

PUEBLO ESTATES

TOPICS



JANUARY 2025

BOARD OFFICERS & MEMBERS

PRESIDENT	MARK ROLFES	(2027)	605-949-1570
VICE PRESIDENT	BRIAN MARTIG	(2026)	715-265-4256
TREASURER	JACK VISHNER	(2027)	716-440-8406
SECRETARY	MICHAEL DOZARK	(2026)	612-281-8813
	SUE JOHNSON	(2027)	520-273-8831
	GEORGE HYSLOP	(2025)	616-877-6240
	DON BERGHAUSER	(2026)	970-216-5357
	KAREN HALASZ	(2025)	989-798-2237
	BOB ROBINSON	(2025)	208-512-1364

BOARD COMMITTEES

MARK ROLFES - Insurance, Legal, Fines/Liens
Budget/Finance

BRIAN MARTIG - Maintenance, RV Storage Lot

JACK VISHNER – Treasurer, Budget/Finance

MICHAEL DOZARK - Secretary, Club Liaison

SUE JOHNSON – Communication: Topics
Web-Site Liaison, Kitchen

GEORGE HYSLOP – Architectural, Maintenance

DON BERGHAUSER - Conformance

KAREN HALASZ – Landscape, Light Fest

BOB ROBINSON - Conformance

EMPLOYEES

ERICK LILLYWHITE - Maintenance Manager

Darrel Baska - Assistant

Tommy James - Assistant

Nick Garcia – Assistant

Jim Kraus - Assistant

AJ HERNANDEZ - Office Manager

Kathy Vialonga – Office Assistant

BOARD APPOINTED COMMITTEES

WELCOME COMMITTEE

Sheila Dubbink 616-560-2948

Lillian Garlej 520-822-7932

MEN'S CLUB

Doug DeBaiso 218-340-1548

Dick Deaver 906-221-6670

WOMEN'S CLUB

Sheila Dubbink 616-560-2948

Jeanne Kraus 520-235-3205

SHUFFLEBOARD

Lorraine Montoya 720-334-0054

LIBRARY

Janet Tufvander 218-308-1514

CERAMICS

Jewell Schultz 520-861-4380

HORSESHOES

Darrell Fankhauser 520-400-5967

WEB-SITE

Chip Childers 520-730-5302

SOCIAL EVENTS

Ken Watson 425-754-8311

Marie Chavez 425-737-1646

**PUEBLO ESTATES ADDRESS: 145 WEST ALISO DRIVE
GREEN VALLEY, AZ 85614**

OFFICE: 520-625-2440 - FAX: 520-625-4663

EMAIL: pehoainc@yahoo.com WEBSITE: pueblostateshoa.org

January 2025

Message from the Board

To Our Residents:

Here we are at the start of another year.

I want to begin with a Thank You to everyone who has helped to make this holiday season great at Pueblo Estates. Whether you helped with the dinners or decorated the clubhouse or decorated residents' homes, it took a lot of work to make the holidays a great time. Thank You!

January brings our Annual Meeting and the election for new Board members. Jack Vishner has announced that he will be resigning his position the end of January. We want to thank Jack for all the work he has put in as Treasurer. This is one of the vital jobs to keep Pueblo Estates going that often goes unnoticed. Thanks for your years of service. Jack's resignation means that we will have four positions to fill at our next election. If you have the skills necessary to fill the Treasurer's role, please consider running for the Board. If anyone is interested in running, please get in touch with the Nominating Committee (Lillian Garlej 520-822-7932, Robert Newman 520-409-2658) as soon as possible.

With all the great things that took place last month, I do have to mention one sad thing. It makes no sense, but we have had someone vandalizing our Christmas decorations. Someone has been cutting extension cords, so we ask everyone to be on the lookout for any suspicious behavior especially around the decorations.

We look forward to a great 2025.

Mark Rolfes
PEHOA President

PUEBLO ESTATES HOMEOWNER'S ASSOCIATION, INC.
145 West Aliso Drive, Green Valley, AZ 85614
HOA BOARD OF DIRECTORS & HOMEOWNER'S MEETING MINUTES
Thursday, December 19, 2024

The meeting was called to order at 9:00 am by President Mark Rolfes. Board Members present: Mark Rolfes, Brian Martig, Jack Vishner, Michael Dozark, Don Berghauser, George Hyslop, and Sue Johnson. Karen Halasz was absent. The Pledge of Allegiance was recited and a moment of silence was observed to remember the residents who had passed over the last month. The minutes from the November 21, 2024 meeting were approved.

Jack Vishner gave the Treasurer Report and report was approved.

Items Discussed:

1. An article is being published in the Sunday, December 22nd issue of the Green Valley News featuring Christmas at Pueblo Estates. Thank you to all for helping make PE a special Christmas destination.
2. There have been reports of vandalism of Christmas decorations. Be on the lookout for any suspicious activity. Also, there are reports of break-ins at the RV Lot and that trailers have been vandalized. Steps are being taken to better secure the lot.
3. There will be a clean-up of the RV Lot in January. Brush will be cleared from fences and repairs will be made.
4. Parking issues: A reminder to residents that all vehicles, including golf carts, must be parked under covered parking. There is no overnight parking allowed on the streets.
5. We have had several reports of speeding in the neighborhood. Please watch your speed. Also report any delivery or service vehicles observed speeding. The safety of our residents is our first priority.
6. Our Annual Homeowners Meeting will be held on Wednesday, January 22, 2025 at 6:30 pm in the Clubhouse. Everyone is encouraged to attend. A mailing has been sent out to all residents.
7. Jack Vishner has submitted his resignation as Treasurer of Pueblo Estates. A big Thank-You to Jack for all your hard work.

The meeting was adjourned at 9:40 am.

Happy New Year to all and have a great 2025!!

Respectfully submitted,

Michael Dozark
Secretary

RESIDENT ANNOUNCEMENTS

RV Storage Lot

This is a reminder that any resident renting a spot in the RV Storage Lot must inform the office when they decide to vacate their spot. All renters **MUST** park their RV/trailer in the spot assigned to them by the office and decals must be visible when Maintenance drives thru lot.

As per the Operating Rules, "Any inoperable, unlicensed or derelict equipment, defined as not having been taken from the R.V. Storage Area for one (1) year, must be removed within 30 days after written notice has been delivered to the homeowner. A \$25.00 per day fee will be assessed against the homeowner of the Lot, if the homeowner of the vehicle is not in compliance."

If you have any questions, please contact the office.

Pueblo Estates Board Members Needed



It's that time of year again!

LOOKING FOR CANDIDATES

We are currently accepting applications from homeowners interested in serving on the PE Board of Directors for a 3-year term.

Contact the office for an application to run for one of four open positions.

CARE CALENDAR FOR ROSES JANUARY

PLANT CONTAINER ROSES

PLANT BARE-ROOT ROSES

TRANSPLANT ROSES

SPRAY AS NEEDED

Generally, in this area the time to prune back roses is the end of January or February. If we experience hard freeze warnings in January, it's best to cut back roses at the end of February then fertilize with rose food.

Recommended by the American Rose Society and Gary Harper, Pueblo Estates Rose Garden

RESIDENT ANNOUNCEMENTS

New Resident Meeting

January 10, 2025 - 6:30 pm at the Clubhouse

Open to all Residents that would like to meet newcomers and learn more about Pueblo Estates and Green Valley.

ALL ARE WELCOME!

Variety Show Meetings

The Annual Variety Show will be February 26 - March 1, 2025. There will be informational and organizational meetings on January 7, 21 and 29 at 6:30 pm in the Clubhouse. It takes a Pueblo Estates community to make this event a success. Please plan on attending or call Sheila at (616) 560-2948 if you can't attend but want to be involved in 2025's show.



RESIDENT ANNOUNCEMENTS

Annual Golf Cart Parade

The Annual Golf Cart Parade was a great success and we had 21 golf carts enter! Thank you to our judges, Barb and Lawayne Feit, and to all the helpers. Chili with fixings and apple crisp was enjoyed by all. The Winners received gift cards to Culvers, Octopus Carwash, and Dairy Queen.

Category winners:

Daytime:

1st place - Tim & Carol Natarus
2nd place - Sheila & Don Dubbink
3rd place - Carol Hemenway

Nighttime:

1st place - Diana & Dick Deaver and Bonnie
2nd place - Jeanne Kraus & Pam Wasczenski
3rd place - Holly & Brad Hosey

Pictures are posted on the Bulletin Board.

THANK YOU!

A Big Thank You to all the people and "Elves" who helped decorate the PE community and our clubhouse and generously donated decorations and food for our local foodbank.



Volunteers Needed to Take Down Holiday Lights and Decorations
Saturday, January 4, 2025 at 9 AM
Help is needed both inside and outside of the Clubhouse!

FRESH LOOK AT THE LIBRARY

Have you noticed how the library has changed?

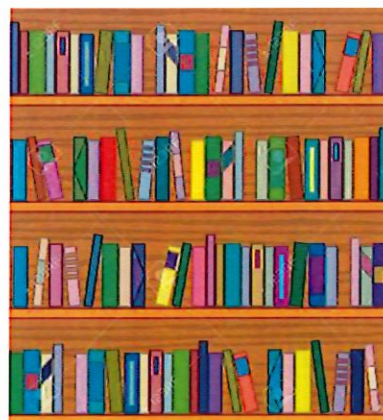
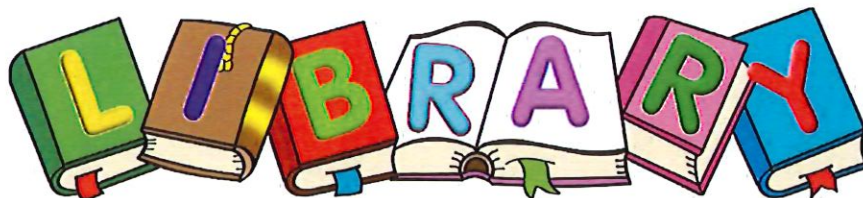
Fiction books are in alphabetical order all around the room.

Westerns, Harlequins, Do it Yourself, and Inspirational are still in their old spots.

We have a new section for Non-Fiction. Find it on the North Wall.

Puzzles are on bottom shelves around the room as well as in their old sections. This month and January will feature cold weather scenes and February and March will feature our furry friends: dogs and cats.

A huge thank you to the library crew who did all the work and cleaned the room as they went: Lois Blanco, Betty deSimas, Deb Host-Judd, DonnaLee Mattson, and Janet Tufvander. If I left anyone out, I apologize.



SAVE THE DATE JANUARY 2024

January 1 st	BINGO – Women’s Club - 6:30 PM
January 4 th	Starting Christmas Decoration Takedown – 9 AM
January 4 th	Game Night – 6:30 PM
January 8 th	Men’s Club Meeting – 5:00 PM
January 9 th	Women’s Club Meeting – 11:30 AM
January 12 th	Soup Supper – Happy Hour 4:30 PM Dinner 5:30 PM
January 15 th	BINGO – Men’s Club - 6:30 PM
January 16 th	HOA Meeting – 9:00 AM
January 17 th	Root Beer Floats – 6:30 PM
January 19 th	Pancake Breakfast – 8 to 10 AM
January 22 nd	HOA Annual Meeting – 6:30 PM
January 24 th	Lasagna Dinner – Doors Open 4:30 PM Dinner 5 PM
January 26 th	Friendship Potluck Dinner – Happy Hour 4:30 PM Dinner 5:30 PM



FUN & Games



JANUARY 17TH

6:30 PM

COME JOIN US!

SPONSORED BY SOCIAL EVENTS



**2nd and 4th Tuesday at
6:30 pm in the Clubhouse.**

Coffee & Gab



Every Tuesday morning in the Clubhouse at 9:00 am. Stop in for a cup of coffee and a little socializing with your neighbors!

GAME NIGHT

The Name Game



**Saturday, January 4th
6:30 pm in the Clubhouse**

*Bring your brain and have
some fun!*



**Every Tuesday at 6:30
PM in the Library**

FUN & Games

BEAN BAG

Bean Bag is starting!! All skill levels are welcome, so come when you can. Every Monday and Friday at 1:00 pm.

We have a fun time!



MAH JONGG

Every Friday afternoon at 2:00 pm
in the Clubhouse.



PEGS & JOKERS

Starting on January 13th we will be playing Pegs & Jokers every Monday at 1:00 pm.

Beginners are welcome and encouraged, as we will teach you the game!

Sponsored by Steve and Judy Kerkhoff

If you have any questions, call (970) 978-8902

If you have a board, please bring it.



Men's Club Dinner
Wednesday – January 8, 2025



Smashed baked potatoes and chili with all the fixings!!!!!!!!
along with the usual refreshments

Happy Hour – 5:00 p.m.

Food – 5:30 p.m.

Meeting – 6:00 p.m.

Please put your envelope with your name and \$7.00 in the
men's club box by Monday, January 6th

So, what are you waiting for see you there!!!!!!

Women's Club
Luncheon

January 9, 2025
11:30 AM



**Silent
Auction**

Please bring an item for us to bid on.
Items can be **new, handmade or regifted.**

\$8.00 per person

Menu:

Croissant Ring Sandwiches

Broccoli-Raisin Salad

Fresh Fruit and Veggies

Cake for Dessert

Soup Supper

Sunday, January 12, 2025

Happy Hour – 4:30 pm

Dinner – 5:30 pm



HOA Meeting



**Pueblo Estates
Homeowner's Association
Board Meeting
Thursday, January 16, 2025
9:00 AM
Clubhouse**

Pancake Breakfast



Sunday, January 19th

CLUBHOUSE FROM 8 AM to 10 AM



FRIENDSHIP POTLUCK DINNER

At the Clubhouse

Sunday, January 26th

Happy Hour - 4:30 PM

Dinner - 5:30 PM

Bring your appetite, table service, beverage of your choice and a dish to share.



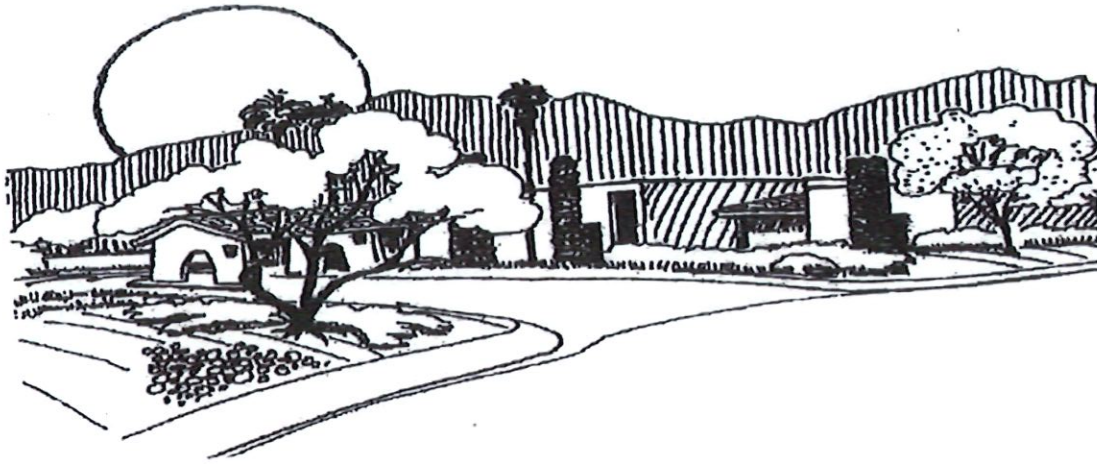
Arts and Crafts

January 21, 2025
10 am

We will be making
Valentine Greeting cards.

Please sign up on the clip
board by the Kitchen

\$5.00 to the teacher at time of class.



**Pueblo Estates Annual
Homeowner's Association
Meeting**

**Wednesday, January 22, 2025
6:30 PM
at the Clubhouse**

LASAGNA DINNER

Friday, January 24, 2025 at the Clubhouse

Doors open at 4:30 pm

Serving starts at 5:00 pm

Menu:

Lasagna, Glazed Carrots, Garlic Toast and Dessert

Wine and Water provided

\$10 per person

Sign up by 5 PM, Monday, January 20th, by placing your envelope in the Social Events Activity Box

Limited to 90 people

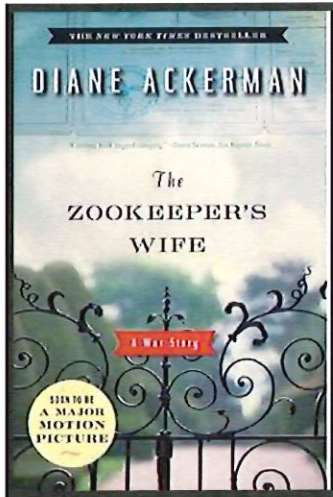
No take outs

Sponsored by Social Events



P. E. BOOK CLUB

TWO GREAT READS FOR JAN. 2025

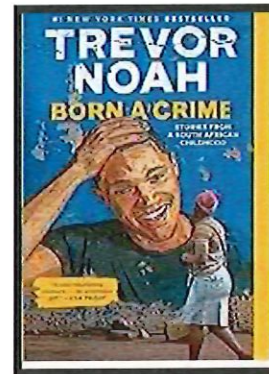


THE ZOOKEEPER'S WIFE
DIANE ACKERMAN
JAN 2, 2 PM, P.E. LIBRARY

Jan and Antonina Zabinski were Polish Christian zookeepers horrified by Nazi racism, who managed to save over three hundred people. Yet their story has fallen between the seams of history.

With her exquisite sensitivity to the natural world, Diane Ackerman explores the role of nature in both kindness and savagery, and she unravels the fascinating and disturbing obsession at the core of Nazism: both a worship of nature and its violation, as humans sought to control the genome of the entire planet.

BORN A CRIME
TREVOR NOAH
JAN. 16, 2 PM, P.E. LIBRARY



Trevor Noah's unlikely path from apartheid South Africa to the desk of *The Daily Show* began with a criminal act: his birth. Trevor was born to a white Swiss father and a black Xhosa mother at a time when such a union was punishable by five years in prison. Living proof of his parents' indiscretion, Trevor was kept mostly indoors for the earliest years of his life, bound by the extreme and often absurd measures his mother took to hide him from a government that could, at any moment, steal him away.

Born a Crime is the story of a mischievous young boy who grows into a restless young man as he struggles to find himself in a world where he was never supposed to exist.

FOR MORE INFO CALL JANETTTE @ 218-308-1514

SAVE THE DATE!

JAZZ NIGHT

Friday, February 14, 2025

Featuring the

“TUCSON LITTLE BIG BAND”

(Time to be determined)



\$10.00 per person

Includes Dessert & Music

Place Money in Social Events Box by Monday, February 10th.

Pueblo Estates Hiking Group



Wednesday Hikes Will Begin 12/4/2024

Typical Hikes are 4 – 6 Miles with 1000 FT Elev. Gain.

\$3 min. Will Be Collected for Car Pooling.

Hikes Will Depart from Cedro & Del Fresno at 8:30 AM

Check The White Board in Clubhouse for Hike Details

Dan

651-248-6869

dawadz@comcast.net

JANUARY BIRTHDAYS

Birthstone ~ Garnet

Flower ~ Carnation

1/01	JOHN LOOSER DON RIVEST	1/16	CARL CHANDLER PHYLLIS DROW EILEEN HEMM
1/02	WALTER KOZECKE		DANETTE LUONG
1/03	KEN WATSON		LINDA BREWER
1/04	SIGRUN FEASEL	1/17	PRESLEY LOWRANCE BETTY WEBB
1/05	RICHARD STOESSER GARY THOMAS PHIL MCGRAW ERICK LILLYWHITE		MARIA SOLDO
1/06	LINDA BARLOW SHERRY CAIN KATHRYN COPP DON WABER CHARLES WALLACE	1/20	GERALD BERGEMAN
		1/22	ROBERT WALLACE MARIA DUARTE
1/07	GWEN DEAN DAVE TOBINSON PATRICIA JACOB ROBERT RIVERA DAVID RIVERA DOTTY WOLFA	1/23	CHARLIE HALL JOHN SMOCZYNSKI ROBERT BUSH
1/8	TODD ELDER	1/24	BILL NESSETH
1/9	TANIA ROSE	1/25	BOB NEWKIRK PAUL GAVLE
1/10	DELIA PEREZ CRAIG JACKSON	1/26	HOLLY HOSEY
1/11	JOE BALL DIANA DOUGHERTY DENNIS RODGERS JOYCE PFAFFLE GISELE KLEMMANN BARBARA FEIT	1/27	JOHN STUCKEY MICHAEL ALOGE
1/12	MARK CROCKER REBECCA SAMMON	1/28	BEV WISE STEVE BRUNNER
1/14	LINDA COMERCI LYNN KUSCH	1/29	ROY ANDERSON JAMES HARTWIG
1/15	JUDY OESTRICH	1/30	PAMELA MCGONIGAL
		1/31	BARBARA COAN GEORGE SMITH



If we have over- looked your "Special Day",
please notify the office so that we may update
our records.

Thank You



Bill Fielder

June 20, 1943 – September 27, 2024

Bonnie Poisson

October 12, 1956 – November 1, 2024

Michael McCarthy

December 11, 1935 – December 11, 2024

Glenn Sosnosky

December 11, 1929 – December 22, 2024



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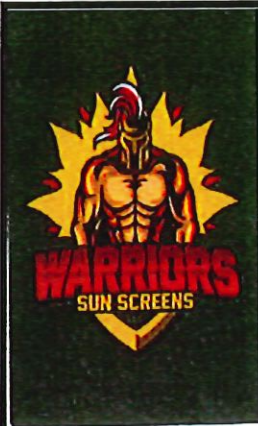
Amy 520-599-6642



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FOR RESIDENT ADS, SEE A.J. IN THE PUBELO ESTATES OFFICE
OR CALL FOR ADVERTISING PRICING AT 520-625-2440



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Matt Walsh

Veteran 

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THANK YOU, GREATLY APPRECIATED.

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PUBLIC**

A.J. Hernandez

520-625-2440

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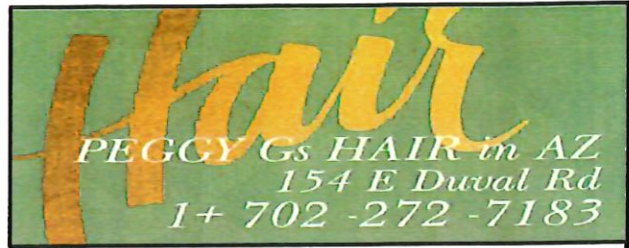
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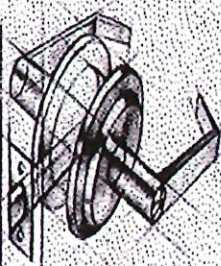
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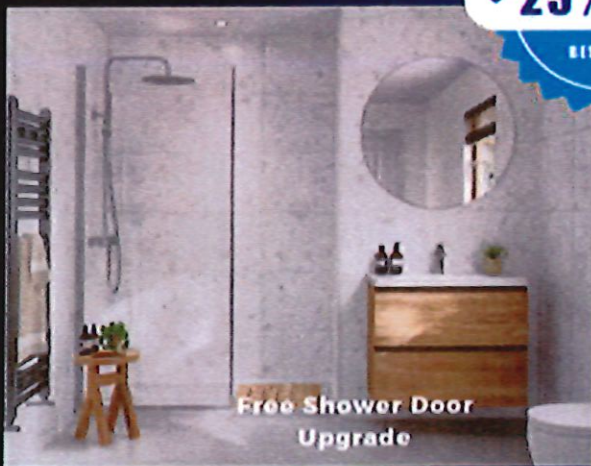
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Call for full program details and to check rates and eligibility. All loans are subject to underwriting by a Peoples Mortgage Underwriter. Rates and programs are subject to change at any time without notice. Upfront Guarantee and Monthly Guarantee fees will apply on all USDA loans. Monthly Guarantee Fee is for the LIFE OF THE LOAN. IT DOES NOT FALL OFF (360 months). VA Funding Fee will apply on all VA loans. No Monthly Mortgage Insurance on VA loans. VA is for military Veterans only, Certificate of Eligibility Is Required. 8/7/2023



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2021/22

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\$60,000	\$3,500	\$30,000	\$6,000	\$100,000	\$500	\$1,000	\$337
\$70,000	\$4,500	\$35,000	\$7,000	\$100,000	\$500	\$1,000	\$365
\$80,000	\$5,500	\$40,000	\$8,000	\$100,000	\$500	\$1,000	\$390
\$90,000	\$6,500	\$45,000	\$9,000	\$100,000	\$500	\$1,000	\$416
\$100,000	\$7,500	\$50,000	\$10,000	\$100,000	\$500	\$1,000	\$438
\$110,000	\$8,500	\$55,000	\$11,000	\$100,000	\$500	\$1,000	\$456
\$120,000	\$9,500	\$60,000	\$12,000	\$100,000	\$500	\$1,000	\$471

*** Prices printed are subject to change without notice. For the most up to date information visit at: foxreliable.com.

The Arizona rates listed above are based on the following assumptions: Insured's age is 64 years old, no mortgage, no claims for three years, and the unit was built in 1995 or newer. Home values are based on an \$85 square foot replacement cost with a deductible of \$1,000. Visa / Mastercard / Discover / American Express



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We do not offer every plan available in your area. Currently we represent 13 organizations which offer 83 plan products in your area. Please contact Medicare.gov, 1-800-Medicare, or your local State Health Insurance Program (SHIP) to get information on all of your options.



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CERTIFIED MEDICARE ADVISOR
520-485-8659
powersrr737@msn.com

*Medicare Supplements | Advantage Plans
Prescription Plans | Subsidy Assistance*

Medicare Guidance

MY COMPLIMENTARY SERVICES INCLUDE:

NEW TO MEDICARE:

Whether you are just now turning 65 or leaving group coverage to start your Medicare benefits, you'll need guidance in this new health insurance platform. I can help with the following:

- **Assisting you with your initial Medicare enrollment**
- **Signing up for Medicare Part A and B (as needed)**
- **A detailed comparison of plans, benefits, costs & coverage**
- **A prescription drug analysis to help identify the plans with the lowest liabilities**
- **Navigating provider networks and identifying which plans your doctors accept**

SUBSIDY ASSISTANCE:

Many seniors on fixed retirement incomes will qualify for financial support through state and federal programs. Here's how I can help:

- **Determine your eligibility for Part B premium reimbursement**
- **Look at federal prescription subsidies & insulin savings programs**
- **Navigate possible patient assistance programs for expensive brand name drugs**
- **Medicaid (AHCCCS) support for those who qualify for \$0 medical cost sharing**

NEW ARIZONA RESIDENTS:

If you are new to the Grand Canyon State, you'll need local expertise to understand Arizona provider networks and local plan designs:

- **Learn about your Supplement (Medi-Gap) guarantee issue rights**
- **Discover the rich medical and ancillary benefits available with AZ Advantage plans**
- **New resident Social Security and Medicaid support (for those who qualify)**

CLINT'S



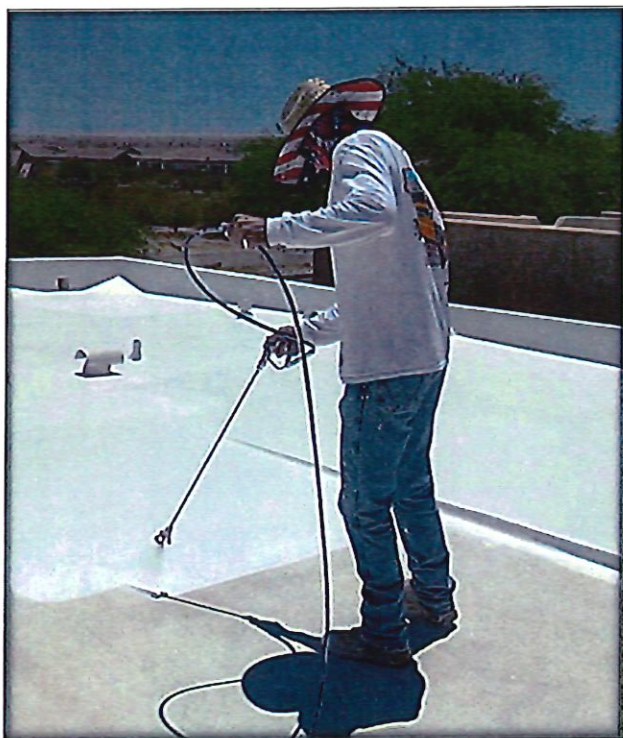
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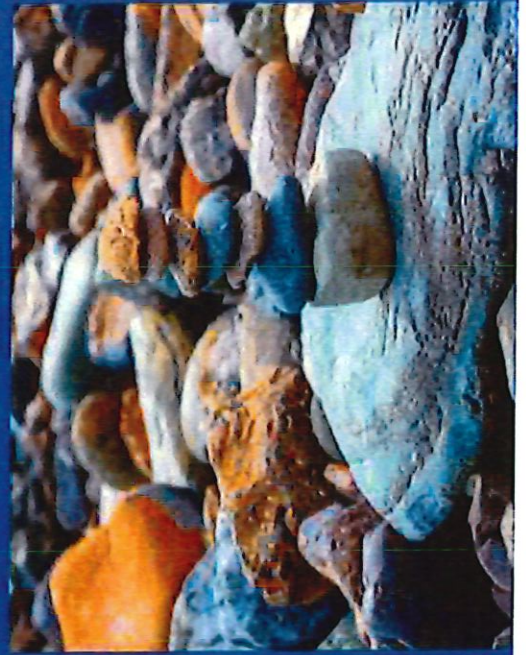
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Access Wisdom Elder Care 520-393-0300
Health Care & Home Services 520-203-8154

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ServiceMaster 520-625-0026

ELECTRICAL

Cordero Electric - Ted 520-398-9916

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All American Landscaping 520-404-7049
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Superior 520-792-9799
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PLUMBERS

Green Valley Plumbers 520-625-8976
Preferred Plumbing 520-891-6120 or 520-625-6340
Sahuarita Plumbing LLC 520-780-4507

ROOFING

Clint's Handyman Service 520-488-2655
Westerner Products 520-622-6722
Santa Rita Roofing - Rick 520-648-6050
Trinity Roofing - Jim 520-578-1159

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Westerner Products 520-622-6722

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Aztec Land Surveyors 520-490-2027
Erickson Land Surveyors 928-575-5710

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Community Water 520-625-8409
Cox Communication 520-648-0005
Direct TV 800-820-3097
Dish Network 800-803-3388
Republic Service - (Call the Office)
Sewer Service 520-724-6609
Southwest Gas 877-860-6020
Sahuarita Utility Clearance 520-822-8866
Tucson Electric 520-623-7711

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Animal Control 520-724-5900
Arizona Game & Fish -Tuc. 520-628-5376
Main Number 602-942-3000
Bank of America 520-625-0231
Blue Stake Center 800-782-5348
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Chamber of Commerce 520-625-7575
Dispatch Health/Mobile Urgent Care 520-442-2269
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Farmers Insurance - Don 520-625-8900
Fire District 520-625-9400
Food Bank 520-625-5252
Friends in Deed 520-625-1150
Green Valley Post Office 520-625-4221
Green Valley Library 520-594-5295
Health Department 520-724-7908
Meals on Wheels 520-624-1562
Northwest Medical Hospital 520-416-7100
Pima County:
Flood Control 520-724-4600
Council on Aging 520-790-7262
Poison Help Line 800-222-1222
Property Tax 520-724-8341
Roach Control 520-724-3401
Treasurer 520-724-8341
Voter Information 520-740-4330
Sahuarita Landfill 520-623-7300
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