



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

November 2016

WEBSITE: www.sbvillas2.com

VOLUME 29, NUMBER 10

BOARD BRIEFS

November 2016

The holidays are coming upon us very quickly – Thanksgiving, Hanukkah, Christmas, and New Year’s Day. It is hard to believe that 2016 is almost over. I cannot wait to see what is in store for us in 2017 – more new villa friends, travel, time with family, etc.

The last Board Meeting for this year will be held on Monday, December 19, at 3:00 p.m. in the Mountain View Ballroom West. This is a very important meeting, as we will be discussing and approving the **Budget for 2017**. We hope that you will be able to attend.

The ballots are still coming in and being counted. Because we did not put a deadline on the ballot that was sent out on October 11, we began opening them after three weeks. We still need your ballots for the official count, but we wanted to let you know that we have surpassed the 109 “YES” votes that were required to pass the two amendments:

- Deleting Robson’s approval when amending our tract documents, unless the issues affect Robson directly

- Deleting the cumulative voting

Continuing to send in your ballots would be most appreciated so we have an accurate final count.

I would like to express a special thanks to Fran Weinberg for organizing the candidate forum that followed our last board meeting. This forum gave us a chance to hear the four candidates who had declared to run for the HOA2 Board, as well as personally talking to each of them. Currently, it appears that there are now eight candidates running for office, as the election procedures were changed after our meeting. There will be four positions open. The candidate with the highest votes will fill a two-year term, effective 1/1/2017. The next three candidates with the highest votes will comprise part of the negotiating team for transition related issues – these three terms will end with the transition. I am sure that until transition is completed flexibility will be the key.

If you are staying in SaddleBrooke or traveling over the holidays, I wish you a wonderful and joyous holiday season.

Sincerely

Maureen Spence

October 31, 2016 Ending Balances



Operating Balance - Alliance Bank	\$ 33,273.30
Operating Balance—Mutual of Omaha Bank	\$ 32,277.26
Gateway 6M CD (Op) 0.4% 02/15/17	\$ 70,935.79
Utility Deposits	\$ 2,750.00
Reserve Balance - Mutual of Omaha Bank MM	\$ 113,550.45
Alliance Bank 12M CD (Res) 0.65% 11/18/16	\$ 200,633.36
Metro Phoenix 12M CD (Res) 0.65% 05/19/2017	\$ 181,808.81
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:	\$ 17,271.81
Assessments	\$ 8,930.00
Late Fee	\$ 961.00
Interest	\$ 2,500.42
Attorney Fees	\$ 4,680.39
CCM Collect.	\$ 200.00
Prepaid Assessments	\$ 23,168.10
Unpaid Bills	\$ 0.00

Violation Notices

On September 27, 2016, the Board sent violation notices regarding issues that must be corrected by the Villa owner. Since then, over half of these have been addressed.

If you have remediated your violation, please contact Julie Johnson or Maureen Spence, so we can schedule a re-inspection. Thank you so much for your cooperation.

Julie Johnson
Maureen Spence

juliej27@gmail.com
mospence1@gmail.com

VIOLATION POLICY

On the following pages is a copy of the violation policy that was mailed to you in October, 2016.

There were two clarifications that have been added in the “Other Violations”. The comment “**30 Calendar days to remediate**” has been added to the 1st and 2nd Violation Letter.

This was necessary because we are giving longer than state statute requires.

VIOLATION POLICY

Violations of the Governing Documents

The Board may levy a fine against a villa owner for the failure by such villa owner or by a resident or lessee of such villa owner's lot to comply with the Villas Tract Declaration, By-laws, and Architectural Rules, Landscaping Regulations and Guidelines.

Violations Requiring Immediate Remediation by Villa Owner

Below are examples of those violations that require immediate remediation by the villa owner and do not fall under the Other Violations. These include, but are not limited to the following:

- Items stored outside that attract pests and/or rodents
 - Infestation (i.e. bats, mud daubers, etc.) on villa exterior surface, patio, or entry
 - Excess debris (i.e. old newspapers, phone books, etc.) accumulating outside
- Unused furniture, pots, etc. stored outside in yard, on patio, etc.

Incident	Board of Directors Action
Violation Reported	Letter sent requesting immediate remediation within fourteen (14) days
Failure to Remediate Violation	Notice of Hearing
Hearing <ul style="list-style-type: none"> • In Person • Via Email 	Board Decision (Options after Hearing) <ul style="list-style-type: none"> • More time to remediate • Dismiss the violation • Submit appropriate complaint form to HOA2 for their assistance in resolving the violation

Other Violations

Listed below are the steps that will be followed by the Board of Directors for violations other than the immediate remediation by the villa owner.

Incident	Board of Directors Action
Violation Reported	1 st Violation Letter – 30 calendar days to remediate
Failure to Comply With 1 st Violation Letter	2 nd Violation Letter – 30 calendar days to remediate
Failure to Comply with 2 nd Violation Letter	Notice of Hearing; Possible \$25 Fine
Hearing <ul style="list-style-type: none"> • In Person • Via Email 	Board Decision (Options after Hearing) <ul style="list-style-type: none"> • More time to remediate • Dismiss the violation • Continue with next violation procedure • Additional Fine

Violation Policy (cont.)

Failure to Remediate the Violation	Fine of \$50 and/or 14 Days Notice to Remediate.
Failure to Remediate the Violation	Fine of \$100 and/or 14 Days Notice to Remediate. If not remediated, the Association will submit the appropriate complaint form to HOA2 for their assistance in resolving the violation.
Subsequent Violation(s) Within Six (6) Months for the Same Violation(s) addressed above	Fine of \$100 and/or 14 Days Notice to Remediate. If not remediated, the Association will submit the appropriate complaint form to HOA2 for their assistance in resolving the violation.

Notice of Hearing

- If a hearing is deemed necessary by the Board of Directors, or requested by the villa owner (within 10 days of the date of the violation letter), a hearing will be scheduled. This hearing is normally, at the next regular Board of Directors Meeting.
- The villa owner shall be sent a Notice of Hearing via certified and regular mail stating the location, time, and date of the hearing.
- The hearing will be held pursuant to the Notice of Hearing, and the villa owner shall be afforded a reasonable opportunity to be heard.
- If the villa owner is out-of-town or unable to attend the hearing, an email response (instead of a personal appearance) is acceptable.

Payment of the Fine

The Board of Directors shall advise the villa owner that any fine that is not paid within 15 days of its due date is delinquent and subject to late fees and/or interest consistent with the governing documents and applicable Arizona law.

Collection of Fine

The Association may file a lien for penalties and associated late charges, attorney fees, and costs imposed for violation of a restriction, after the entry of a judgment in a civil suit for penalties, late charges and associated attorney fees and costs, by a court of competent jurisdiction, and the recording of that judgment in the office of the Pima County Recorder. The lien is effective on conveyance of any interest in the subject Lot. The Association may collect the amounts due under the judgment prior to conveyance of the lot.

Landscape Committee Report

We had our first Committee meeting, after the new organization (see last month's Villas Voice) on November 9; all participants were introduced and a very productive meeting resulted.

8 pending work orders were cleared up with 2 or 3 more pending action. Northwest Landscaping has had to replace several control valves which didn't operate properly, and took care of numerous irrigation leaks, which continue to occur due to the 15-18 year age of our irrigation system.

A matter of considerable concern is the limited access between some units. Original plants, mainly Oleanders, Photinias and similar bushes, have grown in many places to the point where access between units is severely compromised. This presents a safety hazard since, were a fire to break out or a medical emergency occur, the responders would have a very difficult time accessing the rear of some units. It will also make painting, which will resume in 2017, much more difficult.

We have decided to do a walk-through of all 213 units and identify the areas where side yard vegetation needs to be severely trimmed or even, in some cases, removed. We will identify the areas during our walk-through with colored tape. All consideration for privacy will be made, but it may, in a few cases, be necessary to trim or remove plants to improve the access. Please address any concerns you may have to me at opahal@gmail.com or by phone to 825-1110.

Please continue to advise Jack Rehe at 818-9503 or marlene.m@aol.com or Jim Middaugh at 818-0145 or jdmiddaugh@hotmail.com for any sprinkler leak reports or issues.

BOARD TRAINING

The Board of Directors will have a training session conducted by Cadden Community Management on Friday, December 9, 2016, from 9 to 11 a.m. at Mountain View in the Saguaro Room.

RATTLESNAKES are out!

Within the last week we've seen at least three rattlesnakes. With the cooler weather they come out on the blacktop to warm themselves in the evening; then they often get run over. But if they're out on the road, they're also in the bushes, so: **DOG OWNERS BEWARE!** Don't let the pooches stick their snouts under bushes!



UNIT REPS REPORT

During this past month we were able to visit new homeowners in 2 of our villas.

HAROLD & NANCY STAVES

63723 E. Hideaway Lane

520-780-7017

Haroldstaves@hotmail.com

Nancystaves@hotmail.com

Harold and Nancy lived the past 10 years in SaddleBrooke #2, but lived in Santa Fe and also down in Tucson for many years before that. They own a home in Show Low in the Arizona White Mountains where they spend their summers.

Harold was a mining engineer his entire career, which took them to many states during that time.

When their 3 children were small, Nancy was a stay at home mom, but when they were older she worked as an office manager for a Doctor's office and also worked in the patient re-hab facility in a hospital.

Harold's main recreational interest is playing tennis. He also bikes almost every day. In addition to these recreational interests he enjoys woodworking.

Nancy has a particular fascination with genealogy and loves to quilt. She also enjoys playing bridge and mah jongg.

FRANK & JANICE MOTLEY

38958 S. Serenity Lane

Frank – 520-780-8163

Janice - 505-660-0525

fmotleyfam@aol.com

Frank and Janice lived in New Mexico for many years before moving to the villas where they lived for 4 years before building a house in unit 49. The villas were always in their hearts and minds, so after 7 years away from us they are very happy to be back "home" again where they have always belonged!

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Unit Reps Report (cont)

When they lived in New Mexico, Frank was involved in the safety aspects of the Los Alamos nuclear project.

Janice worked mostly with babies and very young pre-school age children in Day Care facilities. At one time she owned her own day care facility. They also both participated in the Foster Care program for 6-7 years, mostly caring for very young children in their home. In the year 2000 when a pre-scribed burn in that area got out of control it burned down 500 homes including the one they lived in. That was the end of her time as a day care participant. Sometime after that they moved to SaddleBrooke!

In Frank's spare time he enjoys pickleball, spinning and square dancing.

Janice keeps quite busy playing canasta and table tennis. She also enjoys line dancing, square dancing and Jazzercise.

They both love to socialize with other Villa residents and can often be seen at the Wednesday evening Happy Hours and at the "out and about" dinners each month.

We are very happy to welcome them both back to the Villas!

Shirley Schoof and Lois Angus
Villas Unit Representatives

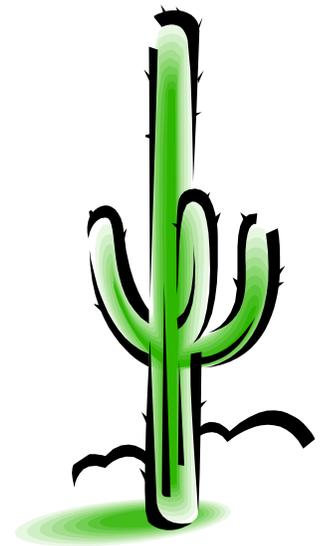
Architectural Guidelines

Copies of the newly revised HOA2 ALC Guidelines are available at the Administration Building or may be downloaded from sbhoa2.org.

Please be reminded of your responsibility to abide by this document as well as the Villas Architectural Rules, Landscaping Regulations and Guidelines.

Questions??? Please contact me at teddy1putt@gmail.com or 825-5746.

Ted Johnson,
Villas Permits Coordinator



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 style="text-align: center;"><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 style="text-align: center;"><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**

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



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**
or 888-5779 and ask for the commercial department.

Going through Cadden Community Management will only slow the response to your
request. Thank You !

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, look at the April Villas Newsletter.

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

Important Villas Dues Information

A number of Villas homeowners have expressed confusion about the dues we pay. Hopefully, this information will provide clarification.

The Villas are a part of HOA2 and, accordingly, we pay the same association dues as all HOA2 homeowners. These dues are assessed twice a year and each semi-annual payment is \$990 for 2016—due January 15th and July 15th. This money is used solely by HOA2 and none is rebated to the Villas.

The Villas dues are completely separate. They are paid monthly to SaddleBrooke Two Villas c/o Cadden Management Co. For 2016 the monthly fee is \$190.00 allocated as follows:

- \$60.00 – Designated for the Reserve Fund
- \$73.71 – Landscaping Expenses
- \$15.99 – Administrative Expenses
- \$16.12 – Insurance
- \$14.69 – General Repairs and Maintenance
- \$ 9.49 – Pest Control

We have been very fortunate to have excellent financial coordination and supervision. The Finance, Landscape, Paint and Exterior Maintenance, and Pest Control Committees and your Board of Directors all work extremely hard to be sure your monthly dues are used wisely and carefully.

Important January Termite Inspection Information

Every January, Northwest Exterminating conducts a termite inspection of our villas. Since termites are prevalent in our area and infestations are common, this is a very important function of the Villas Pest Control Committee.

***** This service will take place on January 10th, 11th and 12th *****

The inspection team will need to access the inside of your villa.

You will receive a letter notifying you of the exact inspection date for your villa. If the date assigned to you is not workable, there will be one scheduled make-up date – February 2nd.

PLEASE NOTE THAT THE INSPECTIONS THAT TAKE PLACE ON THE 4 DATES MENTIONED IN THIS PARAGRAPH WILL BE DONE AT NO CHARGE.

*** **IMPORTANT:** If you schedule an alternate make-up date, the charge to you, from Northwest, will be \$50.

Social Committee Report

Our OKTOBERFEST was a resounding success, with over 50 residents and guests in attendance. Thanks to Sandy and Arlene for shopping, Arlene and Leigh for cooking, Jenny for her superb mustard sauce, Susan for foraging in the closet and finding the necessary items for the table settings, Sandy for going that extra mile to find the Bavarian Sauerkraut, Judy for chopping those onions, and Marjorie for doing the raffle. Congrats to the raffle winners!!

Looking ahead to the future, we have scheduled the following:

Saturday, 12/10 lunch for all residents at PF Chang's
Wednesday, 1/11, ladies luncheon at The Preserve
Tuesday, 1/24, annual soup cook-off
Saturday, 2/11, Valentine's brunch



Our residents continue to meet for Happy Hour at the Bistro on Wednesdays at 4:00 p.m. and breakfasts at the Bistro on Saturdays – 7:30 a.m. for the guys and 8:00 a.m. for the gals – these are an informal way to meet and greet.

C U in the neighborhood!

Arlene Housmyer

Publicity, Social Committee, ahousmyer1@wbhsi.net

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:	December 7 2016	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	December 14, 2016	Unit 35 Lots 134 thru 141 & Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	December 21, 2016	Unit 35A Lots 20 thru 43
4th Wednesday cycle for the year starting:	December 28, 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:	November 2 2016	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	November 9 2016	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	November 16, 2016	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	November 23, 2016	Unit 35 Lots 81 thru 106

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

2016/17 Villas Meeting Schedule

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

2016

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**



2016 Tucson Hauling Service Schedule

Waste Management Customer Service 520-744-2600

Residential Collection		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Friday, January 1, 2016	New Years Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	No Service	Friday Service
Monday, January 18, 2016	Martin Luther King Day	Service Day not Affected					
Monday, February 15, 2016	Presidents Day	Service Day not Affected					
Monday, May 30, 2016	Memorial Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Tuesday, March 31, 2016	Cesar Chavez Day	Service Day not Affected					
Monday, July 4, 2016	Independence Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, September 5, 2016	Labor Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, October 10, 2016	Columbus Day	Service Day not Affected					
Friday, November 11, 2016	Veterans Day	Service Day not Affected					
Thursday, November 24, 2016	Thanksgiving Day	Monday Service	Tuesday Service	Wednesday Service	No Service	Thursday Service	Friday Service
Sunday, December 25, 2016	Christmas Day	Service Day not Affected					
Sunday, January 1, 2017	New Years Day	Service Day not Affected					

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

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

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 Meeting
Monday, December 19, 2016 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

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