



State of the Pueblo Page Chancellor, President

Hello! For those of you that do not know me, I am the new President of the Pueblo. I have lived in the neighborhood for only a short period of time, about a year and a half. Even though a “new” resident, I am very familiar with the area as having lived on Mina Vista for fifteen plus years and my parents have lived on Pueblo for about ten years.

The most important thing for me to do is to thank the outgoing Board members. It is truly remarkable the amount of work these volunteers have done for this community over many, many years. On behalf of everyone, I want to give them a huge round of applause.

Barb Eckel served as President for the past two years. She has done an amazing job keeping you informed, answering your questions and leading the Board.

Pat Weigand served as Treasurer for six years. She really has done an outstanding job, keeping the books, answering questions, and protecting your financial assets.

Mike Wattis has been in charge of pools and roads (not an easy job!) for over six years. Mike has killed it, keeping the three pools open, in wonderful shape, and dealing with our aging roads.

And, finally, Joey Barbee has led the Landscape Committee for six years. When you drive through the Pueblo and see how beautiful and well kept the community is, it is all because of Joey and her Committee.

I would be remiss to not thank Connie Church. Even though she is no longer on the Board, she helps me tremendously with the Newsletter and all things related to communications.

I want to welcome Jake Hurwitz (Treasurer), Emily Green (Secretary), Mark Sammons (Landscape) and Renn Hershey (Pools & Roads) to the Board. Deb Perry remains as Vice President and Dan Neff continues in his role as Architecture.

I am happy to listen to your concerns and bring any issues you have to the Board. You can reach me directly at pchancellor@goldbergangos-borne.com and on my cell at 520-909-0915.

I look forward to seeing you on February 16th at the CPA Brunch at my home. If you want to volunteer to help, please reach out to Emily Green. In the meantime, enjoy this beautiful weather!

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Volunteers Needed!

The Architectural Committee is looking for several new members.

As you may know, the 108 CPA properties are divided into 4 quadrants for review purposes. Each quadrant is visited every two years by Committee Members working in teams. Reviews are done in the spring and fall, so snow-birds can easily participate.

The goal of the Committee is to help homeowners identify potential problems before extensive damage occurs.

Please consider joining this Committee. Contact Dan Neff: dhneff47@gmail.com for further information.



CPA Brunch

Join your neighbors in welcoming in 2025 and catching Cupid's arrow at a casual brunch.

*Sunday, February 16th
11:00 a.m. - 1:00 p.m.*

*Page Chancellor's Home
2469 E. Avenida de Posada*

Catalina Pueblo Board will provide hors d'oeuvres, wine, beer, and non-alcoholic options but feel free to bring something sweet to share

*Questions . . . Want to help with set-up or clean-up?
Contact Social Chair, Emily Green 720-530-3140*

From The Landscape Committee

African Sumac – *Rhus Lancea* or *Searsia Lancea*

We often hear references to African sumac as problematic. Why care?

- It is a sub-Saharan tree that was introduced to our desert as a beautiful and drought-tolerant shade tree. Its tiny greenish flowers shed a lovely perfume January through March.
- Subsequently it has proven very invasive. Its seeds will sprout in washes and at points of irrigation.
- It eventually shades out and starves out native desert plants.
- It sheds most of its leaves in the dry season – sometimes twice a year – creating a great deal of flammable litter.
- What to do? Remove sumac leaf litter regularly.
- Control them by pulling or snipping seedlings, especially in January or February just before they bloom.



Close-up of African sumac leaves.

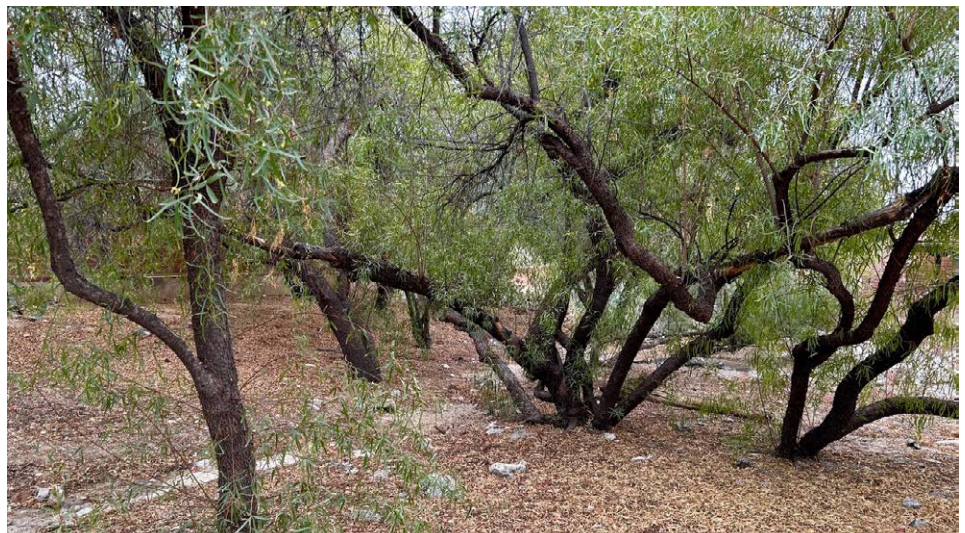


Neighborhood wash with native trees and plants

Landscape Committee

Doreen Frankel
Carolyn Neff
Jean Paine
Karen Satterfield
Mike Sharpless
Mary Steffenson
Lee Strang
Marion Taylor
Mark Sammons, Chair

Portion of the same wash overtaken by African sumac, no surviving native plants, and carpet of tinder



pueblorecipes

recipes collected and edited by david scott allen • february 2025

My mother used to go to restaurants and fall in love with certain dishes, then come home and recreate them. This Sole Meunière is one of them, and it was a family favorite. Whenever she could get fresh (Dover) sole, this would hit the table and we would all be there waiting. It is a very simple dish, and sole is readily available in many of our local supermarkets.

Treat yourself and your Valentine to this lovely meal! (Note: in France, the butter would be augmented significantly. This was my mother's nod to "healthy eating!")



Sole Meunière

*1/2 cup all purpose flour
4 sole fillets (each about 3 to 4 ounces)
salt and freshly ground black pepper
2 tablespoons vegetable oil*

*6 tablespoons unsalted butter
2 tablespoons chopped fresh parsley
1 tablespoon fresh lemon juice
lemon wedges*

Place flour on a plate. Season both sides of fish with salt and freshly ground pepper. Dredge fish on both sides with flour; shake off excess. Place on platter.

Heat oil in a large skillet over medium-high until oil is hot and it shimmers. Add 2 tablespoons butter; quickly swirl skillet to melt the butter. When foam subsides, add fish and cook until golden, 2 to 3 minutes. Carefully flip fish over and cook until golden on the other side, 1 to 2 minutes. Divide fish between 2 warmed plates; tent with foil.

In a small skillet over medium-high heat, add remaining 4 tablespoons butter and cook until golden, 1 to 2 minutes. Remove from heat; stir in parsley and lemon juice (sauce may sputter). Spoon sauce over fish. Serve with lemon wedges. 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

Jake Hurwitz, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
2024 Year End

	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	\$ 1,600.00	\$ 1,600.00	\$ -
TOTAL INCOME	\$ 109,675.00	\$ 109,600.00	\$ (75.00)
Expenses:			
Administrative:			
Postage/Printing/Other	\$ 617.30	\$ 1,000.00	\$ 382.70
Website	\$ 131.90	\$ 100.00	\$ (31.90)
Professional Services (Bnkg/CPA/Atty)	\$ 2,519.98	\$ 3,720.00	\$ 1,200.02
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	\$ 10,682.13	\$ 12,320.00	\$ 1,637.87
Neighborhood Infrastructure:			
Contracted Monthly Landscaping (12x\$850)	\$ 10,200.00	\$ 10,200.00	\$ -
Landscaping Maintenance, Project & Design	\$ 7,338.37	\$ 8,600.00	\$ 1,261.63
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	\$ 22,300.82	\$ 22,800.00	\$ 499.18
Neighborhood Social Activities:	\$ 2,446.66	\$ 6,000.00	\$ 3,553.34
Recreational - Pools:			
Routine Services/Chemicals	\$ 18,149.75	\$ 18,000.00	\$ (149.75)
3 Pools Maintenance, Replacement & Repairs	\$ 5,577.45	\$ 13,900.00	\$ 8,322.55
Southwest Gas	\$ 9,913.08	\$ 9,200.00	\$ (713.08)
Tucson Electric	\$ 7,090.04	\$ 7,200.00	\$ 109.96
City of Tucson Water	\$ 3,402.85	\$ 4,500.00	\$ 1,097.15
Contracted Housekeeping Monthly (12x\$245)	\$ 2,940.00	\$ 2,940.00	\$ -
Other (permits/termites/furniture)	\$ 795.00	\$ 2,500.00	\$ 1,705.00
Subtotal	\$ 47,868.17	\$ 58,240.00	\$ 10,371.83
TOTAL EXPENSES	\$ 83,297.78	\$ 99,360.00	\$ 16,062.22
Reserve Transfer		\$ 10,240.00	\$ 10,240.00
TOTAL EXPENDITURES AND TRANSFER	\$ 83,297.78	\$ 109,600.00	
NET CASH FLOW (not including reserve transfer)	\$ 26,377.22		

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	\$ 225.10 (1)	\$ -	\$ 843.91 (1)	\$ 2,641.88 (1)	
Ending Balance 12/31/24	<u>\$ 23,195.35</u>	<u>\$ 5.00 (3)</u>	<u>\$ 27,138.60</u>	<u>\$ 54,467.54</u>	\$ 104,806.49
	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	<u>\$ 26,377.22</u>		<u>\$ 30,088.11</u>		
Ending Balance 12/31/24	<u>\$ 26,377.22 (3)</u>		<u>\$ 83,509.05</u>		

Interest income in the MM and CD accounts

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

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

2025 Board of Directors

Please contact the
Board via email:
CatalinaPuebloBoard@
gmail.com

Page Chancellor — President
520-909-0915 pchancellor@goldbergangandosborne.com

Deborah Perry — Vice President
720-333-3300 debperry8@gmail.com

Emily Green — Secretary
720-530-3140 emgboulder@gmail.com

Jake Hurwitz — Treasurer
612-749-8232 hurwitz.jake@gmail.com

Renn Hershey — Pools
520-360-5545 rtmhershey@hotmail.com

Mark Sammons — Landscape
520-603-0465 cookfarm@comcast.net

Dan Neff — Architecture
520-370-7470 dhneff47@gmail.com

Board of Directors Meeting

Monday, February 3 — 5:00 p.m.
2469 E. Avenida de Pueblo

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.tucsonstrash.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
Janelle Curry
Beverly McNamara
Milo Meacham
Jean Paine
Mark Sammons
Marion Taylor

Architecture: Dan Neff, Chair

Gene Gieseler

Landscape: Mark Sammons, Chair

Doreen Frankel
Carolyn Neff
Jean Paine
Karen Satterfield
Mike Sharpless
Mary Steffenson
Lee Strang
Marion Taylor

Pools: Renn Hershey, Chair

Marti Greason
David Holter
Jan Sikora-Lerch
Mary Steffenson
Eric Wager

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
Neighborhood News: Pat Weigand
Social Events Photos & Layout: Bob Garrett
Editor: Connie Church

Web site: www.catalinapueblo.com

Connie Church