



State of the Pueblo

Page Chancellor, President

Happy December, as always, this year has just flown by. It's time to put up the holiday lights and decorations, I hope you all can enjoy this season with friends and family.

At Thanksgiving, I always think about the people that go unnoticed who deserve so much gratitude. As I write this, I realize that Jean Paine deserves a huge shout-out and thank you. Jean has done so much for our community - from serving as President for 8 years to her last job as Chair of the Light Brigade for the past 3 years. Jean has recently decided to step down from the Brigade and let someone else have the fun organizing and keeping our neighborhood safe with bright lights in front of each home. Thank you, Jean, for caring about our community and giving us all so much of your precious time

I am also remiss in knowing that there are people who have passed in the past year that I was never able to properly thank. Sadly, there is one such person - Frank Bangs. I am not sure if all of you know, but Frank sadly and quickly passed a couple of weeks ago. Frank is another person that gave himself to this neighborhood. He served as President (on multiple occasions) and helped with his legal guidance for many years, re-writing our rules and bylaws. Frank was really an integral part of our neighborhood and I know he will be greatly missed by many.

I want to thank Emily Green and all of the hosts for being so flexible with the rained-out Tapas Tour!

On to some housekeeping matters, our Annual Meeting will be on January 13, 2026 at 5:30 p.m. at St. Philip's in the Hills Church, Murphey Gallery, the same place as the last two years. Thank you to Jake Hurwitz for all of his hard work as Treasurer, and be sure to see his piece in here for information on a very small proposed dues increase and the proposed 2026 Budget.

We will be sharing our Pool Survey data at the meeting too.

Next, we are still looking for one person to run for the Board. If you have ANY interest, please contact Deb Perry. I promise that we are a fun group of people that all have the best interests of our community. No Board meetings in the summer, and we are flexible with meeting times and dates.

Finally, as many of you know, we have lots of desert creatures that live among us, and they love our trash. It would be very helpful if everyone had a trash can (either purchased at a local hardware store or even rented from Hughes Sanitation for a one-time fee of \$70). Trash cans look more appealing than bags of trash hanging from the mailboxes and also help to keep the animals from strewing the trash all over the neighborhood. You can also use the in-ground cans, as long as you let Hughes know where to pick up your trash. As a side note, please expect to see a very small increase in trash service come January as the rate has gone up to \$55.50 for the quarter.

Secretary Report

Emily Green, Secretary & Social Chair

Happy December Pueblo! Well, I think we all breathed a sigh of relief that we postponed the Tapas Tour in November; that was a lot of rain!

I am happy to announce that the new date will be Saturday, March 21st, 2026, from 4:00 – 6:00 p.m. so please mark your calendars. Our Hosts will remain the same, as well as the 'Pacific Rim Adventure' theme so get your tropical styles ready. I will put a call out for volunteers as the event gets closer.

Happy Holidays!

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Treasurer Report

Jake Hurwitz, Treasurer

The CPA’s financial condition remains quite healthy. Year-to-date HOA expenses are running somewhat below projected levels, and we are likely to end the year with a favorable variance. Moreover, our Reserves at year-end will total almost \$170,000.

Your Board remains committed to balancing our community’s short-term and long-term needs to preserve the value of our homes and the attractiveness of The Pueblo. To do so, we will continue to build our Capital Reserves to meet future expenses, principally keeping Pool equipment current and replacing our community-owned Roads. The actual timing and magnitude of these expenses remains unpredictable, but we know they will occur and the costs will be significant. This concept is captured in the CPA Capital Reserve Funding Philosophy dated October 8, 2024, which you can find on the CPA website.

To increase your understanding of the proposed 2026 Budget, including its goals and the main changes versus 2025, we highlight the following:

1. We propose **2026 Total Dues of \$1,240 per home, an increase of 3.3%** (\$40) over 2025. This increase is consistent with the general level of inflation in 2025.
2. Annual Dues consist of two components: Operating Dues designed to cover annual Operating Expenses and Capital Dues designed to build our Capital Reserves:
 - a. 2026 Operating Dues per home will be \$800, a decrease of 3.0% (\$25) versus 2025
 - b. 2026 Capital Dues per home will be \$440, an increase of 17.3% (\$65) versus 2025. This level will allow us to add over \$47,000 to our Capital Reserves in March 2026 and, if we meet our 2026 Operating Budget targets, add an additional transfer to Reserves of almost \$5,000 in early 2027. In late 2024 the CPA Finance Committee, comprised of non-Board volunteer members of our community, recommended we increase our Reserves by \$54,000 in 2026. We hope to achieve that target.
3. We propose Operating Expenses in 2026 of \$85,950, a decrease of 3.0% versus 2025. We anticipate savings in several Administrative and Neighborhood Infrastructure expense buckets, offset somewhat by higher income taxes owed on interest earned.

We believe this Budget is achievable and allows the CPA to meet 2026’s expenses while building necessary Reserves. Thank you for your support.

Catalina Pueblo Association 2026 Budget and Monthly Forecasts

| | 2025 Annual Budget | 2026 Annual Budget |
|--|-----------------------|-----------------------|
| Income | | |
| Association Dues: | | |
| Operating Dues | \$ 89,100 | \$ 86,400 |
| Capital Dues | \$ 40,500 | \$ 47,520 |
| Total Dues | \$ 129,600 | \$ 133,920 |
| Title Transfer Fees & Penalties/Interest | \$ 1,600 | \$ 1,600 |
| Interest Income | \$ 5,800 | \$ 5,800 |
| Total Income | \$ 131,200 | \$ 141,320 |
| Operating Expenses | | |
| Administrative: | | |
| Postage/Printing/Other | \$ 750 | \$ 750 |
| Website | \$ 1,200 | \$ 150 |
| Professional Services | \$ 3,250 | \$ 1,200 |
| Income Tax | \$ - | \$ 3,000 |
| Property Tax & Licenses | \$ 150 | \$ 150 |
| Insurance | \$ 5,200 | \$ 5,500 |
| Subtotal | \$ 10,550 | \$ 10,750 |
| Neighborhood Infrastructure: | | |
| Contracted Landscaping | \$ 10,800 | \$ 10,800 |
| Landscaping Special Projects | \$ 8,000 | \$ 8,000 |
| Water Management Committee | \$ 1,000 | \$ - |
| Roads & Drainage | \$ 500 | \$ - |
| Security & Lightbulbs | \$ 1,000 | \$ 500 |
| Subtotal | \$ 21,300 | \$ 19,300 |
| Neighborhood Social Activities: | \$ 4,000 | \$ 3,300 |
| Pools: | | |
| Routine Services/Chemicals | \$ 20,000 | \$ 21,000 |
| Maintenance & Repairs | \$ 6,000 | \$ 6,300 |
| Southwest Gas | \$ 11,500 | \$ 10,000 |
| Tucson Electric | \$ 7,500 | \$ 7,500 |
| City of Tucson Water | \$ 4,000 | \$ 4,000 |
| Contracted Housekeeping | \$ 2,940 | \$ 2,940 |
| Other (Permits, Tests & Termites) | \$ 1,000 | \$ 860 |
| Subtotal | \$ 52,940 | \$ 52,600 |
| Total Operating Expenses | \$ 88,790 | \$ 85,950 |
| Net Operating Income | \$ 42,410 | \$ 55,370 |
| March 2026 Capital Reserve Transfer | \$ 40,500 | \$ 47,520 |
| March 2027 Capital Reserve Transfer | | \$ 4,900 |
| Total Pro Forma 2026 Capital Reserve Transfer | | \$ 52,420 |
| Pro Forma 2026 Year-end Cash | \$ 1,910 | \$ 2,950 |

Please feel free to direct any questions to me either in advance of or at the Annual Meeting.

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/>

From The Landscape Committee

Mosquitoes in Arizona? Yes! We have some native mosquitoes, notably the southern house mosquito, *Culex quinquefasciatus*. Additionally there are several dozen genera and species of introduced mosquitos. Aside from that irritating itch from female bites and buzz in your ear when you are trying to sleep, the University of Arizona Center for Rural Health reports that “In Arizona, mosquitoes spread West Nile Virus, Zika Virus, Dengue, Chikungunya, Malaria, Rocky Mountain Spotted Fever, St. Louis Encephalitis, and Yellow Fever.”

The mosquito early life-cycle requires standing water. Now that we are setting out pretty flowering winter annuals, be sure to empty saucers under flowerpots daily (or better yet, don't use saucers and do raise the pots on clay feet or small stones). Also, check regularly for standing water in such places as bird baths, trash cans, landscape ponds, pet water dishes, and empty unused flowerpots full of dirt, gutters, infrequently-flushed indoor toilets, overflow drains in sinks – anyplace that water stands or may gather unnoticed.

Protect yourself by making sure doors and window screens are tight, and favoring long clothes, especially when sitting outdoors at twilight.



Photo by:
James Gathany of Center for Disease Control

Landscape Committee

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

Vice President Nominating Committee Chair Deborah Perry

We still need a new Vice President to start in 2026.

Here is a brief description of the role:

- Back up for President in a pinch
- Attend monthly Board meetings (with a great group of neighbors!)
- Sept through April- no meetings May-Aug
- 1 to 1.5 hours long
- In person or on Zoom (your choice)
- Snacks and drinks provided
- Be available for CP business discussions (mostly by email)
- Chair the Nominating Committee when Board vacancies occur
- Provide monthly reports and articles for newsletter as might be appropriate

This is not a difficult position. No Board experience needed but is welcomed.

Bring your wisdom and willingness to participate in the oversight of neighborhood issues in a collaborative style. Please take a turn and volunteer. This is your home too.

Thank you.

2026
Catalina Pueblo Association
Annual Meeting

Tuesday, January 13, 2026
5:30 – 7:00

St. Philip's in the Hills Church
Murphey Gallery

Neighborhood News

Pat Weigand

Volunteering and its Surprising Benefits

How Giving to Others Makes You Healthier & Happier

Part 3 of 4

With busy lives, it can be hard to find time to volunteer. However, the benefits of volunteering are enormous to you, your family, and your community. The right match can help you to reduce stress, find friends, reach out to the community, learn new skills, and even advance your career. Giving to others can also help protect your mental and physical health. Learn more about the many benefits of helping others and find tips on getting started.

This submission is Part 3 of 4; the first two installments were presented in the previous CP Newsletters.

Why volunteer?

Volunteering offers vital help to people in need, worthwhile causes, and the community, but the benefits can be even greater for you, the volunteer. Volunteering and helping others can help you reduce stress, combat depression, keep you mentally stimulated, and provide a sense of purpose. While it's true that the more you volunteer, the more benefits you'll experience, volunteering doesn't have to involve a long-term commitment or take a huge amount of time out of your busy day. Giving in even simple ways can help others those in need and improve your health and happiness.

Benefits of volunteering: 4 ways to feel healthier and happier

1. Volunteering connects you to others
2. Volunteering is good for your mind and body
3. Volunteering can advance your career
4. Volunteering brings fun and fulfillment to your life

Benefit 3: Volunteering can advance your career

If you're considering a new career, volunteering can help you get experience in your area of interest and meet people in the field. Even if you're not planning on changing careers, volunteering gives you the opportunity to practice important skills used in the workplace, such as teamwork, communication, problem

solving, project planning, task management, and organization. You might feel more comfortable stretching your wings at work once you've honed these skills in a volunteer position first.

Gaining career experience

Volunteering offers you the chance to try out a new career without making a long-term commitment. It is also a great way to gain experience in a new field. In some fields, you can volunteer directly at an organization that does the kind of work you're interested in. For example, if you're interested in nursing, you could volunteer at a hospital or a nursing home. Your volunteer work might also expose you to professional organizations or internships that could be of benefit to your career.

Teaching you valuable job skills

Just because volunteer work is unpaid does not mean the skills you learn are basic. Many volunteering opportunities provide extensive training. For example, you could become an experienced crisis counselor while volunteering for a women's shelter or a knowledgeable art historian while donating your time as a museum docent.

Volunteering can also help you build upon skills you already have and use them to benefit the greater community. For instance, if you hold a successful sales position, you raise awareness for your favorite cause as a volunteer advocate, while further developing and improving your public speaking, communication, and marketing skills.

When it comes to volunteering, passion and positivity are the only requirements

While learning new skills can be beneficial to many, it's not a requirement for a fulfilling volunteer experience. Bear in mind that the most valuable skills you can bring to any volunteer effort are compassion, an open mind, a willingness to do whatever is needed, and a positive attitude.

Part 4 will follow next month.

pueblorecipes

recipes collected and edited by david scott allen • december 2025

If you are in need of an elegant starter for the holidays, this could be the recipe for you. It can be made in advance, the flavors are incredible, and it looks beautiful on the plate!



Curried Vegetable Terrine

| | |
|---|---|
| <i>2 pounds carrots, peeled and sliced</i> | <i>1 teaspoon best-quality curry powder</i> |
| <i>8 large Swiss chard leaves,</i> | <i>kosher salt</i> |
| <i>12 asparagus spears, trimmed to 8-inches</i> | <i>freshly ground white pepper</i> |
| <i>16 green beans, trimmed at the ends</i> | <i>2 tablespoons powdered gelatin</i> |
| <i>2 small zucchini, cut lengthwise into 8 spears</i> | <i>1/4 cup water</i> |
| <i>1 cup plus 2 tablespoons crème fraîche</i> | <i>16 grape tomatoes, halved</i> |

Boil the carrots for 25 minutes and remove with a slotted spoon; put them in the bowl of a food processor. Using the same water, blanch the chard leaves for 10 seconds; remove carefully and drain flat on paper towels. In the same water, separately cook the asparagus spears, zucchini, and beans until tender – about 3-5 minutes for each, depending on their size. Refresh the vegetables in iced water to keep their color.

Oil an 8-inch by 4-inch loaf pan and line with plastic wrap, leaving extra hanging over the. Line the mold with the chard leaves, leaving no gaps in bottom or sides, and leave excess hanging over to cover the top.

Purée the carrots with the crème fraîche. Season well with curry powder, salt and pepper. Put 1/4 cup cold water in a small bowl and sprinkle with the gelatin; let bloom for 5 minutes, then put the bowl over a pan of simmering water until melted and clear. You may need to add another tablespoon or so of water to get the gelatin to the correct consistency. Add to the carrot purée and mix well.

Spoon a quarter of the purée into the mold, then arrange six asparagus spears on top, followed by the zucchini in one flat layer. Add another quarter of the purée and arrange the tomatoes, cut side up. Spoon another quarter of the purée arrange the green beans followed by the remaining asparagus. Finish up the carrot purée and then fold in the chard leaves and plastic wrap to cover. Refrigerate overnight. Unmold, remove plastic and cut into slices and serve. Serves 10-12.

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 JoAnn 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 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

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
October 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 | \$ 4,641 | | \$ (4,641) |
| TOTAL OPERATING INCOME | \$ 137,401 | \$ 131,200 | \$ (6,201) |
| OPERATING EXPENSES: | | | |
| Administrative: | | | |
| Postage/Printing/Other | \$ 594 | \$ 750 | \$ 156 |
| Website | \$ 1,041 | \$ 1,200 | \$ 159 |
| Professional Services (Bnkg/CPA/Atty) | \$ 1,215 | \$ 3,250 | \$ 2,035 |
| Income Tax | \$ 1,260 | \$ - | \$ (1,260) |
| Property Tax/Licenses | \$ 131 | \$ 150 | \$ 19 |
| Insurance | \$ 2,528 | \$ 5,200 | \$ 2,672 |
| Subtotal | \$ 6,768 | \$ 10,550 | \$ 3,782 |
| Neighborhood Infrastructure: | | | |
| Contracted Monthly Landscaping (12x\$900) | \$ 9,000 | \$ 10,200 | \$ 1,200 |
| Landscaping Special Projects | \$ 1,699 | \$ 8,000 | \$ 6,301 |
| Water Management Committee | | \$ 1,000 | \$ 1,000 |
| Roads & Drainage | \$ 961 | \$ 500 | \$ (461) |
| Security & Lightbulbs | \$ 135 | \$ 1,000 | \$ 865 |
| Subtotal | \$ 11,794 | \$ 20,700 | \$ 8,906 |
| Neighborhood Social Activities: | \$ 669 | \$ 4,000 | \$ 3,331 |
| Recreational - Pools: | | | |
| Routine Services/Chemicals | \$ 14,252 | \$ 20,000 | \$ 5,748 |
| 3 Pools Maintenance, Replacement & Repairs | \$ 2,354 | \$ 6,000 | \$ 3,646 |
| Southwest Gas | \$ 6,113 | \$ 11,500 | \$ 5,387 |
| Tucson Electric | \$ 5,463 | \$ 7,500 | \$ 2,037 |
| City of Tucson Water | \$ 2,891 | \$ 4,000 | \$ 1,109 |
| Contracted Housekeeping Monthly (12x\$245) | \$ 2,450 | \$ 2,940 | \$ 490 |
| Other (permits/termites/furniture) | | \$ 1,000 | \$ 1,000 |
| Subtotal | \$ 33,522 | \$ 52,940 | \$ 19,418 |
| TOTAL OPERATING EXPENSES | \$ 52,754 | \$ 88,190 | \$ 35,436 |
| Capital Reserve Transfer | \$ 40,500 | \$ 40,500 | \$ - |
| 2024 Year-end Capital Reserve Transfer | \$ 26,377 | \$ 2,510 | |
| TOTAL OPERATING EXPENDITURES AND RESERVE TRANSFER | \$ 93,254 | \$ 131,200 | |
| NET OPERATING CASH FLOW (not including Reserve transfer) | \$ 84,647 | | |

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 | \$ 561 ⁽¹⁾ | \$ - | \$ 813 ⁽¹⁾ | \$ 2,372 ⁽¹⁾ | \$ 3,746 |
| Ending Balance 10/31/25 | <u>\$ 7,425</u> | <u>\$ 5</u> | <u>\$ 35,491</u> | <u>\$ 56,839</u> | <u>\$ 99,760</u> |
| | 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 | \$ 80,006 | \$ 462 ⁽¹⁾ | \$ 433 ⁽¹⁾ | \$ 84,647 | |
| Ending Balance 10/31/25 | <u>\$ 39,506</u> | <u>\$ 35,462</u> | <u>\$ 35,433</u> | <u>\$ 210,160</u> | |

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 hurwitzjake@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, December 8 — 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
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

Doreen Frankel
Carolyn Neff
Jean Paine
Karen Satterfield
Mike Sharpless
Mary Steffenson
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

Repairs on Posada, Campbell, Skyline or elsewhere:

Do you see something along county roads that needs attention or fixing, such as potholes, grading and drainage, signs, signals, or vegetation that is fallen or dead or obstructs views of oncoming vehicles? Let Pima County know directly, via their ClickFix request form, online at:

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

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