



## State of the Pueblo Page Chancellor, President

Happy March! The weather is definitely beautiful right now, so be sure and get out to enjoy our wonderful days and evenings.

The Annual Party was a wonderful success, I loved seeing so many of you again and getting to meet new neighbors as well. I am sure that our Tapas event will be a similar success, so be sure to come out and enjoy good food and all of your neighbors. Thanks to Emily and her team.

Just a couple of things to touch on, as the weather warms up, I know pool use will continue to increase. Remember, no pets in the pool areas and never prop open one of the gates. Both of these items could create a dangerous situation for your neighbors. You need to use your keys to open and leave the pool areas.

Also, last Friday morning, I pulled into the neighborhood to find trash strewn all over the yards and road after a javelina adventure. I helped pick up some of the trash, but our trash pick-up provider is so nice to pick up all of the strewn trash. In the future, be sure to secure your trash and use a trash bin, not just bags as those are easily attacked by our desert residents. As a side note, it is very easy to drill a hole in your trashcan and secure the lid with a small bungee cord too.

Don't forget that rental applications are open for just a few more days. If you are looking to rent your place, be sure and read Rule 10 and email the Board the appropriate information.

Hope to see you around the neighborhood soon!

## Secretary Report

**Emily Green, Secretary & Social Chair**

As Secretary, there is not much to report as our monthly Board meetings continue to run smoothly. As Social Chair, I just want to remind everyone that the Tapas Tour, that was rained out last November, will be held on March 21. See page 2 for details.

Also, a big thank you to Page for hosting our Annual Party and all of the volunteers who helped with the event, they are key to these parties being successful and a huge help to me.

**As announced in the February newsletter, applications for Rental Property status are being accepted until March 4th**

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](http://www.catalinapueblo.com)) and advise the Board via email: [catalinapuebloboard@gmail.com](mailto: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.

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# Tapas Tour – 2026

## Pacific Rim Adventure

Saturday, March 21 — 4:00 to 6:00

After checking in at the Caballo Pool, take a stroll down the Caballo Pathway and enjoy a taste of the Pacific Rim.

Enter the back patio of three homes from the pathway.

Each entrance will be clearly marked.

You will find delicious food & drink and the delightful company of your neighbors.

**Please contact Emily Green if you can help with set-up &/or clean-up**

[emgboulder@gmail.com](mailto:emgboulder@gmail.com) 720-530-3140

**Before strolling to Tapa Homes,  
please stop at Caballo Pool  
for  
Wine, Beer, Soft drinks  
Nametags & Music by Joe T.**

*Japan - Home of Joey Tanner Barbee*

Sushi Rolls (California, Veggie, Shrimp)  
Edamame  
Mango Slaw  
Wontons  
Pokes  
Sake & Lychee Cocktails

*Southeast Asia*

*Home of Doreen Frankel & Jake Hurwitz*

An Array of dishes from  
Thailand, Viet Nam and Beyond

*Hawaii - Home of Patty Placencia*

Kalua Pig Sliders  
Huli Huli Chicken/Grilled Pineapple Kabobs  
Traditional Hawaiian Macaroni & Potato Salad  
Haupia Toasted Coconut Pudding  
Mai Tai Cocktails

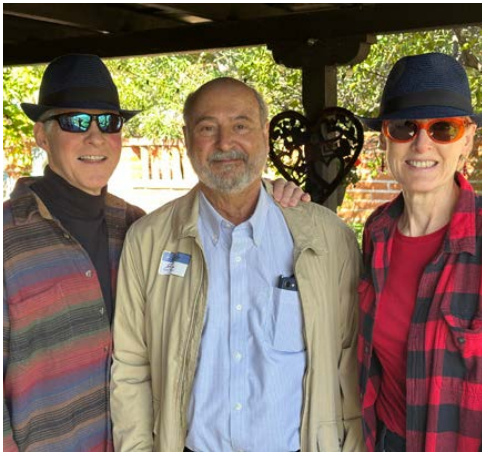



**2026 Annual Party**

**Thank you Page  
for hosting!**

**Thanks to the  
wonderful set-up  
and clean-up crew.**

**Thanks Nemo for  
taking these photos!**





# pueblorecipes

recipes collected and edited by david scott allen • march 2026

90°F in February? This doesn't bode well for the summer. But that also means it's time for some refreshing chilled food — like my Southwest Sweet Potato Salad. Serve it with just about anything you throw on the grill — it will be perfect



## Southwest Sweet Potato Salad

*3 pounds sweet potatoes  
1/2 cup extra-virgin olive oil  
finely grated zest of 1 lime  
3 tablespoons fresh lime juice  
1 tablespoon agave nectar, or light honey*

*1 teaspoon New Mexico chile powder  
1 teaspoon ground cumin  
1/4 cup finely chopped fresh cilantro leaves  
salt and freshly ground black pepper  
1 red bell pepper, seeded and diced*

Place the sweet potatoes in a large saucepan and cover with water. Bring to a boil and cook until just tender, 7 to 10 minutes (don't overcook or your salad will be mushy and fall apart.) Drain and transfer to a large bowl.

While the potatoes are cooking, make the dressing. Whisk together the olive oil, lime zest, lime juice, honey, chile powder, cumin, cilantro, salt, and pepper in a small bowl. Add the red bell pepper to the potatoes and toss with the dressing. Season again with salt and pepper. Serve warm or refrigerate and bring to room temperature before serving.

Serves 6.

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



# COOKING FOR A CAUSE

raised over \$1,000 for Tucson Village Farm & 4-H's Healthy Living Ambassadors program.

Thank you, David Scott Allen for a wonderful cooking class!



## 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 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**

J3 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](mailto: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](mailto: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 Monthly Financials and Reserve Accounts January 2026

	2026 YTD Actual	2026 Annual Budget	Variance
<b>INCOME</b>			
<b>Dues</b>			
Operating Dues	\$ 71,404	\$ 86,400	\$ (14,996)
Capital Dues	\$ 39,266	\$ 47,520	\$ (8,254)
<b>Total Dues</b>	<b>\$ 110,670</b>	<b>\$ 133,920</b>	<b>\$ (23,250)</b>
<b>Title Transfer Fees &amp; Penalties/Interest</b>	<b>\$ 400</b>	<b>\$ 1,600</b>	<b>\$ (1,200)</b>
<b>Interest Income</b>	<b>\$ 599</b>	<b>\$ 5,800</b>	<b>\$ (5,201)</b>
<b>TOTAL INCOME</b>	<b>\$ 111,669</b>	<b>\$ 141,320</b>	<b>\$ (29,651)</b>
<b>OPERATING EXPENSES</b>			
<b>Administrative:</b>			
Postage/Printing/Other	\$ 202	\$ 750	\$ (549)
Website		\$ 150	\$ (150)
Professional Services (Bnkg/CPA/Atty)		\$ 1,200	\$ (1,200)
Income Tax		\$ 3,000	\$ (3,000)
Property Tax/Licenses		\$ 150	\$ (150)
Insurance		\$ 5,500	\$ (5,500)
<b>Subtotal</b>	<b>\$ 202</b>	<b>\$ 10,750</b>	<b>\$ (10,549)</b>
<b>Neighborhood Infrastructure:</b>			
Contracted Monthly Landscaping	\$ 900	\$ 10,800	\$ (9,900)
Landscaping Special Projects		\$ 8,000	\$ (8,000)
Security & Lightbulbs		\$ 500	\$ (500)
<b>Subtotal</b>	<b>\$ 900</b>	<b>\$ 19,300</b>	<b>\$ (18,400)</b>
<b>Neighborhood Social Activites:</b>			
	\$ 77	\$ 3,300	\$ (3,223)
<b>Pools:</b>			
Routine Services/Chemicals	\$ 1,279	\$ 21,000	\$ (19,721)
Maintenance & Repairs	\$ 47	\$ 6,300	\$ (6,253)
Southwest Gas	\$ 1,215	\$ 10,000	\$ (8,785)
Tucson Electric	\$ 623	\$ 7,500	\$ (6,877)
City of Tucson Water	\$ 321	\$ 4,000	\$ (3,679)
Contracted Housekeeping	\$ 245	\$ 2,940	\$ (2,695)
Other (Permits, Tests & Termites)		\$ 860	\$ (860)
<b>Subtotal</b>	<b>\$ 3,730</b>	<b>\$ 52,600</b>	<b>\$ (48,870)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 4,908</b>	<b>\$ 85,950</b>	<b>\$ (81,042)</b>
<b>NET OPERATING INCOME</b>	<b>\$ 106,761</b>	<b>\$ 55,370</b>	<b>\$ 51,391</b>
<b>February 2025 Capital Reserve Transfer</b>		<b>\$ 47,520</b>	
<b>March 2026 Capital Reserve Transfer</b>		<b>\$ 4,900</b>	
<b>March 2027 Capital Reserve Transfer</b>		<b>\$ 4,900</b>	
<b>Total 2026 Capital Reserve Transfer</b>		<b>\$ 52,420</b>	
<b>2026 Year-End Cash</b>	<b>\$ 4,908</b>	<b>\$ 2,950</b>	

### RESERVE ACCOUNTS

<b>OPERATING RESERVES</b> (to be drawn upon for monthly expenses, as needed)	
Pima Federal Money Market	\$ 7,437
<b>Balance 1/1/2026</b>	<b>\$ 7,437</b>
Operating Reserve Addition	
Dividends/Interest	\$ 7
Operating Reserve Expense	
<b>Operating Reserves Balance 1/31/2026</b>	<b>\$ 7,444</b>
<b>CAPITAL RESERVES</b> (to be drawn upon for major projects, including Roads, as planned)	
<b>CDs Balance 1/1/2026</b>	<b>\$ 164,374</b>
<b>Capital Reserve Additions</b>	
Transfer from Bank Account	
Dividends/Interest	\$ 592
New Investments	
<b>Capital Reserve</b>	
Capital Reserve Expense	
<b>Capital Reserves Balance 1/31/2026</b>	<b>\$ 164,966</b>
<b>TOTAL ENDING RESERVES 1/31/2026</b>	<b>\$ 172,410</b>

## 2026 Board of Directors

Please contact the Board via email: [CatalinaPuebloBoard@gmail.com](mailto:CatalinaPuebloBoard@gmail.com)

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

**Jim Luker — Vice President**  
952-250-3935 [jluker123@gmail.com](mailto:jluker123@gmail.com)

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

**Jake Hurwitz — Treasurer**  
612-749-8232 [hurwitz.jake@gmail.com](mailto:hurwitz.jake@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**  
**March 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](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**  
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  
Jimmy Luker

**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