



## State of the Pueblo

Page Chancellor, President

Happy April ~ Spring has sprung and it is already very warm. It's crazy how the palo verdes and cacti began to burst into blooms overnight. As much as I love the beauty of it all, I am hopeful for a few cooler days this month.

I was sorry to miss Tapas, but I heard it was a great success. I am very grateful for the hosts – Joey Barbee, Jake Hurwitz & Doreen Frankel, and Patty Placencia and for our Social Chair Supreme –Emily Green. Thank you to everyone and to all of you that pitched in to help with set up and clean up!

We received two applications from homeowners that wanted to be considered for a rental - both were granted. We still have two openings, and will open it up back for applications in a few months.

On a couple of housekeeping measures - if you drop a note, check, or anything into the official CPA mailbox in front of the Adelita Pool, be sure and let us know. We actually do not receive that much mail, and have a USPS notification for when mail is delivered, so it could be days before someone checks the box if we have not received any mail deliveries. It's easy to let us know, just drop an email to our Board email at [catalinapuebloboard@gmail.com](mailto:catalinapuebloboard@gmail.com) and then we will know to check the mailbox.

For those of you avid pool lovers, be sure and let us know if you see anything weird - like the bee swarm a couple of weekends ago. It was helpful that we could keep an eye on the situation.

Have a great month! Hope to run into you soon.

## Secretary Report

Emily Green, Secretary & Social Chair

Hello and Happy April Neighbors!

Although we've already hit 100 degrees in March, April is shaping up to be a beautiful month with yellow blossoms everywhere.

We had a great Tapas Tour, and I wanted to thank EVERYONE who helped to make it a success. There are some great pictures thanks to Nemo on the following 3 pages.

If you're interested in being a Tapas Host next year, please let me know at [catalinapuebloboard@gmail.com](mailto:catalinapuebloboard@gmail.com).

## From The Landscape Committee

Mark Sammons, Chair

Adelita Pool... What happened to the oleander hedge on the south side of the pool enclosure?

- Oleander thins out at the bottom over time, but thicker growth can be encouraged by cutting it back.
- After consultation with Francisco and thoughtful consideration by your Landscape Committee and review by the Board, it was decided to reduce the height of the oleander hedge.
- This means a loss of height and shade for a while, but keeps sufficient height to preserve privacy for those in the pool enclosure and adjacent patios.
- This hedge is irrigated; new growth will appear over the summer, and give a softer appearance to the top.

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**Cinco de Mayo — Friday, May 8 — 6:00 . . . Save the Date!**



**Japan**  
*Home of Joey Tanner Barbee*

*Helpers:*  
 Mary Steffenson  
 Marion Taylor  
 Ann Berkman  
 Gail Reich  
 Beverly McNamara



**Southeast Asia**  
*Home of Doreen Frankel & Jake Hurwitz*

*Helpers:*  
 Chris Cunniff  
 David Scott Allen  
 Karen Satterfield  
 Dan Satterfield  
 Deb Perry  
 Sharon Cunniff





*Hawaii*  
*Home of Patty Placencia*  
*Helpers:*  
*Barbara Eckel*  
*Connie Church*  
*Pat Weigand*





# pueblorecipes

recipes collected and edited by david scott allen • april 2026

Many people requested the recipe for the shrimp from last month's Tapas Party. The original recipe for these addictive shrimp was published in January of 2013 as Connie's Marinated Grilled Shrimp. With Connie's permission, I made a few additions to the original in terms of ingredients and presentation. Enjoy!



## Spicy Grilled Shrimp

*2 tablespoons sambal oelek*  
*2 tablespoons extra virgin olive oil, plus extra*  
*1/2 cup roughly chopped cilantro*  
*3 tablespoons chopped chives*  
*finely grated zest of 1 lemon*  
*2 teaspoon lemon juice, plus extra*  
*1 teaspoon sugar*

*1 teaspoon Worcestershire sauce*  
*kosher salt*  
*freshly ground black pepper*  
*1 pound large shrimp, peeled and deveined*  
*2 to 3 cups watercress leaves (or arugula)*  
*slivers of red pepper (hot or sweet), for garnish*

Combine sambal oelek, olive oil, cilantro, chives, lemon zest, lemon juice, sugar, and Worcestershire sauce in a medium-size bowl. Season with salt and freshly ground black pepper. Add shrimp to the marinade and mix well. Cover and refrigerate for at least 2 hours and up to 4 hours. Just before grilling the shrimp, wash and dry the watercress (or arugula) leaves and divide among four plates. Lightly drizzle greens with olive oil and a squeeze of lemon. Heat grill to high. Place five or six shrimp on each of four metal skewers. Reduce grill heat to medium and add shrimp skewers, cooking about 2 minutes on the first side and 1 minute on the second, until pink and firm. Allow them to cool slightly, then place a skewer of shrimp on the bed of watercress on each plate. Garnish with the red pepper slivers and serve.  
 Makes 4 first course servings.

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

## 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.

### Tree Surgeons

Certified by &/or follow standards of International Society of Arboriculture

#### Bartlet Tree Experts

520-628-9699

Recommended by Michael Sharpless

#### Gabriel Tadeo

The Certified Arborist

520-273-4755

Recommended by Mark Sammons

#### Stan Lowery, R.O.

#### Landscaping & Tree Service

520-320-3697

Recommended by Joey Barbee

#### Michael Kenny

#### Finger Rock

#### Landscaping

520-331-0033

Recommended by Jennifer Wurster

### Pilates

#### Lorraine Edminster

520-591-5918

Recommended by Warren Edminster

### 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 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

### 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

# Treasurer Report

## Jake Hurwitz, Treasurer

Catalina Pueblo Association  
Monthly Financials and Reserve Accounts  
February 2026

	2026 YTD Actual	2026 Annual Budget	Variance
<b>INCOME</b>			
<b>Dues</b>			
Operating Dues	\$ 83,610	\$ 86,400	\$ (2,790)
Capital Dues	\$ 47,520	\$ 47,520	\$ -
<b>Total Dues</b>	<b>\$ 131,130</b>	<b>\$ 133,920</b>	<b>\$ (2,790)</b>
<b>Title Transfer Fees &amp; Penalties/Interest</b>	<b>\$ 1,200</b>	<b>\$ 1,600</b>	<b>\$ (400)</b>
<b>Interest Income</b>	<b>\$ 1,155</b>	<b>\$ 5,800</b>	<b>\$ (4,645)</b>
<b>TOTAL INCOME</b>	<b>\$ 133,485</b>	<b>\$ 141,320</b>	<b>\$ (7,835)</b>
<b>OPERATING EXPENSES</b>			
<b>Administrative:</b>			
Postage/Printing/Other	\$ 469	\$ 750	\$ (281)
Website		\$ 150	\$ (150)
Professional Services (Bnkg/CPA/Atty)	\$ 87	\$ 1,200	\$ (1,113)
Income Tax		\$ 3,000	\$ (3,000)
Property Tax/Licenses		\$ 150	\$ (150)
Insurance		\$ 5,500	\$ (5,500)
<b>Subtotal</b>	<b>\$ 557</b>	<b>\$ 10,750</b>	<b>\$ (10,193)</b>
<b>Neighborhood Infrastructure:</b>			
Contracted Monthly Landscaping	\$ 1,800	\$ 10,800	\$ (9,000)
Landscaping Special Projects	\$ 1,850	\$ 8,000	\$ (6,150)
Security & Lightbulbs		\$ 500	\$ (500)
<b>Subtotal</b>	<b>\$ 3,650</b>	<b>\$ 19,300</b>	<b>\$ (15,650)</b>
<b>Neighborhood Social Activites:</b>	<b>\$ 809</b>	<b>\$ 3,300</b>	<b>\$ (2,491)</b>
<b>Pools:</b>			
Routine Services/Chemicals	\$ 2,607	\$ 21,000	\$ (18,393)
Maintenance & Repairs	\$ 47	\$ 6,300	\$ (6,253)
Southwest Gas	\$ 2,425	\$ 10,000	\$ (7,575)
Tucson Electric	\$ 623	\$ 7,500	\$ (6,877)
City of Tucson Water	\$ 574	\$ 4,000	\$ (3,426)
Contracted Housekeeping	\$ 490	\$ 2,940	\$ (2,450)
Other (Permits, Tests & Termites)		\$ 860	\$ (860)
<b>Subtotal</b>	<b>\$ 6,766</b>	<b>\$ 52,600</b>	<b>\$ (45,834)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 11,782</b>	<b>\$ 85,950</b>	<b>\$ (74,168)</b>
<b>NET OPERATING INCOME</b>	<b>\$ 121,703</b>	<b>\$ 55,370</b>	<b>\$ 66,333</b>
<b>March 2026 Capital Reserve Transfer</b>		<b>\$ 47,520</b>	
<b>March 2027 Capital Reserve Transfer</b>		<b>\$ 4,900</b>	
<b>2025 Year-end Capital Reserve Transfer</b>	<b>\$ 10,000</b>		
<b>February 2026 Operating Reserve Transfer</b>	<b>\$ 520</b>		
<b>February 2026 Capital Reserve Transfer</b>	<b>\$ 47,000</b>		
<b>Total 2026 Capital Reserve Transfer</b>	<b>\$ 57,520</b>	<b>\$ 52,420</b>	
<b>2026 Year-End Cash</b>	<b>\$ 64,183</b>	<b>\$ 2,950</b>	

### RESERVE ACCOUNTS

<b>OPERATING RESERVES</b>	
Pima Federal Money Market	\$ 7,437
<b>Balance 1/1/2026</b>	<b>\$ 7,437</b>
Operating Reserve Addition	\$ 36,439
Dividends/Interest	\$ 24
Operating Reserve Expense	
<b>Operating Reserves Balance 2/28/2026</b>	<b>\$ 43,900</b>
<b>CAPITAL RESERVES</b>	
<b>CDs Balance 1/1/2026</b>	<b>\$ 164,374</b>
<b>Capital Reserve Additions</b>	
Transfer from Bank Account	\$ 57,000
Transfer to Operating Reserves	\$ (35,919)
Dividends/Interest	\$ 1,131
New Investments	
<b>Capital Reserve</b>	
Capital Reserve Expense	
<b>Capital Reserves Balance 2/28/2026</b>	<b>\$ 186,586</b>
<b>TOTAL ENDING RESERVES 2/28/2026</b>	<b>\$ 230,486</b>

## 2026 Board of Directors

Please contact the  
Board via email:  
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

**April 8 - 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