



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

March 2017

WEBSITE: www.sbvillas2.com

BOARD BRIEFS

March 2017

They say, "April Showers Will Bring May Flowers." However, here in the desert, our winter rains will bring us those beautiful flowering cactus. At least that is what I keep telling myself when we have those rainy days. I will never forget my first time of seeing the cactus with all of the different types and colors of flowers.

At the Annual Meeting on March 20, 2017, the following items were discussed:

- The Committee Chairs gave their Annual Reports for this past year. It is wonderful to see how much they have accomplished and all of the volunteers that were involved. A big thanks to the chairs and volunteers for all of their work and accomplishments.
- The new board members were announced. Serving a two-year term are Connie Sieverding and Maureen Spence.
- The new Board officers were elected. They are President, Maureen Spence; Vice President, Fran Weinberg; Treasurer, Connie Sieverding; Secretary, Julie Johnson; and Member at Large, John Ryan.
- An update on the irrigation system projects was presented. In November 2014, a section was completed on Lots 80-91 and another in July 2015 on Lot 1A-12A. During March of this year, the section with Lots 92-104 was completed. These first three sections were paid from the Operating Fund. Beginning the end of March, the section involving Lots 56A-72A will be completed and paid through the Reserve Fund. For the next year, the Landscape Committee and Board will be studying the cost savings of these sections completed and the best way to proceed with future projects.
- The process of collecting data for the Reserve Study is currently being undertaken. At the present we are funding and using the reserve fund for: exterior painting, tile roof refurbishments, and flat patio roof repair/replacement. During the balance of this year, the Board will be studying and reviewing the information from the Landscape Committee. In addition, the Board will be reviewing the recommendations from the Finance Committee on the possible increase that will be necessary for the Reserve Fund in order to fund future irrigation projects.
- The date for the April meeting has been changed to April 5, 2017**, at 3:00 p.m. in the Ballroom West. Northwest Exterminators will be making a presentation on "Rodents In Your Neighborhood." The Board changed this date in order to be able to hold the meeting in the Ballroom and so that those leaving for the summer would be able to attend.

A special thanks to everyone who attended our annual meeting and to our volunteers and committee chairs for all of their work. We set two records this past year. We had 132 ballots out of 213 received (62%) for our board election. In addition, we were able to inspect 211 of the 213 units during our annual termite inspection (99%). Our Villas are turning over – someone said that we are losing old friends but gaining new friends. How very true! Welcome New Friends.

Sincerely, *Maureen Spence*

February 28, 2017 Ending Balances



Operating Balance - Alliance Bank	\$ 35,219.55
Operating Balance—Mutual of Omaha Bank	\$ 32,282.57
Gateway 6M CD (Op) 0.4% 08/15/17	\$ 71,078.94
Utility Deposits	\$ 2,750.00
Reserve Balance - Mutual of Omaha Bank MM	\$ 164,748.83
Alliance Bank 12M CD (Res) 0.60% 11/18/17	\$ 201,047.87
Metro Phoenix 12M CD (Res) 0.65% 05/19/2017	\$ 182,405.04
Gateway 12M CD (Res) 0.90% 02/15/18	\$ 153,414.99
National Cooperative Bank 12M CD (Res) 1.05% 3/17/17	\$ 165,025.21
Delinquent Assessments:	\$ 18,493.85
Assessments	\$ 9,890.00
Late Fee	\$ 1,027.03
Interest	\$ 2,646.43
Attorney Fees	\$ 4,680.39
CCM Collect.	\$ 250.00
Prepaid Assessments	\$ 29,414.65
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

Report for 2017 Annual meeting

Committee members: Hal Dieterle, Chair; John Ryan, Bob Petrou, Board Liaisons; Jack Rehe, Jim Middaugh, Irrigation; Evelyn Ramsey, Lucie Gerritzen, Plantings; Tree service / Rock redressing: Timm Bax; At large: Bob Spence

Effective October 1, 2016 the Landscape Committee was re-organized, implementing three sub-groups: Irrigation, Plantings and Trees / Rock redressing. Thank you to Jack Rehe, Jim Middaugh, Evelyn Ramsey, Lucie Garritzen and Timm Bax for taking on these functions. It makes the job of the Committee Chairman much easier.

Since October we have received over 51 work orders, involving numerous Landscape related issues. At this writing 5 remain open, but should be completed shortly. The main issues have been and continue to be:

- Irrigation leaks; more on this below;
- Replacement of dead or blown over plants and trees;
- Trimming of undesirable vegetation or tree branches;

Our contractor, Northwest Landscaping provides us with a dedicated crew of two or three (in summer), who continue to do an excellent job of trimming, cleaning and blowing our neighborhood. They also perform minor irrigation leak repairs. We meet with them and the management of NW monthly, giving us excellent communication opportunities.

We finished 2016 slightly below our \$161k budget and expect to be below our 2017 approved budget of \$154k.

Irrigation continues to be one of our biggest issues. As you know, the Villas installed two irrigation upgrade projects earlier. Two more were approved by the board for 2017 and are underway or nearly completed at this time. At the board's request we obtained a proposal for the remaining 14 sections. Considering the large investment involved, the board requested and we have analyzed various alternatives. You will be advised of the board's decision, once made.

Spring planting has been completed, replacing numerous dead or stressed plants. Fall planting should be smaller, in September. Tree trimming needs will be reviewed in late April or May. It probably will involve mainly structure clearance and selected tree lighting. Rock re-dressing is scheduled for the back of units, as we did the fronts in 2016. We expect this re-dressing to be smaller in volume than last year's.

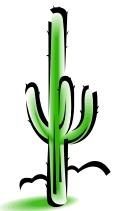
As a reminder, and information for new owners, the ALC specify that the existing

(Continued on page 4)

landscaping may not be modified by a lot owner without prior written approval from the Landscape Committee. Also, the Association is responsible for all in-ground planting and maintenance. Dead or stressed plants may be replaced; our policy is to use desert-adapted plants when a replacement is needed, not necessarily the same plant. Please be sure to submit work orders whenever you feel that landscape maintenance is needed.

Thank you again to the members of the Landscape Committee for their dedication and hard work in responding to Owner inquiries and work orders. And thank you to Northwest Landscaping for their dedicated and flexible cooperation with us.

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



ATTENTION PART TIME VILLAS RESIDENTS

We need your cooperation. Many of you who are here for just part of the year do not make arrangements for care of your property while you are away. The Villas Association dues provide for exterior maintenance, but they do not cover day-to-day care.

While you are away, someone needs to be in charge of checking your home on a regular basis. This person can oversee the well being of your home, both inside and out. This will prevent a small issue from becoming a major problem. The upkeep of the exterior (for example -picking up flyers, newspapers, phone directories, etc. from the driveway and walkway) prevents an appearance that may alert a would-be vandal that your home is presently unoccupied.

The Villas Association does not patrol the community to determine the well being of each home. We depend on homeowners or their representatives to alert us about leaks, broken windows, issues with irrigation systems, etc. If you are not here to perform these checks, someone needs to act on your behalf. There are a number of residents who perform home watch duties for a small fee. They will do a routine check of your residence, both inside and out, on a regular schedule and alert you and the Villas Association when problems arise so they can be corrected immediately.

Leaving a home unintended for an extended period is deemed negligent by a number of insurance companies. In such a case, this can negate the insurance company's responsibility to cover the damages. The Villas CC&Rs state that any damage, due to Owner's or resident's negligence, to parts of the villa that are maintained by the Association are the financial responsibility of the HOMEOWNER!!!

Please be proactive about your responsibilities for the care of your home. Please also notify a Board Member of the contact information for your house sitter. The form you fill out for the Patrol is not forwarded to us.

MARCH 2017 - PAINT & EXTERIOR MAINTENANCE COMMITTEE

1. ALL SCHEDULED ROOF MAINTENANCE, PAINTING, AND CONCRETE WORK HAS BEEN COMPLETED.
2. ALL WORK ORDERS ARE EITHER DONE, OR BEING WORKED ON. IF YOU HAVE AN EXTERIOR MAINTENANCE PROBLEM WITH YOUR UNIT, PLEASE SUBMIT A WORK ORDER THROUGH CADDEN.COM.



OTHER:

A HOMEOWNER RECENTLY ASKED ABOUT DRYER VENT CLEANING. THIS IS SOMETHING THAT WE DO NOT SCHEDULE OR PROVIDE. ALSO, OUR ROOFER DOES NOT PROVIDE THIS SERVICE. THIS WAS, HOWEVER, AN EXCELLENT QUESTION,

AND DRYER VENTS SHOULD BE CLEANED OUT PERIODICALLY. THERE ARE TOOLS SOLD AT HOME IMPROVEMENT STORES THAT YOU CAN USE, OR YOU MAY DECIDE TO HIRE AN OUTSIDE CONTRACTOR TO DO THIS WORK. DO NOT, UNDER ANY CIRCUMSTANCES, HAVE THIS WORK DONE FROM THE ROOF. IT MUST BE DONE FROM INSIDE OF YOUR UNIT.

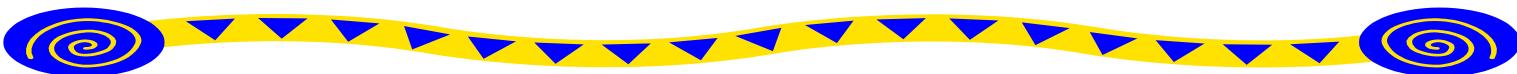
THANKS,
TOM KONTOS 520-829-9709.



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 Permits Committee prior to going to the ALC. Please contact Ted Johnson at 825-5746 for Villas authorization for satellite dishes. Contact Frank Motley at 780-8163 for all other types of permits.



Social Committee Report

More than 20 gals attended the luncheon at Vivace – a favorite among many in the Villas. Good food, good conversation and meeting of new neighbors made this luncheon particularly successful.

Our St. Patrick's Day celebration was a huge success with over 130 residents and guests attending (biggest gathering yet)!! Special thanks to Kathy Kontos and her team for doing such an outstanding job and making this such a success. We held a raffle with each of the winners winning \$20.00 each (\$300.00 collected). The winners were: Melinda Murphy, Joe Rink, Mardie Roberts, Dave Malec, Ray Carlson, Mike Stadick, Tom Kontos, Jerry Hollingsworth, Sandi Joubert, Bob Peltier (twice), Bonnie Hendrickson, Jim Fleming, Pat Carlson, and Jim Middaugh – congrats to all!!!

Events coming up include:

Friday, March 31 at 11:30 a.m.

Ladies luncheon at Tohono Chul

RSVP to Leigh Leuthold by 3/27, 490-8907

Saturday, April 8 at 4:30 p.m.

Annual Tax Day

Residents bring appetizers and drink of choice

HOA#1 Tennis Patio

RSVP to Phoebe Bax, 818-9415



Thursday, April 27 at 11:00 a.m.

Ladies luncheon at The Cheesecake Factory

RSVP to Jenny Rink by 4/24 at 825-2211

Our annual drive for resident donations will start later this year, but in the meantime, if any one of you would like to donate additional monies or prizes for our events, please contact Susan Fusco at 825-7407 or Arlene Housmyer, 818-3768.

Our residents continue to meet every Wednesday at 4:30 p.m. for Happy Hour at the Bistro. Also, every Saturday at 7:30 a.m. the guys meet for breakfast at the Bistro, with the gals meeting at 8:00 a.m.

C U in the neighborhood.

Arlene Housmyer

Publicity, Social Committee, ahousmyer1@wbhsi.net

UNIT REPS REPORT

We have recently visited with only one new homeowner!

CAROL ERICKSON

63620 E. Vacation Dr.

520-441-4986

corky48160@yahoo.com

Carol is a recent widow who lived with her husband, Carroll, for 5 years in Unit 24. After he passed away, she was interested in moving into a Villa and became acquainted with a couple living in one of our villas that wanted to purchase the same model house she lived in. They got together – and swapped houses!

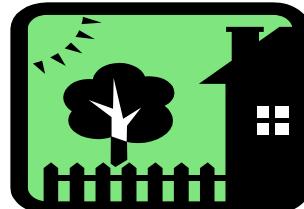
Before they moved to SaddleBrooke they had been living in the Detroit, Michigan area where he had been a PGA golf instructor for many years. They visited Tucson several times while taking short vacations and fell in love with the Tucson area and the desert.

Carol worked at Eastern Michigan University as a Library Associate for 23 years. They met each other when she decided she wanted to learn how to play golf. She was the student: He was the teacher. They married and had nearly 29 years together! During 10 of those years they ran a golf driving range.

Carol is very active and is currently working 3 days a week conducting tours at the Biosphere. This is a job she loves to do, not only for the interesting areas she shows people, but also because she meets so many interesting people from all over the world! She also loves to play Mah Jongg and Hand and Foot. She recently attended our soup cookoff and won 3rd place!

Even though Carol is officially “living alone” she is enjoying the company of her four furry friends. Two cats and two small dogs were all rescue animals that were extremely lucky to have been adopted by the Ericksons. She is still getting settled in her Villa and is enjoying getting acquainted with her new neighbors.

Shirley Schoof and Lois Angus
Villas Unit Representatives



SaddleBrooke Villas Association Nos. 35 & 35A
Villas Annual Meeting
March 20, 2017

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

WELCOME & CALL TO ORDER

Maureen Spence, President, called the annual meeting to order at 3:00 PM, welcomed the assembly, and began with introductions of Board Members, Fran Weinberg, Julie Johnson, and John Ryan. Bob Petrou was unable to attend. Barbara Messner, Cadden Management Representative was also in attendance.

DRAFT

QUORUM:

A quorum was present to conduct an official meeting. A total of 132 Lots were represented and submitted their ballots by the deadline. There were 54 owners present at the annual meeting.

NEC COMMITTEE

Maureen introduced Shirley Nuss, Co-Chair (with Mary Wolff) of the Nominating and Election Committee (NEC). Shirley thanked the volunteer owners and committee members who assisted with the annual election.

Shirley announced that 132 ballots were submitted. Shirley reported that 132 of the ballots voted yes to approve the minutes of the April 11, 2016 Annual meeting. The minutes have been approved.

Shirley reported on the results of the voting for the two vacant Board positions; Maureen Spence and Connie Sieverding were elected to 2-years terms on the Board. The Board of Directors for 2016/2017 will be Maureen Spence, Julie Johnson, Fran Weinberg, John Ryan, and Connie Sieverding.

Maureen welcomed the new Board member Connie and invited her to join the rest of the Board. The Board thanked Bob Petrou for stepping up to fill the vacancy on the Board this past year. Maureen noted that Bob was a vital part of the Board during his tenure.

ELECTION OF OFFICERS

Motion: A motion was made and seconded to appoint the officers as follows: Maureen Spence, President; Fran Weinberg, Vice President; Julie Johnson, Secretary; Connie Sieverding, Treasurer; and John Ryan, Director. The motion passed unanimously.

COMMITTEE LIAISONS

The Board reviewed the committees and volunteered for board liaison positions as follows:

Paint & Exteriors-John Ryan

Connie Sieverding-Finance, Permits

Fran Weinberg-Pest Control

Julie Johnson-Landscape, Communications

Maureen Spence-Nominating

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APPROVAL OF MINUTES

Motion: A motion was made and seconded to approve the minutes of the January 17, 2017 Board meeting as written. The motion passed unanimously. **Motion:** A motion was made and seconded to approve the minutes of the January 23, 2017 Board Working Session as written. The motion passed unanimously. **Motion:** A motion was made and seconded to approve the minutes of the February 24, 2017 Board Working Session as written. The motion passed unanimously.

Connie Sieverding had to leave the meeting to attend to a previous commitment.

COMMITTEE REPORTS:

DRAFT

Landscape Committee: Hal Dieterle

Hal thanked his committee members for all their work this past year.

Hal reported that the committee has been reconfigured as follows; Irrigation, planting, and trees/rock. These three groups focus on their area of responsibility within the committee.

Hal reported that NW Landscaping visits every unit in the community on a 4-5 week rotation. The committee tries not to have the crew jump around, as it is not an effective use of their time.

The new spring planting has been completed.

The committee handled 54 work orders since December 31, 2016. Only 3 remain open.

Irrigation remains the biggest issue in the community. NW Landscaping just completed the replacement of irrigation lines in another section. A second section replacement work will begin in the next couple of weeks.

Paint & Exterior Committee: Tom Kontos

Tom Kontos thanked all his committee members for their help in the annual inspections and follow-up work.

Roofs are inspected every other year.

Tom reviewed the process followed during the annual inspection; they look for any maintenance issues as well as violations that need to be resolved.

Tom reported that in 2017 the final one-third of the exterior walls were painted.

The exterior building painting will begin again in 2018.

There are no large projects planned for 2017

There were several questions from the audience, which were answered.

Finance Committee: Evelyn Ramsey

Evelyn introduced her committee members (Bruce Baily and Kathy Schoewetter) and thanked them for their work. Evelyn also thanked Gary Nuss for his input as Chairman Emeritus.

Evelyn noted that previous committee members and the Board have done a good job of ensuring the financial health of the HOA.

Bruce Bailey reported that a CD just rolled over and \$25,000.00 was added to the balance at that time.

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The CD's have been set up with laddered maturities; some CD's will mature each quarter. Bruce reported that the reserves are currently funded at 75%. The committee is looking at a goal of 100% funding (\$1,280,000.00)

Financial Reports for the periods ending January 31, 2017 and February 28, 2017:

The Board reviewed the reports. **Motion:** A motion was made and seconded to approve the reports for the periods ending January 31, 2017 and February 28, 2017 as submitted. The motion passed unanimously.

CD Roll Over: It was read into the minutes that the \$165,025.21 CD at National Coop Bank had \$25,000.00 added to it at maturity on 3-17-17 and then was rolled over for another 12-month term.

DRAFT

Pest Control: Dwight Cox

Dwight reported on the work the committee completed the past year.

The annual inspections and treatment for termites were completed the last week in January. After much contact and follow-up there were only 2 units that did not provide access for the interior inspection. Letters have been sent to those two owners asking them to schedule inspections. This scheduling and re-contacting of owners was a lot of work. Owners are asked to remember that the committee members are volunteers and their cooperation helps make the large job much easier.

Evidence of termites was found at 27 units. Treatment was scheduled and completed.

Dwight reported that the HOA employs a pack rat control program; there are 19 fixed traps and 11 mobile traps that are moved to locations with active pack rats. This costs \$150.00 a month.

Dwight reviewed the issues noted during recent inspections that are likely causes of this pack rat problem. Dwight reminded owners/tenant to keep garage doors closed at all times.

Questions from the owners were answered. It was noted that the HOA does not cover bat removal or cleanup, pigeon removal or cleanup. No bird feeders that use seed are allowed (rodent problems).

Communications Committee: Shirley Schoof

Shirley reported that the Unit Reps are a part of the communications committee. They have developed a New Owner Handbook, which includes much pertinent information needed by owners. Shirley reviewed the information provided in the handbook for new owners. Shirley Schoof and Lois Angus try to meet with the new owners to welcome them to the community.

In the past year-and-a-half they have met with thirty four new owners; contacted an additional eleven new owners. They will be contacting several owners who just closed on their units in January and more are pending.

Phil Hafenstein is chairing the Owner Directory sub-committee. He and a number of owners are working on developing a directory villa owners can refer to for information on committees, social groups, etc.

Permits Committee: Ted Johnson

Ted reported that Frank Motley has joined the committee. Frank will be handling permit

requests for everything but satellite dishes. Satellite dish permits will continue to be handled by Ted.

Owners are reminded to get a permit from the Villas and then HOA2 for any exterior changes to their unit.

Ted reviewed the list of permits completed for the past year.

The Board thanked Ted and expressed their appreciation for his seven (7) years of work as the sole member of this committee.

DRAFT

MANAGEMENT REPORT: Barbara Messner

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

OLD BUSINESS

Irrigation Projects Update: John Ryan & Hal Dieterle reported that the committee is re-evaluating the approach towards irrigation line replacement. The committee is working with NW Landscaping on this and has recommended to the Board that a 1-year hiatus on irrigation replacement be put in place to allow time for the committee to analyze all factors and determine the most cost-effective approach for the HOA to follow.

Reserve Study Update: Fran Weinberg provided an overview of the history and schedule of when past reserve studies were completed. Fran reported on the recommend funding from the most-recent study (2013). Fran also reported that a reserve study update will be done in the next few months. Fran is working on compiling the necessary information for the update. The number of categories included in the previous studies was limited. That will likely change with this study update.

-Fran let owners know that the reserve contribution is going to have to increase for 2018. The source of these fund will be determined at budget time.

2016 Taxes: The Board reviewed the draft tax returns. **Motion:** A motion was made and seconded to approve the 2016 tax returns as submitted. The motion passed unanimously.

Statements, Cost of Mailing: Tabled to next meeting

NEW BUSINESS

Items were tabled to the next meeting

Next Edition of the Villas Voice

The Villas Voice deadline for submittal of articles is Wednesday, March 22, 2016.

Next Meeting

Next Villas Meeting is scheduled for Wednesday, April 5, 2017 in the MVCC, Ballroom West.

ADJOURNMENT

Motion: Was made and seconded to adjourn to executive session for homeowner hearings and to review delinquencies at 4:37 p.m.

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:	May 3, 2017	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	May 10, 2017	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	May 17, 2017	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	March 24, 2017	Unit 35 Lots 81 thru 106

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

2017 & 2018 Villas Meeting Schedule

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

2017

- April 5, 2017 Villas Meeting, Ballroom West ***** New date
October 16, 2017 Villas Meeting, Ballroom West
December 18, 2017 Villas Meeting, Ballroom West

2018

- January 15, 2018 Villas Meeting, Ballroom West
February 19, 2018 Meet the Candidates, Ballroom West
March 19, 2018 Annual Villas Meeting, Ballroom West
April 9, 2018 Villas Meeting, Ballroom West
October 15, 2018 Villas Meeting, Ballroom West
December 10, 2018 Villas Meeting, Ballroom West



Board of Directors



Maureen Spence President mospence1@gmail.com	314-803-3225
Fran Weinberg, Vice President francesweinberg@gmail.com	209-640-2260
Connie Sieverding, Treasurer c.l.rank.smith@gmail.com	520-861-7747
Julie Johnson, Secretary juliej27@gmail.com	520-825-5746
John Ryan, Director roadstarjohn@att.net	709 246-2719

Next Villas Meeting

Monday, April 5, 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

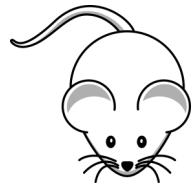
E-Mail: bmessner@cadden.com

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.