



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

February 2017

WEBSITE: www.sbvillas2.com

BOARD BRIEFS

February 2017

The weather has seemed a little “cold” for us here in AZ – that is, until you look at the rest of the country with their ice storms, snowstorms, and below zero weather. What’s more, we are still able to view the beautiful snow-capped mountains without shoveling our walks or driveways.

Dwight Cox and his team had the highest participation for our annual termite inspection in our Villa history. This is not an easy task when you have 213 units that need to be inspected internally. This year, Dwight and the team were able to gain access and inspect all but 4 units. Thank you, homeowners, for so graciously cooperating on this inspection process. And a special thank you goes out to Dwight and his team for all of your work of scheduling and rescheduling to accomplish such a task. I am not sure how you will beat this record in 2018!

This year Tom Kontos will begin doing our exterior inspections twice a year. The inspection in the August/September timeframe will be both for exterior maintenance and exterior violations. The second inspection, which will occur in the February timeframe, will be for exterior violations only.

We have two web sites that have a wealth of information for our Villa residents:

First is our Villa web site – sbvillas2.com. Jenny Rink and Phil Hafvenstein have worked countless hours on this site. This includes a Map of the Villas, a Section to Submit Suggestions/Comments, Villa Rosters, Contact Information, Upcoming Events, New Residents-Submit Your Information, Villa Voice, Submit Changes to Roster, Villas Service Request, and Scheduled Repair Work.

Also, there is the Villas page on the SaddleBrooke HOA2 website – sbhoa2.org. Information includes: the Villas Board of Directors, the Meeting Schedule, the Architectural Guidelines, Committee Contact Information, Committee Guidelines and Charters, Community Management Contact Information, Service Request Form Procedures, Villas Voice Newsletters, Satellite Dish Coordination Form, Villas Minutes, Meeting Agenda, and Villas Documents. (This Villas Documents include Articles of Incorporation, Tract Declaration, Bylaws, Reserve Study, Transition Agreement, Certificate of Liability Insurance, and Amendments.)

The Villas Annual Meeting will be held on Monday, March 20, 2017, at 3:00 p.m. in the MountainView Ballroom. Please mark your calendars for this important date. Hope to see you there.

Sincerely, *Maureen Spence*

January 31, 2017 Ending Balances



| | |
|--|---------------|
| Operating Balance - Alliance Bank | \$ 25,353.77 |
| Operating Balance—Mutual of Omaha Bank | \$ 32,281.33 |
| Gateway 6M CD (Op) 0.4% 02/15/17 | \$ 70,935.79 |
| | |
| Utility Deposits | \$ 2,750.00 |
| Reserve Balance - Mutual of Omaha Bank MM | \$ 151,947.85 |
| Alliance Bank 12M CD (Res) 0.65% 11/18/17 | \$ 200,945.47 |
| Metro Phoenix 12M CD (Res) 0.65% 05/19/2017 | \$ 182,106.68 |
| Gateway 12M CD (Res) 0.50% 02/15/17 | \$ 152,494.98 |
| National Cooperative Bank 12M CD (Res) 1.05% 3/17/17 | \$ 165,025.21 |
| | |
| Delinquent Assessments: | \$ 19,081.17 |
| Assessments | \$10,270.00 |
| Late Fee | \$ 1,199.00 |
| Interest | \$ 2,646.78 |
| Attorney Fees | \$ 4,680.39 |
| CCM Collect. | \$ 250.00 |
| | |
| Prepaid Assessments | \$ 30,184.65 |
| Unpaid Bills | \$ 0.00 |

SAVE MONEY BY OPTING OUT OF MONTHLY STATEMENTS

Currently we have approximately 113 villa residents that have monthly statements mailed to them. The budgeted cost for this for 2017 is \$2,100. If we could reduce the number of statements being mailed, we could allocate this money to other areas in our budget. Several options:

- Opting out of having your statement mailed by contacting Barbara Messner at Cadden at bmessner@cadden.com or calling Barbara at 520-297-0797. Their address is: Cadden Community Management; 1870 West Prince Road, Suite 47; Tucson, AZ 85705.
- Using bill pay through your bank to have your monthly dues sent automatically.
- Setting up automatic withdrawals directly with the bank the Villas uses for banking.
(If interested, please see the January newsletter for the ACH set-up instructions)
- Prepaying your dues – quarterly, semi-annually, or yearly. (Remember that your Unit and Lot Number need to be recorded on your check.)
- Marking your calendars for sending your checks without the monthly reminders. (Remember that your Unit and Lot Number need to be recorded on your check.)

The cost of mailing these statements is \$9.66 if we divide the cost by 213 units, or \$18.59 if we divide the cost by the 113 units who are having the statements mailed.

Your consideration in opting out of the mailing of the monthly statements would be most appreciated, as it will save money that can be allocated to other budgetary needs.

Landscape Committee Report

The next irrigation upgrade project will be for units 56A to 72A. Northwest Landscaping will start the work in late February. Please be alert to the workmen and try to stay out of the work area while the work is being done.

Also, there will be a walk-through to determine what is required for Spring planting. We have a number of plant replacements scheduled, based on work orders submitted earlier. If you need a plant replaced or added please advise us with your Unit No., the location of the plant and any additional details by submitting a work order, or directly to opahal@gmail.com as soon as possible.

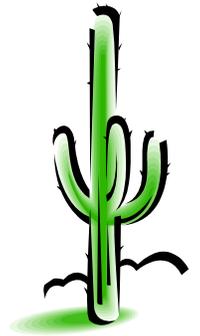
Please note that we are replacing plants only with desert-adapted plantings (Cactus, succulents, low-water bushes, etc.). No trees will be replaced.

Planting is expected to take place in March. Also note that, in accordance with Villas ALC rules and policy, no in-ground plantings by owners are permitted; you may place plants in pots in or around your patio or front walk.

As always, if you note any **irrigation leaks**, please notify Jack Rehe at 818-9503 or marlene.m@aol.com or Jim Middaugh at 818-0145 or jdmiddaugh@hotmail.com.

Thank you,

Hal Dieterle (opahal@gmail.com – 825-1110)
Landscape Committee Chair.



SaddleBrooke Villas II

NEW ON THE VILLAS WEBSITE!
Upcoming Social Activities!

HOME | MAP OF THE VILLAS | SUGGESTIONS/COMMENTS | FORGOT YOUR PASSWORD?
SUBMIT INFORMATION FOR VILLAS ROSTER | UPCOMING SOCIAL ACTIVITIES

Villas Rosters

Social Committee Report

WOW, 2 extremely successful events since last reporting. Our soup-off was attended by more than 80 residents and friends. The soups were outstanding with the winners being Mike Stadick, a Bacon and Potato soup; Bob Schoenwetter with a Wisconsin Cheddar Cheese soup and Carol Erickson with a Ham and Potato soup. The prizes for the winners were donated by Larry and Buckie Crabb – many thanks for your generosity. We also had a raffle of donated prizes (Jenny and Joe Rink and Larry and Buckie Crabb – many thanks) with the winners being Tom Kontos, Patty Muth, Sandy Adamec, and Dee Emeson. All in all, a superb evening of great food, and great conversation.

The next hugely successful event was the Valentine's brunch held on Saturday, 2/11. Again, a great turnout of over 65 residents and friends, with our residents bringing their best dishes. Thanks to Mo for the mimosas and to Phoebe and Susan for the raffle prizes won by Deb Kresnicka, Tony Ingle, Bob Lindner, and Gary Nuss. Thanks to all for a super event!!

Thanks to all who so generously donated to our troops and their families – and special thanks to Jenny Rink for bringing this worthy endeavor to the Villas II Social Committee – it truly was very rewarding.

Please mark your calendars for the following events:

Thursday, 2/23 at 1:30 p.m.

Ladies Luncheon at Vivace's

RSVP by Tuesday, 2/21

Phoebe Bax at tpbax@hotmail.com or 818-9415



Friday, March 17, 4:00 p.m.

Our annual St. Patrick's Day celebration

in the street, in front of the Kontos' residence

63776 E Holiday

corned beef and cabbage and all the trimmings

Friday, March 31, 1:30 p.m.

ladies luncheon at Tohono Chul

More info will be forthcoming about these 2 events.

As always, the residents continue to meet on Wednesdays, 4:30 p.m. at the Bistro for Happy Hour, and on Saturdays for breakfast, with the guys at 7:30 a.m. and the gals at 8:00 a.m.

Arlene Housmyer, Publicity, Villas Social Committee, ahousmyer1@wbhsi.net

SaddleBrooke Villas Association Nos. 35 & 35A Board Meeting

January 16, 2017

TIME: 3:00 PM

LOCATION: Mountain View, Ballroom West

WELCOME & CALL TO ORDER

Maureen Spence, President, called the meeting to order at 3:02 PM, welcomed the assembly, and began with introductions of Board Members Bob Petrou, Julie Johnson, Fran Weinberg, and John Ryan. Barbara Messner, Cadden Management Representative was also in attendance. A total of 37 Lots were represented at the meeting.

QUORUM: (Three Board members required)

A quorum was present to conduct an official meeting.

DRAFT

WELCOME NEW OWNERS- There were no new owners.

APPROVAL OF MINUTES

The Board reviewed the minutes. **Motion:** A motion was made and seconded to approve the minutes of the December 19, 2016 Board meeting and the December 28, 2016 Board working session meetings as written. The motion passed unanimously.

MANAGEMENT REPORT

Management report was included in the board package and read aloud to the members by Barbara Messner, Association Manager.

COMMITTEE REPORTS:

Finance Committee: Evelyn Ramsey

Evelyn reviewed the Balance sheet as of December 31, 2016 and reported on income, expenses, operating and reserve account balances for the year.

Motion: A motion was made and seconded to approve the financial statement for the Period ending December 31, 2016 as presented. The motion passed unanimously.

Landscape Committee: Hal Dieterle

No report

Paint & Exterior Committee: Tom Kontos

Tom reported on the results of the exteriors inspection that was conducted in September, Tom thanked all the volunteers who helped with the inspection in his stead; Tom Moffat, Walt Tomaszek, Karen Koch, and Tony Ingle.

This inspection sets the plans for 2017 regarding needed repairs and maintenance work. The budget for 2017 is \$34,000.00.

In 2018 the 10-year cycle for painting of the villas will start up again; 36 units will be done. Tom reviewed the list of repairs being completed the next couple of months; the list is printed in the newsletter.

(Continued on page 6)

They just finished the last one-third of the perimeter wall painting project. They will be done again 8 years out.

Roofs are inspected every other year.

Tom broke out expenses on the repairs for the year in response to a question from an owner.

Communications Committee: Shirley Schoof

No report

DRAFT

Pest Control: Dwight Cox

Dwight reported on the annual inspections that were done last wee and thanked all the volunteers who helped with the inspections; Bob Spence, Bob Schoenwetter, Jerry Adamec, Pat McManus, Kent Trieber, Dave Anderson, Rich Kresnicka, Vic Muth

Dwight thanked all the owners who provided access; it made the job easier.

Of the units inspected, 22 had activity. Treatment is being scheduled.

23 units were not inspected (no access)

Several questions were asked by the members and answered.

Permits Coordinator: Maureen Spence for Ted Johnson

Ted is currently meeting with a new member of the Permits Committee for orientation and asked Maureen to remind owners that permits are needed for any changes an owner wants to make. They can pick up a permit from HOA2 (for both HOA2 and the Villas) at the clubhouse.

Contact Ted with any questions.

Nominating Committee: Mary Wolff, Shirley Nuss

Mary reported that the ballot will be mailed on February 10th

They currently have 3 candidates; if anyone else is interested in running, Email your application with 10 signatures from neighbors, to Shirley or Mary by the end of the month.

February 20th is the Meet & Greet with the candidates.

The ballots will be counted on March 16th.

Unit Rep: Shirley Schoof

Shirley reported that over the past 18 months Shirley and Lois have contacted 41 new owners. 9 have not responded to schedule a meeting. They just mailed out 8 new owner welcome letters.

OLD BUSINESS

None

NEW BUSINESS

Appoint Permits/ARLR&G Committee Members: **Motion:** A motion was made and seconded to appoint Frank Motley to the Permits/ARLR&G Committee effective with the annual meeting in March 2017. The motion passed unanimously.

ARLR&G Document Amendment: Maureen Spence reviewed the information from the Planned Communities Act regarding signage within an HOA. On advice from the HOA's attorney, the Board is making a change to the current regulation.

Several questions from owners were discussed: An owner asked if a courtesy note could be sent to owners asking them to not keep the signs up when the unit is rented. It was noted that it would be up to the owner to decide whether to accommodate the request. An owner wanted to know the allowed size of signs.

Motion: A motion was made and seconded to delete the following wording from the current regulation, "All rental signs must be removed when the villa is occupied." The motion passed unanimously.

Homeowner Statements: The cost of sending monthly statements versus utilizing several other options was discussed including; cost of coupon books, possibly charging owners who want paper statements, encouraging owners to use electronic payments through their banks or the HOA's bank. Discussion ensued. It was determined that the HOA will stay with the current process while encouraging owners to set up electronic payment. **Motion:** A motion was made and seconded to develop an education program to get owners to use eft. The motion passed unanimously. The Board will revisit this issue in 6-9 months and evaluate for effectiveness.

February Meeting: Maureen Spence reminded owners that the February meeting is strictly a Meet and Greet with the candidates for the Board. No business meeting is planned.

Board Working Sessions: Maureen Spence reported that several Board working sessions are planned; January 23, 2017 from 9:00 a.m. to 11:00 a.m. was selected as the first meeting date. Topic will be communications with the management company; streamlining. Committee Chairs and the Board will be present. Owners are welcome to attend.

February 24, 2017 from 9:00 a.m. to 11:00 a.m. was selected as the second meeting date. Topic will be Moving Forward; meeting with committee chairs, summer back-ups and the Board. Owners are welcome to attend.

Villas Voice: The deadline to submit articles for the villas voice is January 19th by close of business.

DRAFT

QUESTIONS OR COMMENTS FROM ATTENDEES

How is the Landscape Committee structured-John Ryan reviewed the new structure with owners. The new structure was requested by the committee members and the decision on the changes was theirs as well. The new structure is working well.

When work is needed on a Unit, how request-continue to send the work order to Cadden Management (available on the web site for ease of submitting).

BOARD MEMBER COMMENTS

Julie Johnson reminded owners that the villas voice has a listing of all the Board and Committee Chairs contact information should owners need to reach them.

Contact Dena Burg with NW Exterminating directly to schedule pest control treatments. Her information is also in the contact sheet.

Owner asked if the pest control contact information could be added to a separate space on the villas web site. It was noted that the information is on the website now; they will look into moving it to a separate area.

John Ryan noted that Dena Berg with NW Exterminating will be attending the April Board meeting to review information with owners on pest-related issues; how best to minimize their presence in the community,

DRAFT

Next Meeting

Next Villas Meeting is the Annual Meeting and is scheduled for Monday, March 20, 2017 in the MVCC, Ballroom West.

ADJOURNMENT

Motion: Was made and seconded to adjourn the meeting at 4:07 p.m. to Executive Session to discuss delinquent accounts, legal matters, owner violation appeals, and Board protocols.

UNIT REPS REPORT

We have just finished visiting with new homeowners in 5 Villas.

BOB and JUDY PELTIER

38915 S. Tranquil Dr.

520-355-4479; 1-989-916-7086; E-mail: judyp2@yahoo.com

Bob and Judy are snowbirds who have been renting houses here in SaddleBrooke for several years. Since they will be spending the summers back home in Michigan they are very pleased with their decision to purchase a villa instead of trying to find a rental every winter.

Bob previously was a middle school instructor in the math fields while Judy worked as a psychologist, mostly with children.

Now that they are retired they both love to hike and also take short walks. Bob is always happy playing golf while Judy is happy playing mah jongg. Judy and Bob both continue with yoga. Judy also volunteers at the Golden Goose .

Since they have lived in SaddleBrooke for several years they have many friends whom they socialize with but also are planning to attend some of our social activities.

(Continued on page 9)

UNIT REPS REPORT (cont)

RUDY and CINDY RUTKOWSKI

38893 S. Tranquil Dr.

Rudy - 520-345-3367 Email: mu71rudy@gmail.com

Cindy – 414-719-2830 Email: ckr404@aol.com

Rudy and Cindy are both from the Milwaukee, Wisconsin area and originally came to SaddleBrooke to visit some long time friends. They soon were renting various houses here in SaddleBrooke and decided this past year to purchase a villa to live here full time with no more going back and forth year in and year out.

Rudy spent the majority of his working years employed as an accountant for a Real Estate Development Company.

Cindy was a banking officer for many years and then moved into the education area as a health care administrator.

Now they are both happy to be here in the Villas and are ready to relax by playing golf. Rudy loves all sports, both as a participant and also as an observer.

Cindy not only enjoys golf, but she loves to play mah jongg. She is already playing with a group from HOA1 and is looking forward to joining the Villas group soon.

TONY BARRETT and NADYA KELSON

38898 S. Serenity Lane

House phone 520-809-7844; Email: Anthonybarrett26@yahoo.com

Tony's cell # 907-242-9731

Nadya uses Tony's cell phone when needed

Nadya was born and raised in Boston while Tony originally came from the Niagra Falls, NY area. During their first marriages they each raised two children.

Tony retired as a control systems engineer in New York and moved with his first wife to Florida where they both volunteered for Disney as "Red Shirts". One of the "jobs" they had together was serving margaritas and popcorn under the giant roller coaster! Tony was also a riverboat captain for Disney. Four days after celebrating their 50th wedding anniversary his wife suddenly died! For a time after that Tony rotated his visits between

(Continued on page 10)

Georgia and Alaska in order to visit each of his two sons.

At this same time Nadya and her first husband operated a bed and breakfast just outside of Boston. Nadya and her husband moved to Anchorage where he passed away. She became very active with the Anchorage Senior Center and was the person who organized all the tennis activities. As a recent widower, Tony joined the Senior Center and was interested in the tennis activities. He was told to contact Nadya to receive the tennis information he was looking for. Eight months after their first meeting, they were married!!!!

Since Nadya's daughter and son in law live in Saddlebrooke, they often came here to visit and recently decided to purchase their villa. Nadya's son lives in Sedona which gives them even more reasons to live here. They will currently be snowbirds – spending the summers in Anchorage with one of Tony's sons, but plan to eventually live here in SaddleBrooke full time.

Tony has already joined the tennis club, the astronomy club and the hiking club. Nadya used to love to bike and plans to purchase an incumbent stationery bike to use inside their villa. She also loves to dance the polka and just about any other dancing available to her. She also enjoys water aerobics.

They are both very interesting and delightful people. They are a special asset to our Villas community!

BRET NELSON

63536 E. Holiday Dr.

623-930-5787; Email: maybnelson@centurylink.net

Bret hails from the Phoenix area where he lived for most of his life. After he retired he decided to move to a new area and chose Tucson.

He particularly liked the Robson concept and soon found himself in SaddleBrooke. He plans to live here full time and travel off and on.

Bret was a computer programmer for 25 years and also spent several months as a 911 operator for the police department in the Phoenix area. He also was an inventory control supervisor and a "Bin-Meister" at Amazon.com for a number of years.

He loves to spend his spare time playing golf, enjoying a good poker game, fishing and hiking. He is young and energetic and a very special addition to our community.

(Continued on page 11)

JIM and SUSAN FLEMING

38857 S. Casual Dr.

One phone/Email for both: 360-920-8520; Email: susan.jim@Comcast. Net

Jim and Susan are from Ferndale, Washington . They originally came to the Tucson area to visit her sister and brother in law who lived in the Dove Mountain area. After 5 years at Dove Mountain they visited a cousin in SaddleBrooke. They rented a villa here in SaddleBrooke for the next 3 years and then decided to purchase a villa.

Jim was a dentist and served for 25 years in the Navy as a dentist. Susan was a dental hygienist for a number of years and they worked together for a few of those years.

At one time Susan made jewelry and for a short time, with a partner, owned a jewelry business.

Susan has been on dialysis for 21 years which she is able to do at home with Jim as her dialysis technician.

In Jim's spare time he loves to read and also spends several days each week in the fitness center.

They both love being here in SaddleBrooke where they are enjoying the warmth and the wonderful sunny days during the winter months and will go back to Washington during our hot summers.

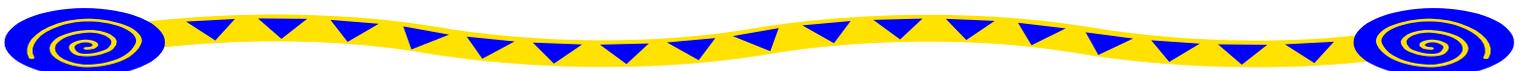
Shirley Schoof and Lois Angus

Villas Unit Representatives

Special Project Information

Are you planning a project that requires ALC approval ? Patio extensions, driveway and garage floor coatings, screened patio and entry enclosures and a number of other improvements require an ALC permit.

It is also necessary to obtain signed and stamped approval from the Villas Landscape Committee prior to going to the ALC. Please contact Ted Johnson at 825-5746 for Villas authorization of this type of project.



Saddlebrooke Villas Units 35 & 35A PEST TREATMENT Schedule

Effective January Saddlebrooke Villas Units 35 & 35A PEST TREATMENT Schedule

Effective January 1, 2017

PEST TREATMENT: All treatments will occur on Wednesdays:

Starting at 7:00 AM during March, April, May, June, July, August, September, & October

Starting at 8:00 AM during November, December, January, and February.

EVEN MONTHS: (FEB. APR. JUN. AUG. OCT. DEC.)
1ST, 2ND, 3RD, & 4TH Wednesdays of the month.

| | | |
|--|----------------|--|
| 1st Wednesday cycle for the year starting: | April 5, 2017 | Unit 35 Lots 107 thru 133 |
| 2nd Wednesday cycle for the year starting: | April 12, 2017 | Unit 35 Lots 134 thru 141 & Unit 35A Lots 1 thru 19 |
| 3rd Wednesday cycle for the year starting: | April 19, 2017 | Unit 35A Lots 20 thru 43 |
| 4th Wednesday cycle for the year starting: | April 26, 2017 | Unit 35A Lots 44 thru 72 |

ODD MONTHS: (JAN. MAR. MAY, JULY, SEPT. NOV)
1ST, 2ND, 3RD, & 4TH Wednesdays of the month.

| | | |
|--|----------------|--------------------------|
| 1st Wednesday cycle for the year starting: | March 1, 2017 | Unit 35 Lots 1 thru 26 |
| 2nd Wednesday cycle for the year starting: | March 8, 2017 | Unit 35 Lots 27 thru 52 |
| 3rd Wednesday cycle for the year starting: | March 15, 2017 | Unit 35 Lots 53 thru 80 |
| 4th Wednesday cycle for the year starting: | March 22, 2017 | Unit 35 Lots 81 thru 106 |

****Holidays will not affect this year's schedule.***

2017 Villas Meeting Schedule

Unless otherwise posted, all meetings will begin at 3:00 p.m.

2017

| | |
|-------------------|---|
| February 22, 2017 | Meet the candidates, 4:00 p.m. in the MountainView Bistro |
| March 20, 2017 | Annual Villas Meeting, Ballroom West |
| April 17, 2017 | Villas Meeting, Sonoran Room |
| October 16, 2017 | Villas Meeting, Ballroom West |
| December 18, 2017 | Villas Meeting, Ballroom West |



Board of Directors



| | |
|---|--------------|
| Maureen Spence President mospence1@gmail.com | 314-803-3225 |
| Bob Petrou, Vice President bobpetrou@yahoo.com | 520-818-0539 |
| Fran Weinberg, Treasurer francesweinberg@gmail.com | 209-640-2260 |
| John Ryan, Secretary roadstarjohn@att.net | 709 246-2719 |
| Julie Johnson Member at Large juliej27@gmail.com | 520-825-5746 |

Next Villas Annual Meeting

Monday, March 20, 2017 at 3:00 p.m.

Mountain View - Ballroom West

All Meetings at Mountain View Country Club ;

*unless noted

All Meetings are Open to the Membership

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

c/o Cadden Community Management
1870 W. Prince Rd., Suite 47
Tucson, AZ 85705

If You Have a Pest Problem...

If you have a pest problem (Bees, Pack Rats, etc) please contact
Dena Berg, Northwest Exterminating directly at: (520) 547-9065



VILLA SERVICE REQUESTS

The quickest way to submit your service request is on the web at: www.cadden.com.
Select Homeowners, then Forms for Homeowners, then Maintenance Request form.

(Want more detailed instructions, Cadden Management can email the information to you)

If this does not work for you, a form can be obtained from the receptionist at the MountainView Administration Office. They will fax it to Cadden Management for you.