



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

January 2015

WEBSITE: www.sbhoa2.org

VOLUME 27, NUMBER 1

BOARD BRIEFS

January has been a busy month in the Villas. In addition to the scheduled paint and exterior projects such as trim painting, roof work and concrete repair, we have completed the annual interior pest control inspection. The technicians from Northwest were accompanied by Ray Doane, Dwight Cox, Bob Spence, and Bob Lindner. The crews were able to enter all but 30 of our 213 Villas. Follow-up letters will be sent out by Cadden.

Work has just begun on the section of the Villas bordered by Holiday, Carefree, Hideaway and Tranquil Drives. This area has continually needed repairs to its irrigation system so it is now the test section for replacement. The project will cause inconvenience, but it was necessary to schedule the replacement at a time of year when the plants and trees would not be jeopardized by a temporary lack of water supply.

You will notice that the proposed amendments to the Architectural and Landscape Guidelines are included in this issue of The Villas Voice. These will be approved at the February Villas meeting. Please read them carefully. Be reminded again that all villa homeowners are responsible for adhering to the rules and guidelines in this document.

Our January meeting was well attended. 51 Villas were represented and the attendees enjoyed a very informative presentation by our Association attorney. Our next meeting will be TUESDAY, February 24th. We hope you will take the time to attend!!



December 31, 2014 Ending Balances



Operating Balance - Alliance Bank	\$ 59,822.99
Operating Balance—Mutual of Omaha Bank	\$ 45,004.44
Gateway 6M CD (Op) 0.4% 02/15/15	\$ 70,369.89
Utility Deposits	\$ 2,750.00
Reserve Balance - Compass Bank MM	\$ 30,260.43
Alliance Bank 9M CD 0.60% 8/18/15	\$ 165,437.67
Bank of Tucson 9M CD (Res) 0.25% 02/15/15	\$ 180,000.00
Gateway 12M CD (Res) 0.5% 02/15/15	\$ 150,977.92
Delinquent Assessments:	\$ 20,837.09
Assessments \$10,288.00	
Maint. Fine \$ 165.00	
Late Fee \$ 1,440.00	
Interest \$ 3,774.20	
Attorney Fees \$ 4,814.89	
CCM Collect. \$ 355.00	
Prepaid Assessments	\$ 16,516.50
Unpaid Bills	\$ 0.00

Proposed Satellite Dish Installation Regulation Amendment of the Architectural and Landscape Guidelines

DRAFT



P. Satellite Dishes Villas Satellite Coordination Form Required

Villas homeowners must read and follow the requirements and guidelines on this form before arranging for any satellite dish installation. This form must be presented to and approved by the designated Villas representative prior to installation.

1. The proposed installation must be as unobtrusive as possible from neighboring property, golf courses, or streets and no higher than 48" above landscape grade level. The location shall be in the back or side yard, according to HOA2 guidelines.
2. Locations that are not acceptable are on the top of the patio roof or on top of the tile roof. It is preferred that it not be attached to the home higher than 48" above landscape grade level unless proof is presented that this is necessary to obtain an acceptable quality signal. A good faith effort must be made to conceal the satellite dish.
3. The satellite dish must be painted with flat paint to match the color of the Villa. This must be done within 30 days of installation.
4. Other requirements as stipulated on the Villas Satellite Dish Coordination Form may apply.
5. All unused satellite dishes must be removed and disposed of by either the company that installed them or the homeowner. Removal includes any device and/or pole used to support the dish.
6. Any satellite dish that has been installed on a patio or Villa roof without signed permission must be removed. In such a case, the homeowner, not the Villas Association, is responsible for the cost of any repair or damage to the patio roof or the Villa roof when an unapproved dish is removed.

Proposed Termite Control Amendment of the Architectural and Landscape Guidelines

DRAFT

Termite Control:

Paragraph (d), page 4, of the Tract Declaration (also known as the CC&Rs) states, in part, the following.

“Notwithstanding anything to the contrary herein, the Villas Association shall not have any obligation to make any structural repairs to any residential unit on any Villas Lot.” This includes structural damage caused by termites.

The Association will provide the following services.

Annual exterior inspection of all Villas units for signs of termite activity.

Interior inspection of all Villas units for signs of termite activity. The interior inspection is optional and will be offered only at the time that the exterior inspection is performed. The Association recommends that homeowners who do not have the interior of their units inspected by the Association’s contractor make arrangements for a qualified contractor to inspect the interior of their unit at their expense. Please remember that the Villas Association is not responsible for any structural damage caused by termites. The entire cost of any structural repairs will fall on you.

Exterior treatment of termite activity when found. The type of treatment will be at the discretion of the Board of Directors and will be based on the recommendation of the Association’s termite control contractor.

Interior treatment of termite activity when found. The type of treatment will be at the discretion of the Board of Directors and will be based on the recommendation of the Association’s termite control contractor.

The Association will repair non-structural interior damage to the drywall and trim only. Repairs performed by the Association will not include painting. The Association will not make any repairs to a villa that has been uninhabited AND unattended for 30 days or longer. Villa owners who are here only part time should hire a house sitter to check the home, in their absence, at regular intervals and report visible problems, such as termite tunnels, to the Association.

If termite activity is detected and termite treatment is required the homeowner is responsible for the following items.

If holes must be drilled in the patio or entryway slab to apply termite treatment the homeowner is responsible for repairing or replacing any coating that has been applied to the concrete slab.

If holes must be drilled in the patio or entryway slab to apply termite treatment and the concrete slab has been covered by any material, for example, brick, the homeowner is responsible for removing the obstructing material and replacing the material after the treatment has been performed.

If holes must be drilled in the patio or entryway slab to apply termite treatment and access to the slab is obstructed by any object owned by the homeowner the homeowner is responsible for moving the obstruction object and replacing it after the treatment has been performed.

The homeowner is responsible for any loss of use that occurs as the result of treatment for termite activity.

If the homeowner refuses to remove any obstruction owned by the homeowner that must be removed to treat termite activity the Association will not treat the termite activity and the homeowner will be solely responsible for any damage to the entire building that results from termite activity. The Association will notify the homeowner by letter that termite activity has been detected, that the homeowner refused to move an obstruction or obstructions that prevent treatment of the termite activity and, therefore, no treatment has been applied. A copy of the letter will be placed in the lot file and will be disclosed to any prospective buyer.

2015 Annual Meeting—Board Positions Open For Election

The five-member Board of Directors is elected by the Villas homeowners (members of the Villas Association). A description of the board members and board duties is found in several of the Villas governing documents.

The five directors are elected for two-year terms. The terms are staggered so at no time will the entire board be up for election. The board elects its own officers annually. - President, Vice- President, Secretary and Treasurer plus a Member-at-large. Each board member serves as liaison to one of the committees - Finance, Landscape, Paint and Exterior and Pest Control.

The board meets monthly, January through June, September, October and December. Additionally, most months there is usually a work session where major topics such as budget, special projects, delinquencies, etc. are discussed. The board occasionally meets with HOA2. We consult with our attorney on a regular basis regarding issues that need his input, advice and action. We also work closely with our site manager from Cadden Management Co.

The board has a fiduciary responsibility to the members of the Villas Association. We are stewards of the Association's finances and we are obligated to use the money wisely and to make decisions which are in the best interest of the Villas.

Being on the board can be very challenging, but it is also rewarding. Essentially, this group runs a small corporation. We have wonderful, caring, cooperative and hard working homeowners and then we have a few who do nothing, ask for everything and complain that nothing is ever done right. Fortunately, they are the minority!!

When you serve on the board, you have the experience of getting to know some wonderful people, you have the challenge of studying and researching the issues as they arise, you have the energy and excitement of working out problems and making things run smoothly and you have the support of one another when things that go wrong simply can't be made right. It's a great experience!

Nominating Committee Announcement

The Nominating Committee will be holding a "Meet & Greet" for anyone who has any interest in knowing how the Board works and also any interest in being part of the Villas Community.

The meeting will be held on Tuesday, February 10th in the Cactus Room from 4:30 - 6:00 p.m. Cookies & coffee will be served.

Hope to see you all there.

Kathleen Kontos, Chairperson of the Nominating Committee

**A thank you note from Nathan on behalf of the Northwest Landscape crew:
(It's included now since there was no January issue of "The Villas Voice.")**

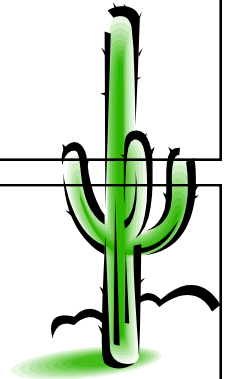
12/21/14

To The Homeowners Association and Landscape Committee,

Thank you for your kind and generous gift of money. My crew and I have had a good time working for the community and getting to know so many of you. I have enjoyed working with Ed and all the others on the committee and am looking forward to another year with all of you. I don't know that I have ever worked for a friendlier and more generous group of people.

On behalf of Sergio, Jedi, and all of our families, thank you very much.

Merry Christmas!
Nathan Rhoads



Thanks To All

I wish to say "THANK YOU" for your most generous gifts to me upon my retirement from the Landscape Committee. It was totally unexpected but most appreciated. I sincerely hope I was able to help you in your landscaping needs during the past 4 years.

Sincerely,
Ed

Villas Landscape Report

I want to mention a few things that I have learned over the past year as a member of the Landscape Committee. The Villas community has been extremely fortunate to have had Jack Rehe, Timm Bax and Ed Malkin serve as previous chairpersons of this committee. Among them, they devoted countless hours learning new information and overseeing several important improvements to our extensive community landscape. Personally, I thank them for their generosity in sharing their knowledge as well as their unlimited offers of availability to assist me moving forward.

The Landscape Committee as a whole is an impressive group of our neighbors, who bring a variety of strengths to the table--desert plant knowledge, historical knowledge of the Villas, systems and business expertise and more. I am confident in saying that our community is well represented in the breadth of discussion and questions raised on any given issue. Ours is a very participatory committee. We do not always agree on all details, but we have respectful discussion with the underlying motivation always being, "what is in the best interest of the community as a whole?"

If you attended the community meeting on January 19, you know that the Villa's Board of Directors approved an irrigation replacement project in the interior section between Holiday, Hideaway, Carefree and Tranquil. By the time this issue of "The Villas Voice" is distributed, the work will be underway.

As you know, we experienced heavy, wet snow and hard frost earlier this winter. Most frost-damaged plants will likely recover in the spring. We did lose a few trees due to the snow. If you lost a tree, you do not need to submit a work order. I have a list and the Landscape Committee will be considering appropriate replacement.

We will soon be preparing for the spring planting. As the committee informed the community several months ago, we are no longer planting new/additional plants since the Villas are already heavily planted. Although there may be rare exceptions determined by the Landscape Committee, during the spring and fall plantings we will replace plants that have died with cacti or succulents only. In addition to an effort toward offsetting the recent large increase in water rates, this policy will help us to be responsible desert dwellers. To request a *replacement* plant, please submit a "Maintenance Service Request" form (commonly referred to as a work order) at www.cadden.com no later than March 1.

Enjoy the Arizona sunshine...when we get some!

Kathleen Murphy
Landscape Committee, Chair
818-1145

January 2015 PAINT & EXTERIOR MAINTENANCE REPORT

ALL UNITS WERE INSPECTED IN SEPT. 2014, AND CONTRACTORS WERE NOTIFIED FOR WORK TO BEGIN IN JAN. 2015. WORK STARTED ON JAN. 5, AND AS OF JAN. 16, WORK WAS COMPLETED IN, ON, OR AROUND 194 UNITS, WITH WORK REMAINING ON 195 UNITS.

WORK COMPLETED TO DATE INCLUDES ALL ROOF INSPECTIONS AND ANY NECESSARY ROOF REPAIRS, ALL CONCRETE REPAIRS, PERIMETER WALL PAINTED FROM 35-115 TO 35-132, AND SOME, BUT NOT ALL OF THE VILLA'S MINOR REPAIR & PAINTING. THERE ARE NO COMPLETE UNITS TO BE PAINTED AS THE LAST OF THE UNITS, PAINTED DURING A 7-YEAR CYCLE, WERE COMPLETED IN 2014. WE DO NOT EXPECT TO START THE COMPLETE PAINTING CYCLE AGAIN UNTIL 2018.

THE NEXT MAJOR PROJECT WILL BE REPLACING THE REMAINING 69 UNITS THAT HAVE A FLAT PATIO ROOF COATED IN ASPHALT WITH A NEW RUBBERIZED COATING. AFTER THIS PROJECT IS COMPLETED, ALL UNITS WILL HAVE THE RUBBERIZED COATING. NOTE: PLEASE HAVE SOME PATIENCE WHILE THIS WORK IS BEING DONE. EQUIPMENT, MATERIAL, AND DEBRIS MAY BE LEFT IN YOUR BACK, SIDE, OR FRONT YARDS DURING THIS PROCESS. HOWEVER, IT WILL BE REMOVED ASAP.

SOME UNITS ARE EXPERIENCING LEAKS DUE TO THE ASPHALT PAPER UNDER THE TILES DETERIOATING. TO DATE, WE HAVE USED A NEW PRODUCT ON 6 UNITS TO PREVENT FURTHER DAMAGE. THIS PROCESS REQUIRES THE ROOFERS TO REMOVE ALL CAP TILES, NAIL IN FLASHING TO STOP RAIN DRIVED WATER FROM GOING UNDER THE TILES, THEN REPLACING THE CAP TILES. WE WILL EVALUATE HOW THIS PRODUCT WORKS, AND MAKE A DETERIMATION IF WE SHOULD DO ALL UNITS, OR ON A UNIT-BY-UNIT BASIS AS THEY FAIL.

CONTACT TOM KONTOS AT: Alpinefl@gmail.com IF YOU HAVE ANY QUESTIONS ABOUT THE WORK BEING DONE AT YOUR UNIT.

**THANK YOU,
PAINT AND EXTERIOR MAINTENANCE COMMITTEE**

SOCIAL COMMITTEE NEWS



We had 13 ladies enjoy luncheon at The Cheesecake Factory on January 12. We try to schedule a ladies luncheon each month – hope to see more of you next time.

By the time we/you read this, we will have had our pizza event at the Roadrunner Grill, HOA#1. As of this writing, we have over 40 residents signed up, so it should be a grand time.

Upcoming events include:

Friday, 2/20 at 5:00 p.m.

Soup-cook-off at the HOA#1 Activity Center

If you are interested in submitting a soup, please CALL Joette Treiber at 530/432-7933. RSVP to Leigh Leuthold, 490-8907 for reservations.

Social Committee will furnish sides and desserts.

Saturday, 2/28 at 11:30 a.m.

Ladies luncheon at Tohono Chul.

Arlene Housmyer is taking reservations – call her at 818-3768

Tuesday, 3/17 at 4:30 p.m.

Our annual St. Patrick's Day celebration in the street at the home of Kathy and Tom Kontos.

Residents to bring sides to serve 8 or more and drink of choice

Our residents continue to meet for Happy Hour on Wednesdays, 4:30 p.m. in the bar at the Mountain View Clubhouse, and breakfast on Saturdays, 7:30 a.m. in the Bistro.

Watch your tubes for additional events for the 2nd quarter of this year. We are diligently planning future events. C U in the neighborhood.

Arlene Housmyer
Publicity, Social Committee
ahousmyer1@wbhsi.net

SaddleBrooke Villas Association Nos. 35 & 35A

TIME: 3:00 PM
LOCATION: Mountain View, Ballroom West

WELCOME & CALL TO ORDER

Julie Johnson, President, called the meeting to order at 3:00 PM, welcomed the assembly, and began with introductions of Board Members, Gary Barker, Bob Petrou, and Pat McManus. Bill Todd was unable to attend. Barbara Messner, Cadden Management Representative was also in attendance. A total of 51 Lots were represented at the meeting.

QUORUM: (Three Board members required)
A quorum was present to conduct an official meeting.

DRAFT

GUEST SPEAKER – Michael Shupe, Esq. Goldman-Shupe PLLC

President Julie Johnson introduced attorney Shupe to the members. Mr. Shupe made a presentation to the owners detailing many aspects of delinquencies, collections, bankruptcy, and reverse mortgages as they relate to HOA's and the Board's ability to collect past-due assessments.

Topics covered included but were not limited to:

- Assessments as personal obligations of the Owner of a Unit.

- Assessment lien created when an Owner purchases a Unit.

- Affect of bankruptcy and/or foreclosure on the HOA's ability to collect past-due assessments.

- Reverse mortgages, conventional mortgages, and Arizona Statute.

- Reverse Mortgages and their affect on the lending bank's incentive level to ensure debts are paid current. Generally, there is an 'until death' clause with a reverse mortgage that allows the owner to remain in the home until they pass away. This severely limits the available options for the bank to consider.

- HOA's duty to maintain the common areas.

A question and answer period with the owners and attorney Shupe ensued.

WELCOME NEW OWNERS- Julie Johnson asked if there were any new homeowners in attendance. There were several new owners present and they introduced themselves.

APPROVAL OF THE AGENDA

Motion: A motion was made and seconded to accept the Agenda as amended. The motion passed unanimously.

APPROVAL OF MINUTES

The Board reviewed the minutes. **Motion:** A motion was made and seconded to approve the minutes of the December 8, 2014 Board meeting as written. The motion passed unanimously.

MANAGEMENT REPORT: Barbara Messner

Management report was included in the board package and read aloud to the members by Barbara Messner, Association Manager. The Open Work Order Report was provided to the Landscape and Exterior Committees for review.

COMMITTEE REPORTS:

Finance Committee: Gary Nuss

Gary reported on the financial position of the HOA as of December 31, 2014.

(Continued on page 11)

Income and expenses for 2014 were generally reviewed.

There is a special project planned for 2015; replacement of the last of the 69 asphalt-covered flat roofs with a new; longer life polymer material. Cost is estimated to be \$40,000.00.

Gary noted that the maintenance per roof is \$600.00 each; if the wood underneath the asphalt material has to be replaced, the cost is \$1,500.00. A final price on this work will not be known until the roofs are each worked on. If only maintenance is needed, this cost is planned for from the Operating budget. If the wood needs to be replaced, this expense would be paid for from the Reserve Budget.

The reserves are currently 58% funded. With just maintenance work anticipated on the exteriors for the next 3 years, it is anticipated that the reserve funding level will increase to 80% at the end of the 2017 fiscal year.

Landscape Committee: Kathleen Murphy

Kathleen commented that the community has been extremely fortunate to have had Jack Rehe, Timm Bax, and Ed Malkin as Landscape Committee Chairs. Thank you to these gentlemen for all their hard work.

Pat Wisner, thank you for all your work and assistance with the Landscape Committee.

The Committee as a whole is a great source of knowledge; they have been active participants as well.

Irrigation: The system is aging, was poorly installed at the outset by 4 or 5 different contractors, and there are no 'as-built' plans available.

The Committee has selected one section of the community to be used as the test replacement area. It is bounded by Tranquil, Hideaway, Holiday, and Carefree. One irrigation clock controls this entire area.

NW Landscaping has provided a bid for this replacement work. They will be replacing the poly line with pvc, which is the current standard recommended for irrigation systems. The cost to replace the test-area irrigation is \$22,707.65.

Discussion ensued.

Paint & Exterior Committee: Tom Kontos

Tom Kontos thanked Walt Tomaszek and Rich Murphy who did the committee work while Tom was gone. Thank you also to Walt Tomaszek, Rich Murphy, Tom Moffat, Jim Middaugh, Karen Koch, who helped with the annual fall inspection.

As of January 16, 2015; Painting/varnishing of entry doors on 8 units, repair/paint garage vents on 10 units; painting common walls; additional repair/painting at 15 units; repair garage door trim on 20 units; miscellaneous projects on 67 units are completed. All concrete work is done. Some, but not all of the painting is done.

The Committee is finding bad felt on some roofs. This is being addressed.

DRAFT

Pest Control: Ray Doane

Ray reported that the interior inspection of all villas starts tomorrow. Notices have been mailed and/or emailed to owners. It is very important that all owners provide access to their units during this inspection period.

If owners do not have this annual inspection completed and termite damage is subsequently found in their unit or a neighbor's unit; the owner who failed to have the annual inspection completed will be responsible to pay for all damage found.

Unit Rep: Patty Muth/ Janice Ahlquist – Report by Janice Ahlquist

At the STPO meeting, collection of the \$20.00 per home donation started.

The next SaddleBrooke II meeting is scheduled for tomorrow, January 20th.

Pool Closures: MountainView pool is currently open. The Preserve pool will be open from 2/8 until 3/8; the DesertView pool will be open from 3/8 until 4/8.

The 'new' Villas are going to be built; they have been platted. The homes will be laid out in a circular configuration. There is no start date yet.

General discussion and answering a number of questions from the audience.

DRAFT

Communication: Kay Tornay

No report

Nominating/Election Committee: Kathleen Kontos

The committee has been formed. The members are; Phil Hafvenstein, Bill Lehman, John Hastings, Maxine Barker, Bobbi Klapp, and Kathleen Kontos.

There are 2 positions open for election in March; Julie Johnson and Bill Todd are stepping down from the Board at the end of this term.

Kathleen encouraged owners to consider volunteering to run for the Board.

NEW BUSINESS

Year-End Audit Bid: The Board reviewed the proposal from Scott Meyer, CPA, P.C. to perform the annual audit of the HOA's financial records. **Motion:** A motion was made and seconded to approve the bid of NTE \$2,700.00 to complete the audit. The motion passed unanimously.

Amend Architectural Rules, Landscaping Regulations and Guidelines: Satellite Dish Installation & Pest Control Section.

Satellite Dishes:

The proposed changes in the satellite dish procedures was explained by Ted Johnson. Owners only need obtain approval from the Villas for satellite dish installation. They no longer have to submit to SBII first. There is a new form (green). Contact Ted, committee members, or Cadden Management to obtain the form.

Satellite dishes cannot be installed on the roofs; this damages the waterproof membrane and voids any warranty.

The committee has paint if you want to paint the dish yourself or you can contact the company the HOA uses and hire them to do this for you. Their price is \$30.00.

Pest Control:

Gary Barker read the proposed changes in the pest control requirements for the Villas. Extensive discussion ensued.

It was determined that re-wording of the proposed amendment was needed.

Action on both items was tabled until the February Board meeting.

Test-Area Irrigation Replacement: The Board reviewed the proposal from NW Landscaping for replacement of the test area irrigation. Discussion ensued. **Motion:** A motion was made and seconded to approve the bid of \$22,707.65 as presented. The motion passed unanimously.

Start date on this project is anticipated to be in the next 2-4 weeks.

Tomorrow the committee will begin working with NW Landscaping to plan the layout work and mapping for this project.

The Board and the committee warned that this work is going to be very disruptive; there is no way to replace irrigation lines without a lot of hand-digging to remove all the roots in the areas needed for the new irrigation lines. Everyone's patience will be greatly appreciated during this project.

Landscape Matter: Mary Wolff, Arlene Housmyer, Ted Johnson

The committee, on behalf of the owners in the community, presented retiring Landscape Chairman, Ed Malkin and his wife, Laura, with a gift of heart-felt appreciation from the community for his long hours of work these past 4 years. \$1,360.00 was raised from generous Owners in the community; many different gift cards were purchased for Ed and his wife Laura to enjoy visiting their many favorite restaurants.

Ed Malkin thanked the community for the gift and thanked Timm Bax, Jack Rehe, and Kathleen Murphy, the mainstays on the committee. Thanks to all on the committee for their work.

OLD BUSINESS

No old business was presented at this time.

QUESTIONS OR COMMENTS FROM ATTENDEES

There were no additional questions/comments from the owners.

Next Edition of The Villas Voice

The Villas Voice deadline for submittal of articles is Monday, January 26th.

BOARD MEMBER COMMENTS

Julie Johnson reported that the Board is working with NW Landscaping to develop a plan to solve/remove the Javalena 'debris' from the community common areas. More information to follow next month.

The Board thanked the owners and Mike Shupe, Esq. for coming to the meeting.

Next Meeting

Next Villas Meeting is **TUESDAY**, February 24, 2015 in the Ballroom West.

ADJOURNMENT

Motion: Was made and seconded to adjourn the meeting at 5:06 p.m.



2015 Villas Meeting Schedule

JAN 19	VILLAS MEETING: CCM attendance
FEB 24	(Tuesday) VILLAS MEETING: CCM attendance
MAR 30	ANNUAL MEETING: CCM attendance
APR 27	VILLAS MEETING: CCM attendance
MAY 25	VILLAS MEETING: CCM attendance
JUN 22	VILLAS MEETING: CCM attendance
JUL	NO MEETING
AUG	NO MEETING
SEPT 28	VILLAS MEETING: CCM attendance
OCT 26	VILLAS MEETING CCM attendance
NOV	NO MEETING
DEC 14	VILLAS MEETING: CCM attendance

ALL MEETINGS BEGIN AT 3:00PM



2015 Tucson Holiday Schedule

Residential Collection		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Thursday, 1-1-15	New Years Day	Monday Service	Tuesday Service	Wednesday Service	No Service	Thursday Service	Friday Service
Monday, 1-19-15	Martin Luther King Day	Service Day Not Affected					
Monday, 2-16-15	Presidents Day	Service Day not Affected					
Monday, 5-25-15	Memorial Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Saturday, 7-4-15	Independence Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service	No Service
Monday, 9-7-15	Labor Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, 10-12-15	Columbus Day	Service Day not Affected					
Wednesday, 11-11-15	Veterans Day	Service Day not Affected					
Thursday, 11-26-15	Thanksgiving Day	Monday Service	Tuesday Service	Wednesday Service	No Service	Thursday Service	Friday Service
Friday, 12-25-15	Christmas Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	No Service	Friday Service
Friday, 1-1-16	New Years Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	No Service	Friday Service

Board of Directors



Julie Johnson President juliej27@gmail.com	825-5746
Gary Barker Vice President gsb1@tds.net	825-1851
Pat McManus Treasurer psmcmanus@aol.com	818-7918
Bill Todd Secretary btodd@dbginc.com	829- 1221
Bob Petrou Member at Large bobpetrou@yahoo.com	818-0539

**Next Meeting - Villas Mtg.
TUESDAY February 24 2015
Mountain View - Ballroom West**

All Meetings at
Mountain View Country Club ; *unless noted
All Meetings are Open to the Membership

UPCOMING SADDLEBROOKE EVENTS...

Visit: www.SaddleBrookemvcountryclub.com
For all the great events throughout the year!

Community Association Manager

Barbara Messner
Telephone: 297-0797 Fax: 742-2618
E-Mail: bmessner@cadden.com

SADDLEBROOKE VILLAS

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