



State of the Pueblo

Page Chancellor, President

Happy March! I really enjoyed seeing everyone at the Party a couple of weeks ago. What a great turnout! Big shout out to our party planner supreme, Emily Green, David Scott Allen for the scrumptious salmon and Marianna Cacciatore for the fabulous quiches. Also, so many of you came early to organize and tons stayed to clean. Thank YOU, thank YOU, thank YOU.

Some of you have asked when our next social event will be, we are going to move Tapas to the Fall as a welcome home party, and we will next celebrate Cinco de Mayo at the Adelita Pool in early May. If you are interested in being a home “host” for the Tapas event, please reach out to Emily so she can start planning this fun event.

I do want to let everyone know that sadly we had a car break-in last weekend. Everyone should stay vigilant with their property and keep their doors locked.

Now, to my big topic this month, “the Mystery on Adelita.” Since January, the most peculiar thing has been occurring ... bags of empty wine bottles keep appearing on Adelita. Sometimes, these paper bags are found by the pool gate and sometimes they are left on one of the street corners. Now, where they pop up may be different, but the contents are always the same – they are always neatly stacked with empty bottles of Chardonnay (and, always the same brand), eight or nine bottles at a time. At first, we thought maybe someone is part of a glass recycling program, so we left the bags be. A week went by, and no one picked up the bag. Then, we thought maybe some kid is driving off of Campbell, and hiding them in our neighborhood from their parents, but no, it’s Chardonnay - a teenager isn’t picking this to drink and they are stacked way too neatly. And, they keep coming, at least one bag every several days. Obviously, this is not the best look for our community, we do not want trash on the sides of our road. And, glass is dangerous, I would hate for someone to hit one of these bags and there be glass on the roadway, getting into tires and puppy’s paws. So, if these are your bags, trash pick up is every Friday morning, please properly dispose of the bottles. Better yet, you can always drive the bottles to the glass recycling location, the nearest one is located at 3974 N Tucson Boulevard.

Until next month, enjoy this beautiful weather and I hope to see you in the neighborhood soon!



Vice President

Deborah Perry

Lead in our Water? ...

Last month some of us received a mailer from the City of Tucson regarding the safety of our water. Our homes were built in the 1970s before lead was banned from water pipes, faucets, fixtures and paint. This mailer suggests that our neighborhood could be receiving our household water from pipes that were made of lead.

According to the AZ Department of Health Services, there are several AZ Certified Commercial Drinking Water Laboratories in Tucson that can test your water for lead. Please go to page 8 of this newsletter to view a copy of the mailer and more information about this important issue.

Applications for Rental Property status will now be accepted

Notice is hereby given that the Board will accept applications from **March 4 – April 4, 2025** 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: catalinapuebloboard@gmail.com no later than **April 4, 2025**.

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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From The Landscape Committee

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/>

Fire Safety in the Pueblo

Here in Tucson, the abundant rains of the winter of 2023-24 generated a lot of growth that browned off during our unusually long summer with scant monsoons and our current nearly rainless winter. This raises the brushfire fuel load everywhere, including in our own neighborhood. Tips for fire prevention:

- Clear dead plant material and non-native leaf litter and invasive grasses from your lots including alleys and washes.
- Keep shrubs and trees within fifty feet of your house trimmed up for easy passage of emergency personnel.
- Keep shrubs and plants trimmed to five feet away from house if practical.
- Keep access and egress of your front and back entrances and gates clear.
- Keep leafy plants well hydrated.
- Succulents are slower to burn than leafy plants, and are more drought-durable; consider them for future plantings.

- Limit use of outdoor fires to chimineas and other contained spaces, and limit to wet years.
- Clean leaf litter from roofs and gutters regularly.
- Keep tree limbs pruned well away from house and chimneys; add spark screens to chimneys.
- Selecting “desert, desert-adapted or drought-tolerant” plants for landscaping minimizes the number of dead and tinder-dry plants.
- If you are away for the summer, do a thorough cleanup before you leave.

For those who were not here in the summer of 2020, recall that when the Catalinas burned for fifty days and nights, our neighborhood was alerted by the Sheriff's department to get ready to go. Just across Skyline the neighbors were alerted to get set for imminent flight. The neighborhoods just uphill from that were told to get out now and fast. It is not just California. Here are some pictures of our own Catalinas that summer.



Photo by Jake Hurwitz

Landscape Committee

Doreen Frankel

Carolyn Neff

Jean Paine

Karen Satterfield

Mike Sharpless

Mary Steffenson

Lee Strang

Marion Taylor

Mark Sammons, Chair



Photo by Lee Compton

Catalina Pueblo Valentine Brunch

Sunday, February 16th





A Huge Thank-You!

We offer our immense gratitude to our HOA President and party hostess Page Chancellor, plus Secretary and Social Chair Emily Green. We also greatly appreciate the dedicated help of Barb Eckel, Ann Berkman, Gail Reich, Joey Barbee, Jan & Kevin Lerch, Ann Berkman, Pixi Lewis, Mark Sammons, David Scott Allen, Connie Church and Bob Garrett, all of whom helped out before, during and after the party. And big thanks also to all those who took these many fabulous photos.





Pueblo Plodders

Pat Weigand

The Pueblo Plodders Are At It Again

In February, the weather was delightful, and many of us were totally ready for an easy hike in our beautiful wilderness.

Bob Frenz stepped up again to get us organized and on the trail. He was smiling as he successfully made arrangements, although we might have heard him quietly muttering something about cats and herding...

The first hike of the season, on 2/4/2025, was the Sweetwater Saguaro Vista Sun Circle Trail, which was manageable for all of us. The scenery was spectacular.

Bob also got the Gang together for another hike the following week at the Sabino Walkway Loop Trail. Nice job, Bob!

If any of you readers out there would like to be added to the list of hike invitees, please contact Ben Porter (Bob's temporary, but extremely able, stand-in) at Bporter4339@gmail.com.

You are certainly not required to go on every hike, but it would be great to see you once in a while.

Copy: Pat Weigand
Photos: Karen Satterfield



Secretary Report

Emily Green, Secretary

I want to thank all my neighbors that attended our Valentine's Brunch on February 16th. It was wonderful to connect with everyone and enjoy the beauty of our neighborhood. Stay tuned for our next Catalina Pueblo social event!

David Scott Allen is holding a hands-on Pie Making Class on Pi Day, March 14 at the Tucson Village Farm.

For details visit: <https://www.eventbrite.com/e/hands-on-pie-making-class-on-pi-day-tickets-1252179305009?aff=oddtcreator>

This class is sold out.
Stay tuned for the
next one.



pueblorecipes

recipes collected and edited by david scott allen • march 2025

We are fortunate to have such a wealth of citrus in the Pueblo, and I still see many lemons on trees in the neighborhood. If you like a nice refreshing cocktail, this is a great recipe that will use several!



Tequila Sours

6 ounces silver tequila
6 ounces simple syrup (or agave syrup)
4 1/2 ounces freshly squeezed lemon juice

The measurements for this refreshing cocktail are quite simple: 4 parts tequila, 4 parts simple syrup, 3 parts lemon juice.

Stir the ingredients together in a pitcher. Fill glasses with ice. Pour tequila mixture over the ice.

Makes 2 large or 4 small sours.

Notes: We prefer a lighter simple syrup: 2 parts water to 1 part sugar. If you like things sweeter, use a 1:1 ratio. You can use limes or Meyer lemons for this drink, as well.

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

Tucson Water is committed to delivering safe, reliable water.

Tucson Water is working to identify service line materials throughout the water system and has determined that the water service line that connects your house or building to the water main is made from unknown material but may be lead.

Because your service line material is unknown, there is potential that some or all of the service line could be made of lead or galvanized pipe that was previously connected to a lead service line. People living in homes with a lead or galvanized service line previously connected to a lead service line have an increased risk of exposure to lead from their drinking water.



Understanding the Risk

<https://bit.ly/47wjWSo>

There is no safe level of lead in drinking water. Exposure to lead in drinking water can cause serious health effects in all age groups, especially pregnant people, infants (both formula-fed and breastfed), and young children.

Some of the health effects to infants and children include decreases in IQ and attention span. Lead exposure can also result in new or worsened learning and behavior problems. The children of persons who are exposed to lead before or during pregnancy may be at increased risk of these harmful health effects.

Adults have increased risks of heart disease, high blood pressure, kidney, or nervous system problems.

Contact your health care provider for more information about your risks.

Tucson Water is enhancing its lead service line replacement program. Water service lines confirmed as lead or galvanized steel will be replaced with copper service line materials. For information about potential financing solutions to assist with replacement of your lead service lines, please contact Tucson Water at 520-791-5945. If you are planning on replacing your portion of the water service line, please contact Tucson Water.

Below are steps to reduce your risk of lead exposure in drinking water:



The infographic features a central water drop icon with a 'C' inside. It lists four steps to reduce lead exposure:

- Use water filters certified to remove lead.** (Icon: Water filter)
- Flush your taps by running the water for 15-30 seconds.** (Icon: Running faucet)
- Clean your faucet's screen.** (Icon: Hand cleaning faucet)
- Have your water tested by a certified lab.** (Icon: Test tubes)

Additional text: **Use cold water. Boiling water does not remove lead.** (Icon: Water drop with 'C')

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.

Catering

Emily Green
Cibo Catering
720-530-3140

emgboulder@gmail.com

Recommended by
David Scott Allen

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

Pipe Relining

Nu Flow
520-284-0056

Recommended by
Carol Sinclair and
Ben & Mary Porter

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

Mateo 520-221-5612

Recommended by Marianne Van Zyll

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

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

AJ the Arborist 602-694-5251

Recommended by Deb Perry

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

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
January 2025

	2025 YTD Actual	2025 Annual Budget	Budget YTD Remaining		
OPERATING INCOME					
Association Dues	\$ 113,700.00	\$ 129,600.00	\$ 15,900.00		
Title Transfer Fees & Penalties/Interest	\$ 400.00	\$ 1,600.00	\$ 1,200.00		
TOTAL OPERATING INCOME	\$ 114,100.00	\$ 131,200.00	\$ 17,100.00		
OPERATING EXPENSES					
Administrative:					
Postage/Printing/Other	\$ 161.00	\$ 750.00	\$ 589.00		
Website		\$ 1,200.00	\$ 1,200.00		
Professional Services (Bnkg/CPA/Atty)	\$ 70.00	\$ 3,250.00	\$ 3,180.00		
Property Tax/Licenses		\$ 150.00	\$ 150.00		
Insurance		\$ 5,200.00	\$ 5,200.00		
Subtotal	\$ 231.00	\$ 10,550.00	\$ 10,319.00		
Neighborhood Infrastructure:					
Contracted Monthly Landscaping (12x\$900)	\$ 850.00	\$ 10,200.00	\$ 9,350.00		
Landscaping Maintenance, Project & Design		\$ 8,000.00	\$ 8,000.00		
Water Management Committee		\$ 1,000.00	\$ 1,000.00		
Roads & Drainage	\$ 960.60	\$ 500.00	\$ (460.60)		
Security & Lightbulbs		\$ 1,000.00	\$ 1,000.00		
Subtotal	\$ 1,810.60	\$ 20,700.00	\$ 18,889.40		
Neighborhood Social Activities:					
	\$ 135.57	\$ 4,000.00	\$ 3,864.43		
Recreational - Pools:					
Routine Services/Chemicals	\$ 1,599.18	\$ 20,000.00	\$ 18,400.82		
3 Pools Maintenance, Replacement & Repairs		\$ 6,000.00	\$ 6,000.00		
Southwest Gas	\$ 726.01	\$ 11,500.00	\$ 10,773.99		
Tucson Electric	\$ 542.57	\$ 7,500.00	\$ 6,957.43		
City of Tucson Water	\$ 251.69	\$ 4,000.00	\$ 3,748.31		
Contracted Housekeeping Monthly (12x\$245)	\$ 245.00	\$ 2,940.00	\$ 2,695.00		
Other (permits/termites/furniture)		\$ 1,000.00	\$ 1,000.00		
Subtotal	\$ 3,364.45	\$ 52,940.00	\$ 49,575.55		
TOTAL OPERATING EXPENSES	\$ 5,541.62	\$ 88,190.00	\$ 82,648.38		
Capital Reserve Transfer (2)		\$ 40,500.00	\$ 40,500.00		
Additional 2024 Year-end Capital Reserve Transfer (2)		\$ 2,510.00			
TOTAL OPERATING EXPENDITURES AND RESERVE TRANSFER	\$ 5,541.62	\$ 131,200.00			
NET OPERATING CASH FLOW (not including Reserve transfer)	\$ 108,558.38				
OPERATING AND RESERVE FUNDS					
	RESERVE BALANCE				
	PFCU MM	PFCU Svgs	PFCU CD 6 Mo	PFCU CD 12 Mo	PFCU Total
Balance 1/1/2025	\$ 23,195.34	\$ 5.00	\$ 27,138.60	\$ 54,467.54	\$ 104,806.48
Transfer In/Out					
Reserve expenses	\$ (5,670.00)				\$ (5,670.00)
Total Net Cash Flow	\$ 19.15 (1)	\$ -	\$ 90.54 (1)	\$ 237.22 (1)	\$ 346.91
Ending Balance 1/31/25	\$ 17,544.49	\$ 5.00 (3)	\$ 27,229.14	\$ 54,704.76	\$ 99,483.39
	Total (WF and PFCU)				
Balance 1/1/2025	\$ 26,377.22 (2)		\$ 131,183.70		
Transfer In/Out			\$ -		
Total Net Cash Flow	\$ 108,558.38		\$ 108,905.29		
Ending Balance 1/31/25	\$ 134,935.60		\$ 240,088.99		

(1) Interest income in the MM and CD accounts
(2) Reserve transfer will be completed in February

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, March 3 — 5:00 p.m.
2469 E. Avenida de Posada

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
***HSS does NOT recycle glass**

Billing address:
P. O. Box 725, Cortaro, AZ 85652
520-883-5868
hughessanitationservices@hotmail.com
www.tucsontrash.com

*Glass recycling: 3974 N Tucson Boulevard

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

Chris Cunniff
Barbara Eckel
Dan Farrell
Bob Frenz
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
Mark Sammons, Photos
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