



## State of the Pueblo

Page Chancellor, President

Hello, May!

The weather is beautiful right now. I love hearing the birds in the early morning during my walks. Everyone should keep their eyes open though, as I have heard reports of rattlers on the paths and in neighbors' yards, so stay alert and listen for the rattler noise.

Many people are starting to head out for their summer residences, travel safe, and we look forward to seeing you in the Fall. For those of us that remain in the Pueblo, be sure and keep a look out for any unusual activity. Let's keep our neighborhood safe.

Also, now that the weather is heating up, it is a great time to enjoy one of our three pools. When at the pools, be courteous to others, don't prop the gates open, and NO GLASS in the pool areas.

If you are in town, I hope to see you at our Cinco de Mayo party on Friday May 8th! I want to thank Joe Thompson and Jan Sikora-Lerch in advance for all of their hard work in planning, setting up, and executing this fun party.

This is our last newsletter until October, so I hope you all have a great Summer. And, of course, if something comes up, we will send emails throughout the summer for important updates, etc.

Hope to see you soon!

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## Pools Committee Chair

Renn Hershey

Neighbors,

As the weather is heating up and we are entering our pool season. I wanted to give you a few reminders.

Please be respectful to our pool company and its technicians. Please be sure to follow all of their directions and requests. If the technicians cannot do the necessary work on the pools, it could cause unnecessary pool closures.

We have Pool Rules posted, with which you should be familiar, but we have heard that people are not showering before jumping into the pool and/or spa, please do so. The pool/spa are not your bathtub. You also should wear appropriate pool attire.

Thank you very much



## Secretary Report

Emily Green, Secretary & Social Chair

Happy May Neighbors, this year is flying by. I wish many of our snowbirds safe travels as they return to their other homes away from the desert.

I have been the Social Chair for the past three years and am ready to pass on the torch at the end of this year. It has been a gratifying role that has allowed me to meet and interact with so many amazing neighbors at our various events, but it is time for me to focus on my new endeavors. This is a relatively easy role to lead, especially with a small committee. We have 3 official events each year: the Annual Party and Dessert Exchange, the Tapas Tour, and the Cinco de Mayo party at Adelita Pool. There is also the Annual Meeting held in January that simply requires reserving the room at St. Philip's and providing light snacks. I will guide the next Social Chair through all of these events, and anything else involved in this role.

If you are interested in taking over this fun social position, please contact me so we can discuss, and I can answer any questions. My number is (720)530-3140, and my personal email is [emgboulder@gmail.com](mailto:emgboulder@gmail.com). This position is not limited to someone who lives in the Pueblo year-round, since our major events happen when most residents are back in Tucson. Much of the coordination can be done ahead of time from anywhere. I will continue as Board Secretary for the foreseeable future.

Thank you for the opportunity to create fun social events in our beautiful community.

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# Cinco de Mayo

## Potluck Pool Party

Friday, May 8th – 6:00

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  
euraromper@comcast.net

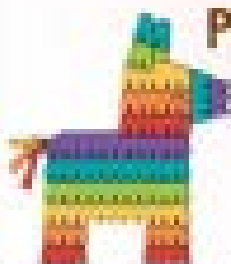


Please bring something tasty to share.

If your last name begins with...

**A–K: Appetizer or Entree**

**L–W: Dessert or Fruit**

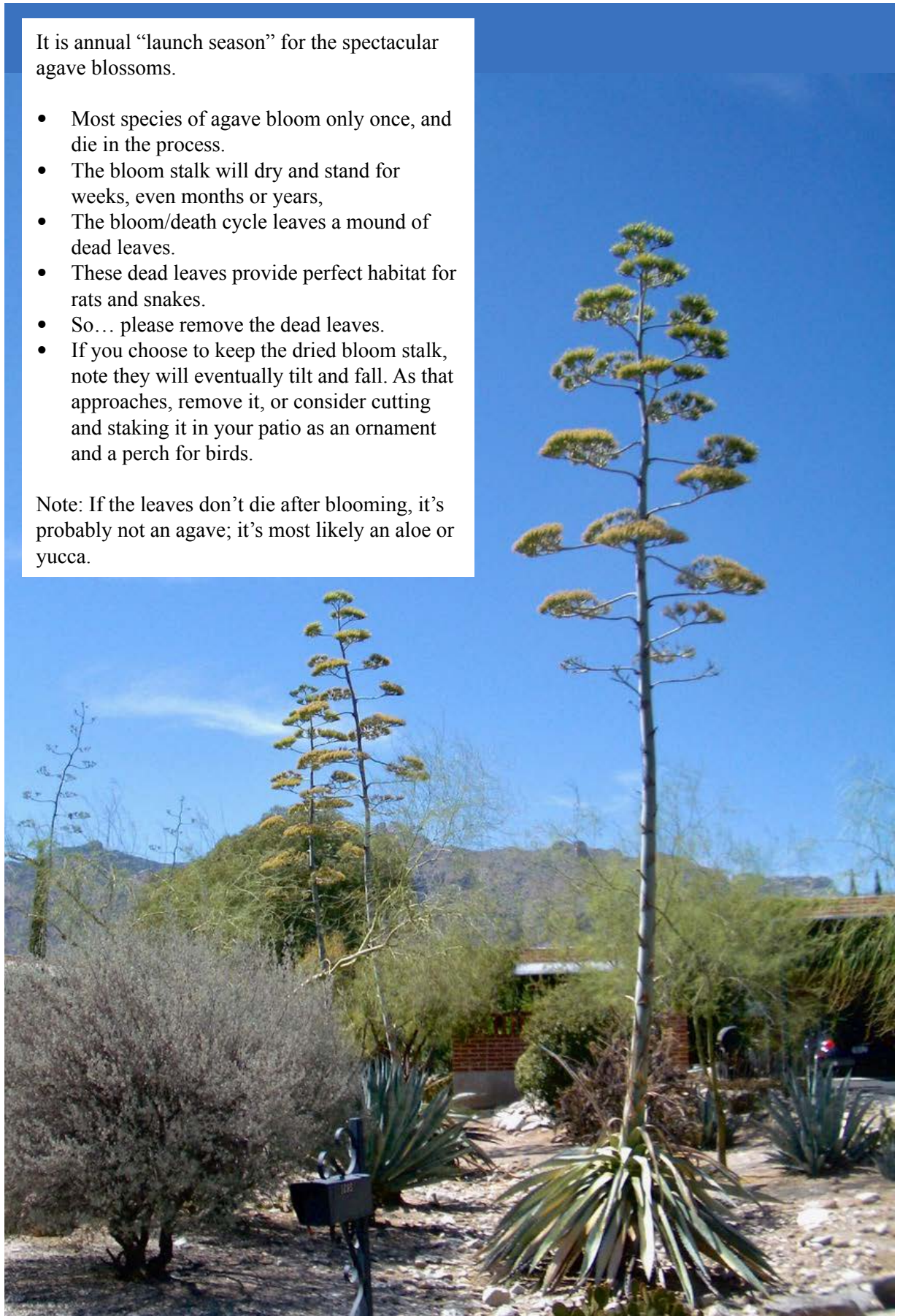


## From The Landscape Committee

It is annual “launch season” for the spectacular agave blossoms.

- Most species of agave bloom only once, and die in the process.
- The bloom stalk will dry and stand for weeks, even months or years,
- The bloom/death cycle leaves a mound of dead leaves.
- These dead leaves provide perfect habitat for rats and snakes.
- So... please remove the dead leaves.
- If you choose to keep the dried bloom stalk, note they will eventually tilt and fall. As that approaches, remove it, or consider cutting and staking it in your patio as an ornament and a perch for birds.

Note: If the leaves don’t die after blooming, it’s probably not an agave; it’s most likely an aloe or yucca.



## Landscape Committee

- Barbie Adler
- Doreen Frankel
- Carolyn Neff
- Jean Paine
- Karen Satterfield
- Lee Strang
- Marion Taylor
- Mark Sammons, Chair

## Neighborhood News

Pat Weigand

### The Next Time You Drive to Phoenix...



If you are on your way to the Phoenix area, and you are tired of the drama of traveling I-10, consider taking Oracle Road (Route 77) to Route 79 toward Florence, Arizona. Situated midway between Florence and Oracle Junction, Arizona, deep in the heart of our Sonoran Desert, is a remote roadside park containing a monument to cowboy, actor, and Western star Tom Mix. Some of you may have heard his name. Even if you haven't, you should get to know him. He is a famous figure in Hollywood and well known to many cowboy-film fans.

Here is an article about him and what happened on this road.

#### *“Silent-film star Tom Mix dies in Arizona car wreck*

On October 12, 1940, cowboy-movie star Tom Mix is killed when he loses control of his speeding Cord Phaeton convertible and rolls into a dry wash (now called the Tom Mix Wash) near Florence, Arizona. He was 60 years old. Today, visitors to the site of the accident can see a 2-foot-tall iron statue of a riderless horse and a somewhat awkwardly written plaque that reads: “In memory of Tom Mix whose spirit left his body on this spot and whose characterization and portrayals in life served to better fix memories of the Old West in the minds of living men.”

His funeral took place at the Little Church of the Flowers in Glendale, California, on October 16, 1940, and was attended by thousands of people. The star was a genuine cowboy and swaggering hero of the Wild West: He fought in the Spanish-American War, the Boxer Rebellion and the Boer War; and served as a sheriff in Kansas, a U.S. marshal in Oklahoma and a Texas Ranger. In fact, Mix was born in Driftwood, Pennsylvania; deserted the Army in 1902; and was a drum major in the Oklahoma Territorial Cavalry band when he went off to Hollywood in 1909.

None of these inconvenient facts prevented Mix from becoming one of the greatest silent-film stars in history, however. Along with his famous horse Tony, Mix made 370 full-length Westerns. At the peak of his fame, he was the highest-paid actor in Hollywood, earning as much as \$17,500 a week (about \$218,000 today). Unfortunately,

Mix and Tony had a hard time making the transition to talking pictures. Some people say that the actor's voice was so high-pitched that it undermined his macho cowboy image, but others argue that sound films simply had too much talking for Mix's taste: He preferred wild action sequences to heartfelt conversation.

On the day he died, Mix was driving north from Tucson in his beloved bright-yellow Cord Phaeton sports car. He was driving so fast that he didn't notice—or failed to heed—signs warning that one of the bridges was out on the road ahead. The Phaeton swung into a gully and Mix was smacked in the back of the head by one of the heavy aluminum suitcases he was carrying in the convertible's backseat. The impact broke the actor's neck and he died almost instantly. Today, the dented “Suitcase of Death” is the featured attraction at the Tom Mix Museum in Dewey, Oklahoma.”



As a side note, Mix became friends with Wyatt Earp, who lived in Los Angeles and occasionally visited Hollywood western movie sets. In the left column is an obverse of the pocket watch given to Wyatt Earp by Tom Mix.

He was a pallbearer at Earp's funeral in January 1929. The newspapers reported that Mix cried during his friend's service.

In addition, I can't resist providing more info on his fabulous car, the 1937 Cord 812 Phaeton. Equipped with a forced-induction 288.6-cu.in. Lycoming V-8 engine rated at 170 horsepower, the front-wheel-drive Cord also utilized a four-speed pre-selector gearbox. As delivered, Mix's car was one of three Cord 812 Phaeton models to include a factory-installed rear tire mount, with the other two going to Al Jolson and Barbara Stanwyck.

Sources: <https://www.history.com/this-day-in-history/October-12>  
[https://en.wikipedia.org/wiki/Tom\\_Mix](https://en.wikipedia.org/wiki/Tom_Mix)  
<https://www.hemmings.com/stories/tom-mixs-restored-cord-812-to-appear-at-arizona-concours-delegance>

# pueblorecipes

recipes collected and edited by david scott allen • may 2026

This traditional Venetian pasta sauce calls for just two ingredients (aside from olive oil, salt, and pepper): anchovies and onions.

The anchovies melt away — you would never know they are there — and they give great umami to the dish. Use the best quality anchovies you can find.

Bigoli is not a pasta you will find easily in Tucson. You can get it online, but good-quality spaghetti will work just fine in its place.



## Bigoli in Salsa

*2 tablespoons extra virgin olive oil*

*1 2-ounce tin best quality anchovies in oil, drained*

*1 large onion, 8-12 ounces*

*freshly ground black pepper*

*salt, perhaps*

*6 ounces bigoli, or thick spaghetti*

Heat the olive oil over medium-high heat. Add the drained anchovies and sauté them until they break down and become paste-like. While the anchovies are cooking, peel and thinly slice the onion lengthwise.

Heat a large pot of water for the pasta. Add the onion to the anchovy paste, reduce heat to medium and cook, covered, until onions are caramelized, about 20-30 minutes. You may need to add a couple of tablespoons of water to the onions at about 15 minutes to keep them from burning. Season well with freshly ground black pepper, and a little salt if the anchovies are not salty enough. When the onions are caramelized, cook the pasta in well-salted water until al dente. Add the pasta to the onion-anchovy sauce, and toss. Add a little of the cooking water, to thin the sauce enough to coat each strand of pasta well.

Divide among two bowls, and serve. And please do not add cheese. This is a dish served as is! Serves 2, and can be doubled.

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)



## 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

Through the end of March, the HOA's monthly expenses are tracking our forecast with minor variations due solely to differences in timing. After the February transfer to Reserves of \$47,520, CPA Reserves now total approximately \$231,000 invested in a series of Certificates of Deposit at Pima Federal Credit Union, Wells Fargo and through a new investment account at Fidelity. The Fidelity account allows the HOA to access CDs from a far broader array of institutions than those with a physical presence in Tucson alone. The Board still anticipates adding to our Operating Reserves over the summer as our confidence in the HOA's 2026 Budget increases.

Please feel free to reach out to me at any time for further clarification about the 2026 monthly financials, the Board's policy on Dues, the building of our Reserves, or any other financial matter.

### Catalina Pueblo Association Monthly Financials and Reserve Accounts March 2026

	2026 YTD Actual	2026 Annual Budget	Variance
<b>INCOME</b>			
<b>Dues</b>			
Operating Dues	\$ 84,850	\$ 86,400	\$ (1,550)
Capital Dues	\$ 47,520	\$ 47,520	\$ -
<b>Total Dues</b>	<b>\$ 132,370</b>	<b>\$ 133,920</b>	<b>\$ (1,550)</b>
Title Transfer Fees & Penalties/Interest	\$ 1,324	\$ 1,600	\$ (276)
Interest Income	\$ 1,615	\$ 5,800	\$ (4,185)
<b>TOTAL INCOME</b>	<b>\$ 135,309</b>	<b>\$ 141,320</b>	<b>\$ (6,011)</b>
<b>OPERATING EXPENSES</b>			
<b>Administrative:</b>			
Postage/Printing/Other	\$ 469	\$ 750	\$ (281)
Website	\$ 279	\$ 150	\$ 129
Professional Services (Bnkg/CPA/Atty)	\$ 465	\$ 1,200	\$ (735)
Income Tax		\$ 3,000	\$ (3,000)
Property Tax/Licenses		\$ 150	\$ (150)
Insurance		\$ 5,500	\$ (5,500)
<b>Subtotal</b>	<b>\$ 1,214</b>	<b>\$ 10,750</b>	<b>\$ (9,536)</b>
<b>Neighborhood Infrastructure:</b>			
Contracted Monthly Landscaping	\$ 2,700	\$ 10,800	\$ (8,100)
Landscaping Special Projects	\$ 1,850	\$ 8,000	\$ (6,150)
Security & Lightbulbs		\$ 500	\$ (500)
<b>Subtotal</b>	<b>\$ 4,550</b>	<b>\$ 19,300</b>	<b>\$ (14,750)</b>
<b>Neighborhood Social Activities:</b>	<b>\$ 2,263</b>	<b>\$ 3,300</b>	<b>\$ (1,037)</b>
<b>Pools:</b>			
Routine Services/Chemicals	\$ 3,797	\$ 21,000	\$ (17,203)
Maintenance & Repairs	\$ 797	\$ 6,300	\$ (5,503)
Southwest Gas	\$ 3,635	\$ 10,000	\$ (6,365)
Tucson Electric	\$ 1,710	\$ 7,500	\$ (5,790)
City of Tucson Water	\$ 855	\$ 4,000	\$ (3,145)
Contracted Housekeeping	\$ 735	\$ 2,940	\$ (2,205)
Other (Permits, Tests & Termites)		\$ 860	\$ (860)
<b>Subtotal</b>	<b>\$ 11,529</b>	<b>\$ 52,600</b>	<b>\$ (41,071)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 19,556</b>	<b>\$ 85,950</b>	<b>\$ (66,394)</b>
<b>NET OPERATING INCOME</b>	<b>\$ 115,753</b>	<b>\$ 55,370</b>	<b>\$ 60,383</b>
March 2026 Capital Reserve Transfer		\$ 47,520	
2027 Capital Reserve Transfer		\$ 4,900	
2025 Year-end Capital Reserve Transfer	\$ 10,000		
February 2026 Operating Reserve Transfer	\$ 520		
February 2026 Capital Reserve Transfer	\$ 47,000		
<b>Total 2026 Reserve Transfer</b>	<b>\$ 57,520</b>	<b>\$ 52,420</b>	<b>\$ 5,100</b>
<b>2026 Year-End Cash</b>	<b>\$ 58,233</b>	<b>\$ 2,950</b>	

### RESERVE ACCOUNTS

<b>OPERATING RESERVES</b>	
PFCU MM Balance 1/1/2026	\$ 7,437
Operating Reserve Addition	\$ 36,439
Dividends/Interest	\$ 65
Operating Reserve Expense	
<b>Operating Reserves Balance 3/31/2026</b>	<b>\$ 43,941</b>
<b>CAPITAL RESERVES</b>	
CDs Balance 1/1/2026	\$ 164,374
<b>Capital Reserve Additions</b>	
Transfer from Bank Account	
Transfer to Operating Reserves	\$ (35,919)
Dividends/Interest	\$ 1,593
Market Adjustment	\$ (43)
New Investments	\$ 57,000
<b>Capital Reserve</b>	
Capital Reserve Expense	
<b>Capital Reserves Balance 2/28/2026</b>	<b>\$ 187,005</b>
<b>TOTAL ENDING RESERVES 3/31/2026</b>	<b>\$ 230,946</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

May 11 - 5:00  
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**  
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

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.