiking and photographing in the states of Washington, Oregon, California, Nevada and Arizona. Whether exploring in the USA, Africa or the Neo-tropics, we prefer wilderness regions. In the US our preference is to camp in back country regions of the Bureau of Land Management and National Forests since, other than camp fire permits, these lands allow camping almost anywhere without permits and restrictions in comparison to National Parks. We travel in a four wheel drive Yukon XL equipped with a custom mattress, stocked with photographic equipment, a lap top for down loading photos, a GPS, compass, maps, a cell phone for emergencies only, water, food, shower bags, and all the other comforts of home other than a TV, which we never watch anyway. Some of the more interesting areas we explored in Oregon were the Columbia River Gorge, Crater Lake region, Lava Beds National Monument, Black Canyon's rain forest and Salt Creek Falls. In California we explored Shasta Trinity National Forest, Mt. Shasta, the John Muir Wilderness, Mono Lake and Death Valley. In Nevada we explored the region around the Valley of Fire. In northern Arizona we re-explored several of our favorite wilderness regions including the Kanab River Gorge, Hack Canyon, Jump Up Point and the back country regions of the Grand Canyon's north rim including Toroweap, Crazy Jug Point, Swamp Point, Parissawampit Point and the Saddle Mountain Wilderness. The only real problems on our trip were getting lost on narrow, snow covered dirt roads in the Crater Lake Region, getting through the dust bog road to Toroweap, a dramatic and restricting forest fire at Swamp Point and a steep, difficult road to camp at 7500 feet altitude in Death Valley.

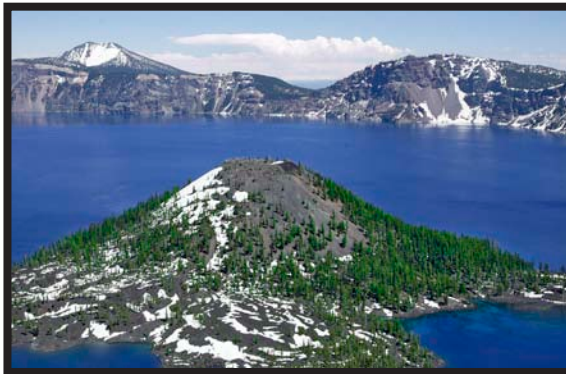
Home now and resting.



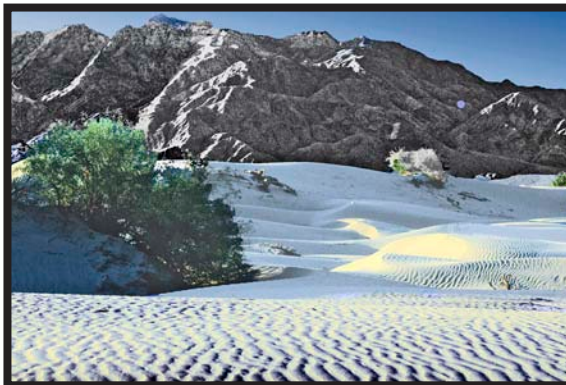
Crater Lake Region



Kanab Point Wilderness



Crater Lake



Death Valley



Mono Lake



Mt. Shasta



Saddle Mountain Wilderness



Joshua Tree Preserve



Swamp Point Fire

Worth Knowing

Catalina Foothills Community Schools Classes for Adults

Starting in November, enrichment classes for adults will be offered on Tuesday and Thursday evenings at Catalina Foothills High School, as well as some offered at CFSD Elementary Schools.

- Learn to dance with Country Swing Dance lessons from Dancin' Dan.
- Enjoy social media classes on Facebook for personal and business applications.
- Take some Tai Chi it's calming & relaxing.
- Write a story or a novel with the Creative Writing class.
- Holiday Card Making, Jewelry Making, and Basket Weaving classes.
- Pilates and Tap classes for beginners and intermediate students.

For more information contact Colleen Avender with Catalina Foothills Community Schools at 209-7812 or cavender@cfsd16.org

Or visit our website: www.cfsd16.org/schools/communitieschools. Then, click on "Adult and Family".

Follow us on Facebook and Twitter @Catalina Foothills Community Schools.

Tried & True Trades

Adobe

Armando Pacheco

302-0711 (cell) 663-1386

Recommended by Aldine von Isser & Hal Grieve

Animal Control

Animal Experts

Marc Hammond & Jeff Carver 531-1020

Recommended by Nancy Milburn

Custom Cabinets

Rene Menard Woodworks Custom Cabinets

400-5530 or Nogales #287-8643

Recommended by Marianne Van Zyll

Computer Repair

Corey Walton 498-4854

Recommended by Dan Peters

Student Experts 762-6687

Recommended by Marianne Van Zyll & Pat Wagner

Dogs

Patty Monson (Dog Walker) 572-1467

Camalot Canine Resort (Boarding) 742-6279

Recommended by Walter Gaby

Electrician

Phil Clouch 390-0471

Recommended by Jeff & Judy Mott

Garage Door - Repair

Anthony Labato - C&R Garage Doors

312-9325

Recommended by Jeff Mott

Hairdresser (will make housecalls)

Rebecca 551-9300

Recommended by Friedel von Glinski & Marianne Van Zyll-

Heating & Cooling

Hamstra Heating & Cooling - Wes Adams

629-9833 ext. 317

Recommended by Nancy Milburn

House Cleaning Services

Levinia 406-5630 & **Pamela** 269-6217

Recommended by Paul Maxon & Steve & Connie Church

Trini Baker (Spanish Speaker)

Call Joe (820-8364) as her English is limited

Recommended by Joe & Sandy Thompson

Landscaping/Gardeners

Green Things, Anna Lawrie 299-9471

Recommended by Jo Ann Marcus

Blue Agave Landscape & Lighting Design

Dean Alexander 325-4242

Recommended by David Scott Allen & Mark Sammons

Margaret L. Joplin 623-8068 or 271-6585(c)

Design & Installation

Recommended by Paul Maxon

Francisco Enriquez 405-8527

Recommended by Jo Ann Marcus

Pots: The Mexican Garden, Marta Avila

2901 N. Oracle 624-4772

Recommended by Jo Ann Marcus

Mason

Michael Herlihy 406-8358

Recommended by Russ Carden & Marianne Van Zyll

Painter

Liz Cushman- Color Design & Consulting

861-5314

Recommended by Marianne Van Zyll

Enrique Espinoza 312-4562

Recommended by Nancy Milburn

Plumber

Jerry Walker, Walkers Plumbing 909-0600

Recommended by Russ Carden

Steve Konst 883-1635

Recommended by Aldine von Isser & Hal Grieve

Remodels & General Construction

Catalina Associates, L.L.C. ROC 087795

John M. Cushman 906-1121

Recommended by Charlotte Freedheim & Marjory Wack

Levi Conrad - Customs & Renovation L.L.C.

982-0275

Recommended by Jeff & Judy Mott

Roof Coating

Ron Landis 743-4892 rlandis55@yahoo.com

Recommended by Nancy Milburn & Ellen Siever

Worth Knowing

Flying out of Phoenix - Sky Harbor

Sandy and I stayed at the Hampton Inn Airport South to catch a morning flight the next day. We chose the Hampton because of location and free parking. They allow you to park for up to 30 days free, watch your car and give you free transportation both ways. The room was \$89 plus tax. It paid for the parking, plus.

The big find was a small restaurant, not listed on the motel's guide. The Cornish Pasty (not Pastry) Company 960 W. University, Tempe looks like it might be closed from the outside. Open the door and you walk into controlled chaos. The setting is boiler factory. Two waitresses move at the speed of light serving some of the best meat and veggie pies you will ever find. The menu is extensive and all pie, Brit and Indian. Beer & Wine. Almost worth a trip without the airport. Price \$.
Joe Thompson

2010 Board of Directors

Joe Thompson 820-8364
President
n3sru@comcast.net

Carol Sinclair 299-5909
Vice President
carol.sinclair@mindspring.com

Cherry Rosenberg 299-7509
Secretary
cherryrosenberg@comcast.net

Jay Book 299-5966
Treasurer
jjaybadboy@aol.com

Marianne Van Zyll 299-7161
Social & Membership
rodetulp43@hotmail.com

Jo Ann Marcus 797-4933
Landscaping & Architecture
jzm-az@comcast.net

Steve Church 577-1446
Pools
steveandconnie@comcast.net

We very much encourage CPA residents to share their recommendations with the community.

Just call or email Connie Church by the 25th of the month to be included in the newsletter. 520-577-1446 steveandconnie@comcast.net

Da Pool Guy

Steve Church

Kudos to Jeff Mott & Terry Temple who have adroitly taken care of any and all pool problems that arose over the summer. It is because of them that so many of you were able to enjoy our three pools and spa. If you run into them, don't forget to thank them for all their hard work.

Friends & Neighbors

Mary Cawley

Clarice Parsons & Marianne Van Zyll report that one of our CPA former residents has moved back to Tucson for the winter months. Mary's new address is Atria Bell Court Gardens, 6653 E. Carondelet Dr. Apt # 335, Tucson 85710. Her telephone is 290-5750

A special thanks to the Volunteers:

Javalina Express:

Terry Temple
Cherry Rosenberg
Marianne Van Zyll
Cassandra Wry Ridlinghafer

Light Bulbs:

Aldine von Isser & Hal Grieve

Pools:

Jeff Mott
Terry Temple

Directory:

Jo Ann Marcus, Updates/Proofing
David Scott Allen, Cover & Photos
Connie Church, Layout & Design

Newsletter:

PuebloRecipes
David Scott Allen

Special Spaces:
Jo Ann Marcus

Garden Gallimaufry:
Jo Ann Marcus
Mark Sammons

Editor: Connie Church

Web site: www.catalinapueblo.com

Connie Church

Communication Committee:

Cherry Rosenberg, Secretary
Connie Church, Chair
Jo Ann Marcus
Mark Sammons
David Scott Allen

Board Meetings 6:00 p.m.

October 19
@ Carol Sinclair's

November 16
@ Jo Ann Marcus'

December 14
@ Steve Church's

Budget 2nd Qtr. 2010
1/1/2010 through 6/30/2010 Using Budget

Category Description	1/1/2010 Actual	- Budget	6/30/2010 Difference
INCOME			
Association Dues	53,521.23	27,000.00	26,521.23
Association Special Assessment	0.00	0.00	0.00
Interest Inc	183.36	500.02	-316.66
Light Bulbs	5.50	0.00	5.50
Other Inc	39.00	0.00	39.00
Title Transfer Fees	-150.00	300.00	-450.00
TOTAL INCOME	53,599.09	27,800.02	25,799.07
EXPENSES			
Administrative			
Attorney fees	975.00	250.02	-724.98
Bulbs & Controls	558.01	850.02	292.01
Insurance	0.00	875.02	875.02
Supplies (printing,postage,misc)	0.00	325.02	325.02
Taxes and fees	31.20	50.02	18.82
Other Administrative	0.00	0.00	0.00
TOTAL Administrative	1,564.21	2,350.10	785.89
Capital Account			
Other Capital Account	0.00	500.02	500.02
TOTAL Capital Account	0.00	500.02	500.02
Landscaping			
Routine Service	3,000.00	3,000.00	0.00
Special	2,475.18	2,500.02	24.84
Other Landscaping	0.00	0.00	0.00
TOTAL Landscaping	5,475.18	5,500.02	24.84
Pools			
Electricity			
Other Pools:Electricity	1,344.50	3,875.02	2,530.52
TOTAL Electricity	1,344.50	3,875.02	2,530.52
Gas			
Other Pools:Gas	4,998.43	6,000.00	1,001.57
TOTAL Gas	4,998.43	6,000.00	1,001.57
Housekeeping	577.99	800.02	222.03
other	19.20	300.00	280.80
Repairs	2,267.72	3,000.00	732.28
Routine Service			
Other Pools:Routine Service	2,244.93	3,250.02	1,005.09
TOTAL Routine Service	2,244.93	3,250.02	1,005.09
Water			
Other Pools:Water	176.32	625.02	448.70
TOTAL Water	176.32	625.02	448.70
Other Pools	2,660.68	0.00	-2,660.68
TOTAL Pools	14,289.77	17,850.08	3,560.31
Roads & Drainage	775.00	1,000.02	225.02
Social Activities	380.33	600.00	219.67
TOTAL EXPENSES	22,484.49	27,800.24	5,315.75
OVERALL TOTAL	31,114.60	-0.22	31,114.82