



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

July 2016

WEBSITE: www.sbvillas2.com

VOLUME 29, NUMBER 7

BOARD BRIEFS

July 2016

Thursday morning, I was in my golf cart returning home from an errand. Eastbound on Mountain View, I approached my turn onto S. Casual when I noticed what appeared to be a good-sized lizard waddling across the street. I slowed to a crawl for a closer inspection only to discover a Gila Monster. Ugly and beautiful all at the same time, he was quite a sight lumbering along on stubby legs. Since there was no traffic I stopped to watch his progress on the hot asphalt. He proceeded a few feet, then stopped and turned to me. His expression said it all, "Hey, whadaya think you're looking at?". We parted ways and I haven't seen him since.

We want to remind you again to keep your garage doors down as much as possible, especially if you are not in the immediate vicinity. Gila Monsters and other unwelcome critters are all around us looking for relief from the weather. Please be safe!

We've had two storms that provided about 3 inches of welcome rain that made the desert explode with color. The Texas Rangers are exceptionally beautiful, but now we're stuck in a dry, hot weather pattern again. Hopefully the high pressure weather system will finally move on and we will get some additional rainfall.

Our next board meeting will be on July 25th in the Sonoran room at 10:00 a.m. Our meetings will be on third Monday's, 3:00 p.m. in the West Ballroom unless otherwise posted. Scheduled 2016 dates are: October 17th and December 19th. In 2017 meetings will be January 16th, February 20th, March 20th (annual meeting) and April 17th.

The February meeting will be your opportunity to "meet the candidates" who will be running for a position on the board of directors. The election will be in March prior to the annual meeting.

Sincerely,

Vicki Eller

June 30, 2016 Ending Balances



Operating Balance - Alliance Bank	\$ 25,730.01
Operating Balance—Mutual of Omaha Bank	\$ 32,271.82
Gateway 6M CD (Op) 0.4% 08/15/16	\$ 70,794.47
Utility Deposits	\$ 2,750.00
Reserve Balance - Mutual of Omaha Bank MM	\$ 62,379.66
Alliance Bank 12M CD (Res) 0.65% 11/18/16	\$ 200,198.05
Metro Phoenix 12M CD (Res) 0.65% 05/19/2017	\$ 181,511.43
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:	\$ 16,491.54
Assessments	\$ 8,385.00
Late Fee	\$ 837.00
Interest	\$ 2,389.15
Attorney Fees	\$ 4,680.39
CCM Collect.	\$ 200.00
Prepaid Assessments	\$ 25,960.28
Unpaid Bills	\$ 0.00

2016 Villas Meeting Schedule

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

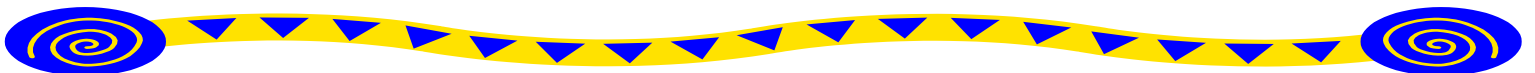
2016

- July 25 Villas Meeting, Sonoran Room, 10:00 a.m.
- October 17 Villas Meeting, Ballroom **West**
- December 19 Villas Meeting, Ballroom **West**



2017

- January 16, 2017 Villas Meeting, Ballroom **West**
- February 20, 2016 Villas Meeting, Ballroom **West**
- 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**



Landscape Committee Report

It has been a busy summer for landscape. The rock replenishment of front yards was completed. That project went smoothly. Shortly thereafter, we were lucky to have rain substantial enough to wash away the mud from the rock.

Our annual tree service was also completed. The tree crews worked on over 200 trees again this year. Along with providing for their overall health, caring for our trees helps reduce the risk of major storm damage.

Our NW crew has treated Agaves and Dessert Spoons against the Agave Weevil. There is no known guaranteed treatment but with treatment last year, we experienced less damage than the previous year.

Although, according to a few homeowner rain gauges, we received over 3 inches of rain from our last storm, monsoon season has not been very robust. NW is watching the forecast for rain so they can spray pre-emergent (weed prevention). It is important to have rain within a few days of spraying in order for it to be effective. In the meantime, Nathan, Jedi and Julian will continue to spot spray.

As always, our NW Maintenance Supervisor, Chris, will monitor rain amounts and adjust irrigation frequency as warranted. The goal is to keep plants healthy while conserving water whenever possible. During our Landscape Committee Meeting, Chris explained his interest and knowledge of water usage in the desert. We are confident in his judgment.

Beginning August 1, Hal Dieterle will be the contact for irrigation leaks. As of that date, please report leaks to Hal at 825-1110.

Enjoy the lovely blooming plants throughout the Villas and try to stay cool.

Kathleen Murphy

Landscape Committee, Chairperson

NEW TO THE VILLAS?

If you are a new Villas resident and want to be included in the Villas roster, or you just want to update your roster information,

please go to: **www.sbvillas2.com**

click on "Submit Information for Villa Roster" and complete the form

or email: phafvenstein@comcast.net

Thank You and Welcome to the Neighborhood!

Jenny Rink & Phil Hafvenstein, co-webmasters

Some Important Reminders

GARAGE DOORS. Please remember that garage doors need to be kept fully closed unless you are entering, exiting or working inside the garage. This is an HOA2 rule so it applies to the Villas. Open garage doors, whether they are ajar a few inches or completely open, are a perfect entry for pack rats, birds, snakes, and other wild life.

INFESTATIONS. We have a larger than normal number of pack rats in our neighborhood this summer. We also are noticing an abundance of bees as well as a greater than usual number of pigeons/doves. If you notice this type of activity around your villa, please contact NW Exterminating, as instructed in the Villas Voice.

BATS. The bat population is high and many of you are noticing an accumulation of “droppings” in your front entry. Try leaving your outside light on overnight for a few nights. If this doesn’t get rid of them, putting in a portable spotlight, aimed at the entry ceiling, will do the trick.

DEBRIS. A number of you are prudent about sweeping your driveways to clear them of the droppings from the trees. Please dispose of this debris properly. **DO NOT SWEEP IT INTO THE STREET.**

Thank you for your cooperation.

Social Committee Report

Our July 4th celebration was very successful with over 35 residents in attendance. The KFC chicken was a treat along with the bountiful dishes from our residents. Congrats to Phoebe Bax and Judy Tattar, winners of the raffle.

Upcoming events are as follows:

Wednesday, August 10 at 5:30 p.m. all residents

Salad supper at HOA#1 Tennis Patio

residents are requested to bring salad or dessert, and drink of choice

RSVP to Arlene Housmyer, 818-3768, by August 9

Monday, August 22 at 1:30 p.m.

Ladies Luncheon at The Living Room, La Encantada

RSVP to Sandy Huble, 818-0797, by August 18

Sunday, September 4 at 5:30 p.m. all residents

HOA#1 Tennis Patio

Sloppy Joe’s, coleslaw, potato chips and dessert (Social Committee)

\$5.00 per person to Marjorie confirms your reservation

RSVP to Marjorie Diederichs, 858-776-3375 or oaksnorth1@gmail.com by September 2

Residents continue to participate in Happy Hour on Wednesdays in the Villas, and breakfast on Saturdays at the Bistro, 7:30 a.m.

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

Villas Contact Information

July 2016

Vicki Eller – Board President
309 235-2668
eller.vl@outlook.com

Maureen Spence – Vice President
314 803-3225
mospence1@gmail.com

John Ryan – Secretary
825-2648
708 246-2719
roadstarjohn@att.net

Fran Weinberg – Treasurer
209 640-2260
francesweinberg@gmail.com

Julie Johnson – Member at Large
825-5746
520 820-1353
juliej27@gmail.com

Dwight Cox – Pest Control – John Ryan, Julie Johnson, liaisons
818-0109 / matted393@yahoo.com
Bill Todd – Summer contact
829-1221 / bill@dbginc.com

Ted Johnson – Permits Coordinator
825-5746 / teddy1putt@gmail.com

Tom Kontos – Paint and Exterior , Maureen Spence, liaison
802 827-6125 / alpinefl@gmail.com

Tom Moffat – Summer contact 818-6728 / atmoffat@q.com

Walt Tomaszek – Summer contact, 818-7917 / waltertomaszek1@msn.com

Villas Contact Information

July 2016

Shirley Nuss – Nominating Committee, Julie Johnson, liaison

825-0160 / sninaz@wbhsi.net

Mary Wolff – Nominating Committee

818-1359 / marywolffaz@gmail.com

Kathleen Murphy – Landscape , John Ryan, Vicki Eller, liaisons

818-1145 / katmurph33@gmail.com

Gary Nuss – Finance , Fran Weinberg, liaison

825-0160 / g-s-nuss@wbhsi.net

Shirley Schoof – Communications / Unit Rep, Julie Johnson, liaison

825-7704 / shschoof@wbhsi.net

Lois Angus- Unit Rep

399-7246 / loisangus24@gmail.com

SaddleBrooke Villas Nos. 35, 35A

Emergency Contact Information

Name _____ Phone # _____

Address _____ Cell Phone# _____

Alternate Address (if part time) _____

Email address(s) _____

If part time resident, contact information for person who cares for and watches your villa while you are away from SaddleBrooke:

Name _____ Phone # _____

Email address _____ Cell phone# _____

****This information is for Villas Association use only****

Please return to Barbara Messner - BMessner@cadden.com


Website Reference Guide for Villa Residents

If you are looking for:	You will find it here:	Access:
Villas Certificate of Insurance	sbhoa2.org	password ⁽¹⁾
Villas Work Order Form	cadden.net	public
Villas Governing Documents	sbhoa2.org	password
Villas Site Manager	cadden.com	public
Villas Board Roster	sbhoa2.org	password
Villas Social Calendar	sbvillas2.com	public
Villas Satellite Dish Form	sbhoa2.org	password
Copy if Villas Voice	sbhoa2.org	password
Villas Owners Roster	sbvillas2.com	password ⁽²⁾
HOA2 Owners Roster	sbhoa2.org	password

(1) On the sbhoa2.org home page, select Private under the Home heading and login.

- You created a password for the sbhoa2.org website the first time you logged in.
- If you have forgotten it, you can request a new one from the login screen.

If you have not yet created a profile on sbhoa2.org, follow these website directions.

 <p>SaddleBrooke TWO SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<p><i>Welcometo the HOA2 Website</i></p> <p>Please complete the form below to obtain a log in to the SBHOA2 website. If you are unsure whether you have already filled out this form, please contact Diane Flores first at diane.flores@robson.com prior to filling out a new form.</p> <p><i>This form allows you to:</i> Obtain a Log In to the website Access the Address book Define what Emails you wish to receive Place online requests to the Administration.</p>
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(2) If you have forgotten your password for the SBVillas2.com roster, click on "FORGOT YOUR PASSWORD" and request it be emailed to you.

From the SBVillas2.com website you can also:

- **Submit new or changed contact and interests information**
- **Submit suggestions about any aspect of the Villas operations**
- **View upcoming events and meeting dates, and view a Map of the Villas**

UNIT REPS REPORT

During the month of July we met with two new homeowners and hope to meet with a few more next month.

PATTI ALBAUGH

38880 S. Carefree
520-471-7137; e-mail: patti@pattialbaugh.com

Patti has just moved from HOA#1 unit 5 after living there for the past five years. She has recently downsized and is very happy living in her villa with her 4 year old mixed breed rescued dog, Tonto.

She originally came from Ohio where she was a Professor of Education at Otterbein University. Before that she was an elementary school teacher.

She is full of enthusiasm with genealogy research as one of her top hobbies and strong interests. She especially loves to play Mah Jongg and enjoys Canasta as well. She likes to play golf, and is a 9 hole golfer!

She is also an active member of the SaddleBrooke Sunrise Rotary Club. With all of her interests and her happy, outgoing personality she is a wonderful addition to our Villas family.

BONNIE HENDRICKSON

38907 S. Tranquil
541-324-1251; e-mail: linedancerbonnie@gmail.com

Bonnie has just moved here from a small town near Medford, Oregon which is very near to the California border. She plans to be a full time resident with a few trips thrown in so she can visit children, grandchildren and great grandchildren who reside in North Dakota, California and Oregon.

She has recently retired as an administrative assistant for State Farm Auto Claims.

As seen by her email address, she loves to line dance, but also does a fair amount of quilting and enjoys collecting various pieces of art.

She has already met several Villas residents and has attended some of our social events.

Shirley Schoof and Lois Angus,
Villas Unit Representatives

Saddlebrooke Villas Units 35 & 35A PEST TREATMENT Schedule

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

Effective January 1, 2016

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:	August 3, 2016	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	August 10, 2016	Unit 35 Lots 134 thru 141 & Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	August 17, 2016	Unit 35A Lots 20 thru 43
4th Wednesday cycle for the year starting:	August 24, 2016	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:	September 7 2016	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	September 14, 2016	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	September 21, 2016	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	September 28, 2016	Unit 35 Lots 81 thru 106

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

SADDLEBROOKE VILLAS

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

Board of Directors



Vicki Eller, President	309-235-2668
eller.vl@outlook.com	
Maureen Spence, Vice President	314-803-3225
mospence1@gmail.com	
Fran Weinberg, Treasurer	209-640-2260
francesweinberg@gmail.com	
John Ryan, Secretary	709 246-2719
roadstarjohn@att.net	
Julie Johnson Member at Large	825-5746
juliej27@gmail.com	

Next Villas Meeting
Monday, July 25, 2016 at 10:00 a.m.
Mountain View - Sonoran Room

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