



State of the Pueblo

Page Chancellor, President

Happy February, it was so nice to see so many of you at the Annual Meeting, for those of you that could not attend, I thought I would give a little recap of my Report.

We easily met quorum with 56 attending in person or voting in advance. Our budget passed with a vote of 51 in favor and 5 opposed. Jim Luker was elected to the Board by a majority vote. Jim brings such great experience to our Board, he has a degree in Accounting and built his career helping nonprofit organizations run more effectively.

I thanked our Board for their hard work this year. Jake Hurwitz presented the financials to the community. Jake has really done a great job assuming the role of Treasurer. Our expenses ran under budget, providing us more money to add to our reserve funds. If you'd like to review our 2025 Year-end financials, please look at pages 5 & 8. Discussion was held regarding the purpose of our reserve funds. We also held discussion regarding our roads and the future need (not this or next year, thankfully) to repave these roads and our need to have enough money in the Reserve to do so. I thanked the Finance Committee: Chris Cunniff, Bob Frenz, and Beverly McNamara.

I then moved to explaining the details of the Secretary role, Emily Green's position. This can be a very time consuming job handling any property transfers and making sure our new neighbors feel welcome. I reminded everyone that all of our By-laws, Rules and other documents are contained on our website. This year, we welcomed 14 new neighbors: Larry & Candace Dyer, Kristin Vizzini, Ronna Fickbohm & Jeff Willis, Lowell & Marianne Richardson, Terence La Noue & Yunghi Choi, John "Nemo" Nemerovski & Barbara "Barbie" Adler, Nadine Butler & Ned Collins and Diane Bennett.

Secretary Report

Emily Green, Secretary & Social Chair

Annual Party & Cookie Exchange

Sunday, February 15th
11:00 a.m. – 1:00 p.m.

Location:

Page Chancellor's Home
2469 E. Avenida de Posada

Light brunch foods

Beer, wine & non-alcoholic beverages will be provided.

Please bring 1 dozen cookies or sweet treats to share & swap.

Please bring a container to take your selected treats home.

If you bring your treats on a serving dish, please take it home with you or label it with your name so we can return it.



If you would like to volunteer to help with set-up/clean-up please email Emily directly:
emgboulder@gmail.com

Inside This Issue:

Page 2
State of the Pueblo cont.

Page 3
From the Board

Page 4
Landscape Committee

Page 5
Secretary & Social Chair
Treasurer's Report

Page 6
Pueblo Recipes

Page 7
Tried & True Trades

Page 8
Year End Financials

Page 9
Committees
2026 Board of Directors

State of the Pueblo - continued Page Chancellor, President

I explained that we will be opening up the rental application process this month. If you are interested in applying, please update yourself on the Rules and apply. We have four openings. Our Board normally meets on the 2nd Monday of the month, if you ever have something you want to discuss, feel free to join us.

I discussed our Architecture and Landscape procedures, led by Dan Neff and Mark Sammons. These two Committees spend an amazing amount of time, reviewing proposals and requests. I thanked these Committee Members: Architecture: Chris Cunniff, Barb Eckel, Dan Farrell, and Bob Frenz and Landscape: Doreen Frankel, Carolyn Neff, Jean Paine, Karen Satterfield, Lee Strang, Marion Taylor and Barbie Adler.

We receive approximately 1 to 2 landscape and/or architecture requests per month, these must be reviewed, discussed and voted on. Mark also has the pleasure to manage Francisco and his team. We entered into a new Contract with Francisco this year that will continue through the end of 2026. We also, for the first time, gave Francisco and his team an end of year bonus for their excellent effort through the year.

Really important if you are planning to do any architecture or landscape work, familiarize yourself with the Rules and then shoot Mark and/or Dan an email or a phone call before you even start the paperwork as they can provide you guidance and help.

I then updated everyone regarding our three community pools. As everyone knows, we did a Pool Survey this year and we learned some key information. The pools are important to our community, they are important for our property values, our enjoyment and for exercise. It's clear, people like and use all of the pools. 72 residents responded and 90% of that number actively use the pools regularly. This year, the Board is going to take a hard look at what we need to do to keep the pools maintained and in the best shape possible for you, your family, and guests.

I also acknowledged Virginia, she has kept our pools/bathrooms maintained for over 20 years, we also provided her a year end bonus that she greatly appreciated. I also gave a shout out to Eric Wager, who has been a big help to Renn this year, thank you!

I then moved on to one of my favorite subjects – social! Every good organization needs a party, and we definitely have those. As you all know, Emily is also in charge of Social. Sadly, Tapas had to be rescheduled due to weather, but we had a wonderful Annual party, Cinco de Mayo party and Fall party. I let everyone know that our next party will be held on February 15 at my home. We will also have Tapas on March 21st. Everyone should keep an eye on the Newsletter for the details.

I thanked the Light Bulb Brigade – the people who make sure we have the appropriate lights. This committee is now led by Russ & Glenda Melin and Marianne Van Zyll. I also thanked Jean Payne for her many years serving this important function of our neighborhood. This committee consists of Terry Temple, Dan Bares, Olive Mondello, Eric & Jeannie Wager, Gail Reich, Pat Weigand and Beverly McNamera

I gave my heartfelt thanks to Connie Church who does so much for our entire community – from the newsletter, the directory, website, and helping Emily with house sales whenever need be. Her Newsletter committee is also amazing – David Scott Allen, Pat Weigand, Bob Garrett and Connie. Thank you all for the wonderful content.

Last but not least, I thanked Deb Perry. Deb has sat as Vice President for the past three years, and she has also organized the Water Management Committee – which did a ton of work in 2024. Deb will continue to chair that Committee. Deb, thank you for all of your time and effort for the past three years!

During the Meeting, I thanked a lot of people, your Board could not do the job for you without everyone's help and support. It is important that we all give back to our neighborhood. If you are interested in being on a Committee or sitting on the Board in the future, please reach out to me or one of the Board members and we will get you involved.

I concluded by letting everyone know that this was a great year, we had no crisis or unexpected surprise. We ran under budget. Everything this year went just as it should – smooth! Know that you have a Board that is committed to you and to your interests, and we will continue to remain committed to preserving this precious community for you in 2026.

From Your Board of Directors

Dog owners, dog walkers, dog lovers, are reminded that dogs are required to be on a leash while outside their patio walls, including when being walked. This is embedded at various levels and situations in state and county laws, and is specifically required in our association Rules, which all our homeowners are legally and equally bound to follow.

For relevant Pima County laws, google “Pima County Ordinance 6.04.030”.

Note that our own neighborhood rules require dogs to be on leashes when outside patio walls (Note that all paths, alleys and washes are private property), or on the Association’s streets, commons, and pool perimeter areas (pets are forbidden within pool enclosures).

Also, dog waste must be removed immediately by whomever is walking the dog. Please do not leave waste on anyone else’s property (this includes all paths, alleys and washes), or on the Association’s streets, commons, and outside pool enclosures. Remember: Rule 5.2.11 No animals are allowed in fenced pool areas.

Under County law, this also applies to non residents who walk on our Association roads. So, if you notice a dog walker with their dog off-leash, be a responsible citizen and gently remind them that their pet must be on a leash.

If you are uncomfortable approaching someone, leash law violations (and bites) can be reported to Pima Animal Control Center at 724-5900, ext. #4. A dispatcher is available 7 days a week until 9 p.m. After 9 p.m. bites and violations should be reported to the sheriff’s department. It is helpful to have the date, time and location of the violation, a description of the dog, and name and/or address for the owner if possible. Pictures of the off-leash dog are very helpful but violations should be reported with or without all of this information.

Alternatively, and for emergency cases, you can call the Pima Animal Care Center at 520-724-7222 . You can also turn to them to report animal cruelty, neglect, bites, dangerous or injured animals, and enforcement of leash and license laws. Officers also handle noise and waste complaints and provide community outreach and

education to help residents care for their pets responsibly. Learn more about what they do via their web page at:

<https://www.pima.gov/2233/Pima-Animal-Care-Center-PACC>

For your review, here are the relevant Catalina Pueblo rules:

6. Animals [see also CC&Rs 9.1]. No animals except domesticated pets belonging to an Owner or Resident may be kept or maintained on the Properties. The keeping of pets is subject to the following limitations:

6.1. No Commercial Purpose. No pets may be kept, bred or maintained for any commercial purpose.

6.2. Number and Type of Pets. An Owner or Resident may keep no more than 2 dogs or 2 cats or one of each.

6.3. Control of Pets Required. Owners and Residents must control their animals so they will not interfere with any other Owners and Residents’ use and enjoyment of their own Lots, the Common Areas, designated pedestrian easements and streets. Dogs must be leashed when not indoors or confined within an enclosed patio on a Lot. Pets may never be left outdoors when the Owner or Resident is not at home.

6.4. Clean-Up Required. Pet owners are required to remove immediately and hygienically dispose of any animal waste deposited on his or her Lot, any other Lot, or on the Common Area.

6.5. Restrictions on Nuisance or Danger. No animal may be allowed to become a nuisance. An example of a nuisance is loud, frequent and continued barking of a dog that disturbs nearby Owners and Residents. Vicious animals that demonstrate a disposition to attack without provocation, thereby creating the potential for causing injury or endangering the safety of persons or other domestic animals will not be tolerated. The Board may, at its discretion, order the removal of such animals, or require muzzles and/or bark collars.

Thank you all!

From The Landscape Committee

Landscape Committee

Barbie Adler

Doreen Frankel

Carolyn Neff

Jean Paine

Karen Satterfield

Lee Strang

Marion Taylor

Mark Sammons, Chair

Weeds are sprouting after the abundant winter rains. Not all need attention.

Grass: The fine silky green grass that is popping up everywhere is native. There is no need to remove it. When it finishes its brief season, it will brown off and then it is easy to rake away.

Brittle bush is also native. There is no need to remove it. Feel free to keep it or pull it. If you want to remove or thin them, the little seedlings are very easy to pull out.

London rocket is not native. Its British name notwithstanding, it is native to the Middle East, North Africa, and southern Europe, so it is well adapted to our climate. Their lobed leaves look a bit like dandelion leaves, but their tiny yellow flowers appear in clusters at the tip of a long stalk. Their life cycle is fast and short. They die off very rapidly. They are too numerous to pull, so just wait till they are browned, when they are easily raked away.

African sumac: If you smell a light sweet perfume everywhere, that is the African sumac, which has tiny green blossoms in late winter. It is not native. It was once recommended as a great shade tree, which is why our neighborhood has some beautiful mature specimens. But, it has proven to be invasive, infesting washes and displacing native plants and disrupting habitat and food chain for native critters. It usually sheds its leaves once a year, sometimes twice, and the leaf litter is a fire hazard if not drenched by rain. While established specimens are admirable, the thousands of seedlings we will see soon should be removed. Even when tiny, these seedlings are not easily removed, so be prepared to snip them off at ground level once or twice a year.

Stinknet is a newly-introduced and highly-invasive plant. It has already appeared in Tucson, but not yet in our neighborhood. It is low-growing, has fine foliage that smells somewhat like turpentine, and produces globe-shaped yellow flowers. It is an annual that springs up with winter rains, blooms, then dies and turns into a highly-flammable carpet. It is a serious threat to human safety, as well as to agriculture

and the Sonoran Desert ecosystem. To learn more about this alarming invasive, search on-line for “Stinknet in Arizona”.



Brittle Bush
Photo by Mark Sammons

Citrus: You may find your tree so productive this year that you just can't use or give away all their fruits. When they begin to drop on the ground, please collect and discard them so they don't ferment, rot, or attract vermin.

Herbicides: work only while plants are green. Chemical herbicides remain in the environment forever, and some are considered carcinogenic. If you feel compelled to use herbicides, notify your neighbors in advance so they can close their windows, and follow your CPA Rules: 3.5. “Avoiding negative maintenance impacts.” *Any mechanized treatment ... [including] ... herbicide spraying, should be tented or conducted in a manner that does not adversely affect adjacent Lots.* Alternatively, for small spots, try a homemade vinegar and water solution on young weed leaves (some people add salt, but salt remains in the soil permanently, can build up with repeated use, and can impact adjacent desirable plants).

List of plants suited to Pueblo gardens, online at: <http://www.catalinapueblo.com/plant-list/>

Learn about the Pueblo's landscape history at: <http://www.catalinapueblo.com/history/>

Secretary & Social Chair

Emily Green, Secretary

And just like that, it's February 2026 in the Pueblo! I've been getting in some great hikes in the Catalinas and loving the cooler weather, but our neighborhood is heating up in all things social over the next two months.

First, we have our Annual Party and Sweets Exchange on Sunday, February 15th 11:00 a.m. - 1:00 p.m. at Page Chancellor's home, 2469 E. Avenida de Posada. Please bring a dozen sweet treats to swap with your neighbors and a container to take your goodies home in.

Second, the (postponed) Pacific Rim Adventure Tapas Tour will be held on Saturday, March 21st 4:00 - 6:00 p.m. with check-in at Caballo Pool, 6305 Calle del Caballo. More details on this event coming in the March newsletter, and as always, I welcome volunteers to help with either or both fun events. You can contact me via text or email below. See you February 15th!

Emily Green, Secretary & Social Chair
emgboulder@gmail.com
720.530.3140

Neighborhood News

Beverly McNamara

If you have citrus trees . . . and . . . you would like to donate your overabundance of fruit to the Food Bank, please text or email Beverly and she will arrange gleanings and distribution:
406-396-2987 — bjmcmamara1@hotmail.com

Treasurer Report

Jake Hurwitz, Treasurer

The CPA closed the year with a favorable variance versus Budget driven principally by interest income on Reserves, the absence of expected Special Landscaping Projects and lower than anticipated Pool utility expenses. CPA Reserves now total approximately \$170,000 invested in a series of Certificates of Deposit at Pima Federal Credit Union and Wells Fargo. The Board anticipates adding to both our Operating and Capital Reserves in Q1 due to the 2025 favorable financial results, as well as 2026 Dues payments by owners.



Applications for Rental Property status will now be accepted

Notice is hereby given that the Board will accept applications from **February 4 – March 4, 2026** from Owners interested in renting their home.

By **March 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 **March 4, 2026**.

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.

pueblorecipes

recipes collected and edited by david scott allen • february 2026

Have any leftover candy canes or peppermint candies? This recipe is a great way to use them up for Valentine's Day. As always the quality of the cocoa and chocolate you use makes all the difference in the final product.



Chocolate Peppermint Hearts

*1 1/2 cups all-purpose flour
3/4 cup plus 1/2 cup confectioners sugar
1/4 cup unsweetened cocoa powder
1/2 teaspoon sea salt
12 tablespoons cold unsalted butters
1 teaspoon vanilla extract*

*1 teaspoon peppermint extract
4 teaspoons plus 2/3 cup heavy cream
12 ounces bittersweet chocolate chips
2 tablespoons chocolate liqueur
1 candy cane, crushed, for topping*

In a food processor, pulse together the flour, 3/4 cup sugar, cocoa powder and sea salt. Add the vanilla and butter (cut into into 24 pieces) and pulse until the mixture just comes together into a smooth mass. Line an 8-inch square baking pan with parchment or wax paper. Press the dough into the pan. Prick all over with a fork. Chill for at least 20 minutes and up to 3 days. Heat the oven to 325°F. Bake the shortbread until firm to the touch and just beginning to pull away from the sides, about 35 minutes.

Cool in the pan for 20 minutes on a wire rack. Mix remaining 1/2 cup confectioners sugar, peppermint extract and 4 teaspoons cream – spread evenly over shortbread's surface and let cool thoroughly. Place chocolate in a heatproof bowl. In a saucepan, bring the remaining 2/3 cup cream to a simmer. Pour over the chocolate and stir until smooth. Whisk in the chocolate liqueur. Spread over shortbread. Sprinkle candy cane pieces on top. Cool to room temperature; cover and chill until firm. Using a small heart-shaped cookie cutter, cut out the love bites and place on a platter or individual serving plates. (Any leftover scraps should be eaten right away, and have no calories...) You can also cut them into small squares. Makes 16-20.

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 N. Calle de Adelita.

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 John & Ann Berkman

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

Mitzie La Rocca 520-403-7124

Recommended by Marianne Van Zyll

IT Computer Technology

Sebastian Perez 520-989-4875

Recommended by Jennifer Flores

Interior Design

Lorraine Edminster 520-591-5918

Recommended by Warren Edminster & Susie Tipling

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 Jo Ann Marcus

My Nails 520-354-2965

Recommended by Laura McCloskey

Massage Therapists

Brandy Rodriguez LMT - 520-256-5671

Recommended by Jo Ann Marcus

Ginger Castle LMT CKTP - 520-877-0038

Recommended by Marianne Van Zyll

Mobile Vet Clinic

Kenneth Cohn, DVM

520-465-1533

Recommended by Jo Ann Marcus

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 - 520-990-5437

Recommended by Jean Paine

Tucson Plumbing - Kevin - 520-246-0681

Recommended by Marianne Van Zyll

Remodel/Construction

Brad Brewer 520-850-8284

Recommended by Marianna Cacciatore & Don Chenhall

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 Pat Weigand

Roofing

Alan Bradley Roofing 520-885-3571

Recommended by Jo Ann 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

Pilates

Lorraine Edminster

520-591-5918

Recommended by

Warren Edminster

Catering

Emily Green

Cibo Catering

720-530-3140

emgboulder@gmail.com

Recommended by

David Scott Allen

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

Jake Hurwitz, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
December 2025

	2025 YTD Actual	2025 Annual Budget	Budget YTD Remaining		
OPERATING INCOME:					
Association Dues	\$ 129,600	\$ 129,600	\$ -		
Title Transfer Fees & Penalties/Interest	\$ 3,160	\$ 1,600	\$ (1,560)		
Interest Income	\$ 5,797		\$ (5,797)		
TOTAL OPERATING INCOME	\$ 138,557	\$ 131,200	\$ (7,357)		
OPERATING EXPENSES:					
Administrative:					
Postage/Printing/Other	\$ 594	\$ 750	\$ 156		
Website	\$ 1,078	\$ 1,200	\$ 122		
Professional Services (Bnkg/CPA/Atty)	\$ 1,651	\$ 3,250	\$ 1,599		
Income Tax	\$ 1,973	\$ -	\$ (1,973)		
Property Tax/Licenses	\$ 131	\$ 150	\$ 19		
Insurance	\$ 5,206	\$ 5,200	\$ (6)		
Subtotal	\$ 10,633	\$ 10,550	\$ (83)		
Neighborhood Infrastructure:					
Contracted Monthly Landscaping (12x\$900)	\$ 10,800	\$ 10,800	\$ -		
Landscaping Special Projects	\$ 2,749	\$ 8,000	\$ 5,251		
Water Management Committee		\$ 1,000	\$ 1,000		
Roads & Drainage	\$ 961	\$ 500	\$ (461)		
Security & Lightbulbs	\$ 135	\$ 1,000	\$ 865		
Subtotal	\$ 14,644	\$ 21,300	\$ 6,656		
Neighborhood Social Activities:					
	\$ 1,428	\$ 4,000	\$ 2,572		
Recreational - Pools:					
Routine Services/Chemicals	\$ 16,926	\$ 20,000	\$ 3,074		
3 Pools Maintenance, Replacement & Repairs	\$ 3,840	\$ 6,000	\$ 2,160		
Southwest Gas	\$ 7,207	\$ 11,500	\$ 4,293		
Tucson Electric	\$ 6,567	\$ 7,500	\$ 933		
City of Tucson Water	\$ 3,551	\$ 4,000	\$ 449		
Contracted Housekeeping Monthly (12x\$245)	\$ 3,185	\$ 2,940	\$ (245)		
Other (permits/termite/furniture)	\$ 560	\$ 1,000	\$ 440		
Subtotal	\$ 41,836	\$ 52,940	\$ 11,104		
TOTAL OPERATING EXPENSES	\$ 68,540	\$ 88,790	\$ 20,250		
Capital Reserve Transfer	\$ 40,500	\$ 40,500	\$ -		
2024 Year-end Capital Reserve Transfer	\$ 26,377	\$ 2,510			
TOTAL OPERATING EXPENDITURES AND RESERVE TRANSFER	\$ 109,040	\$ 131,800			
NET OPERATING CASH FLOW (not including Reserve transfer)	\$ 70,017				
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	\$ 5	\$ 27,139	\$ 54,468	\$ 104,806
Transfer In/Out	\$ 94,339		\$ (27,461)		\$ 66,877
Transfer In/Out	\$ (105,000)		\$ 35,000		\$ (70,000)
Reserve expenses	\$ (5,670)				\$ (5,670)
Total Net Cash Flow	\$ 573 ⁽¹⁾	\$ -	\$ 1,032 ⁽¹⁾	\$ 2,860 ⁽¹⁾	\$ 4,465
Ending Balance 12/31/25	\$ 7,437	\$ 5	\$ 35,710	\$ 57,327	\$ 100,479
	WF Checking	WF Oct25 CD	WF Jan26 CD	Total (WF and PFCU)	
Balance 1/1/2025	\$ 26,377			\$ 131,184	
Transfer In/Out	\$ (66,877)			\$ -	
Transfer In/Out		\$ 35,000	\$ 35,000	\$ -	
Reserve Expenses				\$ (5,670)	
Total Net Cash Flow	\$ 64,220	\$ 680 ⁽¹⁾	\$ 652 ⁽¹⁾	\$ 70,017	
Ending Balance 12/31/25	\$ 23,720	\$ 35,680	\$ 35,652	\$ 195,531	

2026 Board of Directors

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

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

Jim Luker — Vice President
952-250-3935 jluker123@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
February 9 - 5:00
2469 E. Avenida de Posada

Repairs on Posada, Campbell, Skyline or elsewhere: If you observe issues on county roads (including Posada and Campbell) such as overgrowth, deadwood, toppled signage, potholes, or drainage problems, please be a responsible citizen and report these directly to Pima County via their website ClickFix request form (search "Pima County ClickFix Forms").

<https://www.pima.gov/897/Report-a-Problem-Submit-Request>

Our nearest county roads are Avenida de Posada, Campbell, and Skyline.

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
Giuseppe & Annamaria Biagini
Janelle Curry
Beverly McNamara
Milo Meacham
Mark Sammons
Marion Taylor

Architecture: Dan Neff, Chair

Chris Cunniff
Barbara Eckel
Dan Farrell
Bob Frenz

Landscape: Mark Sammons, Chair

Barbie Adler
Doreen Frankel
Carolyn Neff
Jean Paine
Karen Satterfield
Lee Strang
Marion Taylor

Pools: Renn Hershey, Chair

David Holter
Jan Sikora-Lerch
Mary Steffenson
Eric Wager

Light bulbs: Co-chairs: Russ & Glenda Melin (Winter) & Marianne Van Zyll (Summer)

Campbell: Marianne Van Zyll
Pueblo: Terry Temple & Dan Bares
Maria: Olive Mondello
Adelita & Cerrada Adelita:
Eric & Jeannie Wager (West) Gail Reich (East)
Posada East: Marianne Van Zyll
Posada West: Russ & Glenda Melin
Minera: Pat Weigand
Caballo & Cerrada Caballo: Beverly McNamara

Finance Committee: Jake Hurwitz, Chair

Chris Cunniff
Bob Frenz
Beverly McNamara

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