



## State of the Pueblo

Page Chancellor, President

Spring is here, and the weather has quickly turned hot! I'm hoping for a little cooler turn, but I love that the citrus trees are blooming and the spring flowers are blooming and beautiful throughout our community.

We also have several new members to our community. Please welcome Yunghi Choi and Terence La Noue (2562 E. Cerrada Adelita), Ronna Fickbohm (2552 E. Cerrada Adelita), Marianne and Lowell Richardson (2712 E. Avenida de Pueblo), and Kristin Vizzini (2651 E. Avenida de Posada) as they have all recently bought into our neighborhood. So, if you see someone walking around that you haven't met yet, please say hi!

The 2025 CPA Directory was distributed last month. If you were not home to personally receive it, a note should have been left. If you do not yet have your directory please contact Connie at [catalinapueblocommunications@gmail.com](mailto:catalinapueblocommunications@gmail.com) to make arrangements for a hand-off.

Sadly, this is to let everyone know that Ronnie Marshall passed away at the end of January. I know Ronnie will be missed by many.

I know that with the rising temperatures, many of you will be leaving for second homes and cooler temperatures! I wish you all safe travels, and I look forward to seeing you on your return. If you need anything during your absence, please reach out to me or one of the other Board members.

### Applications for Rental Property status will be accepted until April 4, 2025

If you are interested in applying, please review Rule 10 Rental of Dwelling Units as revised 2023 (posted on [www.catalinapueblo.com](http://www.catalinapueblo.com)) and advise the Board via email: [catalinapuebloboard@gmail.com](mailto: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.



## Secretary Report

Emily Green, Secretary

Hello CPA Neighbors, I just wanted to remark on the many homes that are either actively for sale or have closed in 2025 alone! As much as we'll miss our previous neighbors, I'd like to welcome the newcomers to our desert oasis. Now that I've lived here for about 15 months, I've fully embraced the changes in our neighborhood's landscape over the seasons and that growth and change resonates with all the real estate action. I'm often out on my patio on the corner of Pueblo and Minera or walking my pup, Leia, so please introduce yourself if you're new to CPA, and I look forward to seeing you at one of our amazing social events.

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### Want to make changes to your house or landscape?

Your idea may require special board review and approval. Start by contacting the relevant Board chair to discuss your ideas. If a formal application and Board review are required, they can help you through the process.

Architecture Chair - Dan Neff  
520-370-7470 [dhneff47@gmail.com](mailto:dhneff47@gmail.com)

Landscape Chair - Mark Sammons  
520-603-0465 [cookfarm@comcast.net](mailto:cookfarm@comcast.net)

2025

# Cinco de Mayo

## Potluck Pool Party

Saturday, May 3, 6:00 pm  
at the Adelita pool

### Margaritas, Music & More

Drinks mixed by our own Saguaro Joe



If you can offer a hand with the setup  
and/or cleanup, please contact:

Joe Thompson (520) 820-8364,  
saguarojoe@me.com

Jan Sikora-Lerch (520) 577-9821  
euroromper@comcast.net



Please bring something tasty to share.

If your last name begins with...

A - K Bring a Dessert or Fruit

L - W Bring an Appetizer or Entree





## 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/>

Our Catalina Pueblo Rules tell us at 2.4.1. that, in part, "Plant material in areas outside of patio walls shall be ... either desert, desert-adapted or drought-tolerant."

What is the difference between these, and how are we homeowners to interpret this?

Your landscape committee has agreed that the term "desert plants" includes any plant native to any desert in the world ... provided it is not a known invasive.

This interpretation accommodates native Sonoran Desert plants, plus regional plants from the Chihuahuan and Mojave Deserts, plus plants from far away deserts in South America, Africa, and Australia. Plants from these sources already ornament our neighborhood. Examples include:

- cacti (all cacti are native to North or South American deserts)
- agaves
- euphorbias, like North African gopher plant and Moroccan mound
- desert shrubs, like Australian senna.

The term desert-adapted or drought-tolerant is interpreted as plants from arid lands like prairies, that can survive on their own after a year or two of watering. Examples include:

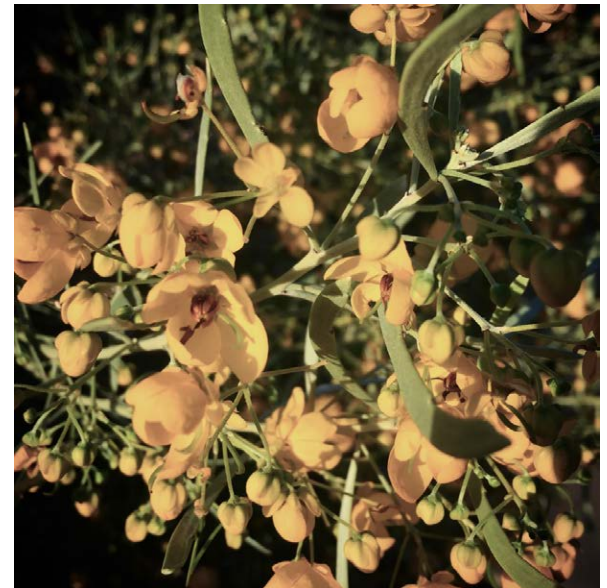
- leucophyllum ("Texas ranger"), and yellow bells, both from New Mexico, Texas and Chihuahua
- aloes from southern Africa
- lantana and bougainvillea from South America
- willow acacia trees from Australia.

Invasive plants are foreign plants that flourish and spread to the point of choking out native flora and destroying native habitat. Many invasives are serious fire hazards. Prime invasive plants to be wary of are:

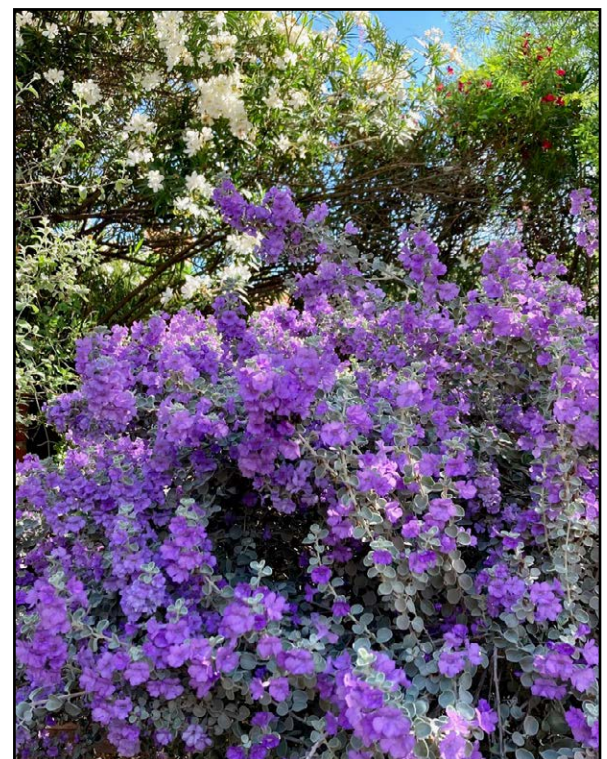
- African sumac (*Rhus lancea*), buffel grass, stink-net, and most fountain grasses. These examples all happen to be native to arid sub-Saharan Africa.

Right: *Leucophyllum* seen throughout Catalina Pueblo landscapes, is native to the dry grasslands of New Mexico, Texas, and adjacent Mexico. It blooms in response to monsoon humidity.

If you are contemplating revisions to your landscape, take a look at the plant ideas list on our neighborhood website at <https://catalinapueblo.com/> Share this list with your landscape designer if you use one. Also consult with landscape committee members (see end of this newsletter) for ideas before filling in the landscape application form. We are here to help you arrive at an appropriate landscape that will flourish and that you will love.



Above: Senna from Australian desert flourishing in a Catalina Pueblo landscape



## Landscape Committee

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

# pueblorecipes

recipes collected and edited by david scott allen • april 2025

If you are going to the farmers markets like I am, you are seeing a lot of beautiful broccoli from our farmers. This is a favorite salad I like to make as the weather gets warmer.



## Broccoli-Lime Salad

*2 large heads of broccoli, cut into florets*  
*1 cup mayonnaise*  
*finely grated zest of 1 lime*  
*juice of 3 limes*

*1 teaspoon paprika*  
*1/2 teaspoon dried thyme*  
*1/2 teaspoon kosher salt, more to taste*  
*freshly ground black pepper*

Steam broccoli florets and let them cool in a colander.

Mix remaining ingredients to make the dressing; taste for seasoning.

Toss cooled broccoli florets with 1/3 cup of the dressing, then add more as needed to coat the broccoli. (Any leftover dressing can be saved, covered, in the refrigerator for 1 week.

Serves 6-8 as a side dish.

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](mailto:cocoaandlavender@gmail.com)

COCOA  
LAVENDER



## Neighborhood News

### Pat Weigand, Roving Reporter

#### Tucson's Crazy Traffic

Some of us have noticed, and remarked on, how intense the local traffic is lately. Everyone seems to be tailgating more than usual, waiting for the last second to put on the brakes, and taking some pretty impressive chances when making left-hand turns.

How coincidental that this news article appeared just as this topic came up!

We decided it would be worth sharing with our neighbors, so we could be on guard as we roamed around the City.

Be careful out there!

#### Most dangerous intersections of 2024

1. Broadway & Wilmot Road: 51 crashes
2. Golf Links Road & Swan Road: 41 crashes
3. Oracle Road & Wetmore Road: 37 crashes
4. Midvale Park Road & Valencia Road: 36 crashes
5. Nogales Highway & Valencia Road: 35 crashes
6. Broadway & Craycroft Road: 34 crashes
7. Irvington Road & Campbell Avenue: 34 crashes
8. Oracle Road & Prince Road: 34 crashes
9. 22nd Street & Kolb Road: 33 crashes
10. Grant Road & Alvernon Way: 33 crashes

#### Deadliest intersections since 2017

1. Valencia Road & 12th Avenue: 6 fatal crashes
2. Grant Road & Stone Avenue: 5 fatal crashes
3. Irvington Road & Kolb Road: 5 fatal crashes
4. 1st Avenue & Prince Road: 4 fatal crashes
5. Broadway & Old Spanish Trail: 4 fatal crashes
6. Fort Lowell Road & Castro Avenue: 4 fatal crashes
7. Grant Road & Palo Verde Boulevard: 4 fatal crashes
8. Irvington Road & Campbell Avenue: 4 fatal crashes
9. Speedway & Stone Avenue: 4 fatal crashes
10. Speedway & Wilmot Road: 4 fatal crashes

Source:

Mapping city traffic crashes 2017-2024 shows most dangerous intersections

Posted Feb 6, 2025, 12:02 pm Natalie Robbins, TucsonSentinel.com

[https://www.tucsonsentinel.com/local/report/020625\\_traffic\\_crashes/tucson-streets-are-among-deadliest-us-heres-why/](https://www.tucsonsentinel.com/local/report/020625_traffic_crashes/tucson-streets-are-among-deadliest-us-heres-why/)



## 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](mailto: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](mailto: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- 520-990-5437**

Recommended by Jean Paine

**Tucson Plumbing - Kevin - 520-246-0681**

Recommended by Marianne Van Zyl

## 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  
February 2025

	2025 YTD Actual	2025 Annual Budget	Budget YTD Remaining
<b>OPERATING INCOME:</b>			
Association Dues	\$ 124,500.00	\$ 129,600.00	\$ 5,100.00
Title Transfer Fees & Penalties/Interest	\$ 640.00	\$ 1,600.00	\$ 960.00
<b>TOTAL OPERATING INCOME</b>	<b>\$ 125,140.00</b>	<b>\$ 131,200.00</b>	<b>\$ 6,060.00</b>
<b>OPERATING EXPENSES:</b>			
Administrative:			
Postage/Printing/Other	\$ 313.99	\$ 750.00	\$ 436.01
Website		\$ 1,200.00	\$ 1,200.00
Professional Services (Bnkg/CPA/Atty)	\$ 189.94	\$ 3,250.00	\$ 3,060.06
Property Tax/Licenses		\$ 150.00	\$ 150.00
Insurance		\$ 5,200.00	\$ 5,200.00
<b>Subtotal</b>	<b>\$ 503.93</b>	<b>\$ 10,550.00</b>	<b>\$ 10,046.07</b>
<b>Neighborhood Infrastructure:</b>			
Contracted Monthly Landscaping (12x\$900)	\$ 1,800.00	\$ 10,200.00	\$ 8,400.00
Landscaping Maintenance, Project & Design	\$ 450.00	\$ 8,000.00	\$ 7,550.00
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
<b>Subtotal</b>	<b>\$ 3,210.60</b>	<b>\$ 20,700.00</b>	<b>\$ 17,489.40</b>
<b>Neighborhood Social Activities:</b>	<b>\$ 550.98</b>	<b>\$ 4,000.00</b>	<b>\$ 3,449.02</b>
<b>Recreational - Pools:</b>			
Routine Services/Chemicals	\$ 2,793.29	\$ 20,000.00	\$ 17,206.71
3 Pools Maintenance, Replacement & Repairs		\$ 6,000.00	\$ 6,000.00
Southwest Gas	\$ 1,910.67	\$ 11,500.00	\$ 9,589.33
Tucson Electric	\$ 1,019.71	\$ 7,500.00	\$ 6,480.29
City of Tucson Water	\$ 499.41	\$ 4,000.00	\$ 3,500.59
Contracted Housekeeping Monthly (12x\$245)	\$ 490.00	\$ 2,940.00	\$ 2,450.00
Other (permits/termite/furniture)		\$ 1,000.00	\$ 1,000.00
<b>Subtotal</b>	<b>\$ 6,713.08</b>	<b>\$ 52,940.00</b>	<b>\$ 46,226.92</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 10,978.59</b>	<b>\$ 88,190.00</b>	<b>\$ 77,211.41</b>
<b>Capital Reserve Transfer (2)</b>	<b>\$ 26,377.22</b>	<b>\$ 40,500.00</b>	<b>\$ 14,122.78</b>
<b>Additional 2025 Year-end Capital Reserve Transfer (2)</b>	<b>\$ -</b>	<b>\$ 2,510.00</b>	
<b>TOTAL OPERATING EXPENDITURES AND RESERVE TRANSFER</b>	<b>\$ 37,355.81</b>	<b>\$ 131,200.00</b>	
<b>NET OPERATING CASH FLOW (not including Reserve transfer)</b>	<b>\$ 114,161.41</b>		

### 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	\$ 26,377.22				\$ 26,377.22
Reserve expenses	\$ (5,670.00)				\$ (5,670.00)
Total Net Cash Flow	\$ 42.22 (1)	\$ -	\$ 172.59 (1)	\$ 452.42 (1)	\$ 667.23
Ending Balance 2/28/25	<u>\$ 43,944.78</u>	<u>\$ 5.00 (3)</u>	<u>\$ 27,311.19</u>	<u>\$ 54,919.96</u>	<u>\$ 126,180.93</u>
	<b>WF Checking</b>		<b>Total (WF and PFCU)</b>		
Balance 1/1/2025	\$ 26,377.22 (2)		\$ 131,183.70		
Transfer In/Out	\$ (26,377.22)		\$ -		
Reserve Expenses			\$ (5,670.00)		
Total Net Cash Flow	\$ 114,161.41		\$ 114,828.64		
Ending Balance 2/28/25	<u>\$ 114,161.41</u>		<u>\$ 240,342.34</u>		

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

## 2025 Board of Directors

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

**Page Chancellor — President**  
520-909-0915 [pchancellor@goldbergaandosborne.com](mailto:pchancellor@goldbergaandosborne.com)

**Deborah Perry — Vice President**  
720-333-3300 [debperry8@gmail.com](mailto:debperry8@gmail.com)

**Emily Green — Secretary**  
720-530-3140 [emgboulder@gmail.com](mailto:emgboulder@gmail.com)

**Jake Hurwitz — Treasurer**  
612-749-8232 [hurwitzjake@gmail.com](mailto:hurwitzjake@gmail.com)

**Renn Hershey — Pools**  
520-360-5545 [rtmhershey@hotmail.com](mailto:rtmhershey@hotmail.com)

**Mark Sammons — Landscape**  
520-603-0465 [cookfarm@comcast.net](mailto:cookfarm@comcast.net)

**Dan Neff — Architecture**  
520-370-7470 [dhneff47@gmail.com](mailto:dhneff47@gmail.com)

### Board of Directors Meeting

**Monday, April 7 — 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](mailto:hughessanitationservices@hotmail.com)  
[www.tucsontrash.com](http://www.tucsontrash.com)

\*Glass recycling: 3974 N Tucson Boulevard

Our website, [www.catalinapueblo.com](http://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](http://www.catalinapueblo.com)

Connie Church