



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

December 2017

WEBSITE: www.sbvillas2.com

BOARD BRIEFS

Dear Villas Owners:

It is such an enchanting time of the year - especially when you are in the various stores and listen to the children. When I hear their conversations, I remember fondly the days of working in the schools prior to the holidays and all of the excitement – even in the high schools!

The December 11, 2017, Board Meeting was well attended. Below are some recaps from the meeting:

----A Third Addendum to the Bylaws regarding the Annual Meeting was passed – “The annual meeting of the Members shall be held in March or April of each year, date and time to be determined by the Board of Directors.”

----There was discussion regarding Javelinas and healthy trees. The residents voiced their concerns regarding the removal of trees and the problems with the destruction that Javelinas do in the yards and swales. After a productive discussion from residents and board members, the following were recommended for consideration:

Javelinas

---Have Northwest Landscape repair the rock damage each week or month for the three to four months that the Oak trees are dropping the acorns. Although damage occurs all year long, the most severe appears to be when the Oak trees are dropping their acorns.

---Jack Rehe will work with the Landscape Committee and volunteers on redoing a swale where damage occurs on Carefree – positioning large rocks on outside of swale and small rocks on the inside of the large rocks. Based on feedback, this maybe an option for other swales that are on flat ground – not for inclines.

---Talk to University of Arizona about students working on projects and/or ideas for redoing rocks in swales and hillside for stability (Free Labor and Advise).

---Talk to Fish and Game about reducing the herd.

(Continued on page 2)

Board Briefs (cont.)

Trees

---The concern is keeping the trees healthy. We are **NOT** talking about removing Oak trees because of the Javelinas.

---Work with a tree surgeon, the Landscape Chair, the property owner, and the Board to discuss if a tree needs to be removed because of overcrowding of trees. Currently no tree removal has been approved by the Board. If it is determined that a tree needs to be removed, all adjacent Lot owners will be given an opportunity to review and comment on the plan. Ultimately, Board will make the final decision for all tree removals.

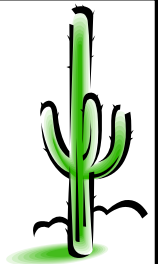
----Written reports from the Committee Chairs were distributed at this meeting. An opportunity was given for the Board and Residents to ask questions about the reports. Based on feedback at the meeting, we will again next month have written reports as a **trial**. These will be emailed with the agenda to Residents prior to the Board meeting. Again, there will be an opportunity to ask questions. Based on feedback, we will either do the oral or written reports from the Committee Chairs.

Have a Happy Holiday Season and save travels for you and your family.

Maureen Spence

Thank You Villas Homeowners

Our two regular landscape crew members were each given a nice holiday bonus because of your generosity. It is commonly known among the Northwest landscapers that our Villas crew is the only one that is so nicely remembered at Christmas time. This tradition was started by our Landscape Committee many years ago and has been very much appreciated by its recipients.



CONTRACTOR'S INFORMATION NOTEBOOK



A notebook containing homeowner evaluations regarding the work done by their contractors is available for reviewing at the front desk of the HOA#2 Administration Office. People who are looking for contractors to do specific work often find the evaluation helpful.



ASC (ASSOCIATION SUPPORT COMMITTEE)

Chairperson - Kathy Kontos 520-829-9709 alpinefl@gmail.com
Board Liaison – John Ryan 520-825-2648 roadstarjohn2@gmail.com

COMMUNICATION

Chairperson - Shirley Schoof 520-825-7704 shschoof@icloud.com
Board Liaison – Julie Johnson 520-825-5746 juliej27@gmail.com

FINANCE COMMITTEE

Chairperson –
Board Liaison – Connie Sieverding 520-861-7747 c.l.rank.smith@gmail.com

LANDSCAPE COMMITTEE

Chairperson - Hal Dieterle 520-825-1110 opahal@gmail.com
Irrigation Leaks – Jim Middaugh 520-818-0145 jdmiddaugh@hotmail.com
Irrigation Leaks – Fran Meckler 520-809-7853 gfmmeckler@msn.com
Board Liaison – Julie Johnson 520-825-5746 juliej27@gmail.com

NOMINATING COMMITTEE

Co-Chair - Debra Cox 317-402-3102 matted393@yahoo.com
Co-Chair - Bob Lindner 520-820-4459 blueunit2010@yahoo.com
Board Liaison – Maureen Spence 314-803-3225 mospence1@gmail.com

PAINTING AND EXTERIOR

Co-Chairperson - Tom Kontos 520-829-9709 802 827-6125 tjkdba@gmail.com
Co-Chairperson - Sue Ryan 520-825-2648 msueryan@gmail.com
Summer Backup – Tom Moffat 520-818-6728 atmoffat@q.com
Summer Backup – Walt Tomaszek 520-818-7917 waltertomaszek1@msn.com
Board Liaison – John Ryan 520-825-2648 roadstarjohn2@gmail.com

PERMITS COMMITTEE

Chairperson (Satellite Dishes) - Ted Johnson 520-825-5746 teddy1putt@gmail.com
Chairperson (All Others) - Frank Motley 520-780-8163 fmotleyfam@aol.com
Summer Backup – Tony Ingle 701-388-1395 tony21044@gmail.com
Board Liaison – Connie Sieverding 520-861-7747 c.l.rank.smith@gmail.com

PEST CONTROL

Chairperson - Dwight Cox 317-251-3741 matted393@yahoo.com
Summer Backup – Bill Todd 520-829-1221 bill@dbginc.com
Board Liaison - Fran Weinberg 209-640-2260 francesweinberg@gmail.com

UNIT REPS

Co-Chairperson - Shirley Schoof 520-825-7704 shschoof@icloud.com
Co-Chairperson - Lois Angus 520-399-7246 loisangus24@gmail.com
Board Liaison – Julie Johnson 520-825-5746 juliej27@gmail.com

Annual Villas Termite Inspections Scheduled



Dear Villa Owner,

Our annual **MANDATORY** Villas Termite Inspection is scheduled for the third week in January, 2018. The date and time for the inspection of your Villa is as follows:

Tuesday January 23rd: Unit #35 Lots 1 – 71 between 8:00AM - 10:30AM
Wednesday January 24th: Unit #35 Lots 72 – 141 between 8:00AM - 10:30AM
Thursday January 25th: Unit #35A Lots 1 – 72 between 8:00AM - 10:30AM

Makeup Date Wednesday February 7th between 8:00AM - 10:30AM

We are unable to make appointments for specific times. This is both an interior and exterior inspection so please plan to be available to let the inspectors inside or make arrangements for a friend or neighbor to do so.

If this is not possible on your scheduled date/time there will be one **FREE** make up day – February 7, 2018.

An inspection done on any date other than the assigned or free make up day will result in a \$50 charge, payable by the Villa owner to Northwest Exterminating.

It is of critical importance that you make your Villa available for inspection. Termites can do extensive damage in a very short amount of time so it is in your best interest to be certain you do not have a problem.

Please note that the Villas Association covers the treatment of minor termite damage but it does not cover structural damage caused by termites. In order for you to maintain the Villas Association coverage it is required that we have access to the interior of your Villa for each annual inspection.

IF YOU OWN A RENTAL UNIT, please be sure that your tenant or property manager is available to let the inspectors in.

Thank you for your cooperation,

The Villas Pest Control Committee

If you have any questions/issues, please contact your Villas Pest Committee Chairman, Dwight Cox at 317-251-3741. Please leave a message including name and unit/lot number.

The Villas 2018 Maintenance Schedule

Maintenance will begin the first week in January, weather permitting. This year we will start a 7 year project to paint all (213) of our units.

PAINTING:

PAINT/VARNISH FRONT ENTRY DOOR ON 11 UNITS:

UNIT 35: 24 – 25 – 39 – 49 - 56 - 57 – 58 – 67 - 68 - 120

UNIT 35A: 45

REPAIR/PAINT GARAGE VENTS ON 2 UNITS:

UNIT 35: 34 – 35

REPAIR/PAINT GARAGE DOOR TRIM ON 16 UNITS:

UNIT 35: 13 – 24 – 26 – 31 – 41 – 54 – 57 – 113 – 114

UNIT 35A: 15 – 16 – 17 – 18 – 35 – 63 - 71

ADDITIONAL REPAIR/PAINTING on 10 UNITS:

UNIT 35: 111 -113 – 114 – 120 – 133 - 136

UNIT 35A: 10 – 41 – 42 - 48

POWERWASH SIDEWALK AND/OR ENTRY ON 7 UNITS:

UNIT 35: 134

UNIT 35A: 8 – 22 – 26 – 27 – 46 – 59

COMPLETE PAINTING ON 36 UNITS:

UNIT 35: 59 – 60 – 61 – 62 – 82 – 83 – 86 – 87 – 88 – 89

90 – 91 – 94 – 95 – 97 – 98 – 99 – 100 – 101 – 102 – 105

106 – 107 - 108

UNIT 35A: 38 – 39 – 40 – 41 – 42 – 43 - 50 – 51 – 52 – 53

54 – 55

G. MISCELLANEOUS TOUCH UP/REPAIRS ON 64 UNITS WERE DONE BY THE PAINT & EXTERIOR MAINTENANCE COMMITTEE.

ONE FINAL NOTE ON PAINTING:

OTHER SERVICES OFFERED BY THE PAINTING CONTRACTOR SUCH AS PAINTING INTERIOR SIDE OF FRONT ENTRY DOOR, DISH ANTENNAS, SECURITY SCREEN DOORS, MAILBOXES, AND CLEANOUT OF FRONT ENTRY LIGHT FIXTURE WILL STILL BE A HOMEOWNERS CHOICE. PLEASE BE AWARE THAT REGARDLESS OF CONTRACTOR USED, THE CORRECT COLORS MUST STILL BE USED.

ROOFING/CONCRETE & MISCELLANEOUS: TENTATIVELY SCHEDULED TO START ON MONDAY JAN. 4, 2015, WEATHER PERMITTING.

INSPECT AND REPAIR ROOFS ON 97 UNITS:

UNIT 35: 74 UNITS

19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36
37 40

41 45 46 47 48 51 52 53 54 55 56 63 64 68 69 72 73 80
81 84

85 92 93 111 112 113 114 115 116 117 118 119 120 121 122
123

124 125 126 127 128 129 130 131 132 133 134 135 136 137
138 139 140 141

UNIT 35A: 23 UNITS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
17 18 19 20 21 60 61

REPAIR EXPANSION JOINTS ON 13 UNITS:

UNIT 35: 28 – 37 – 71 - 97

UNIT 35A: 24 – 35 – 40 – 42 – 44 – 45 – 46 – 48 – 49

REPLACE SIDEWALK AND/OR DRIVEWAY SLABS ON 5 UNITS:

UNIT 35: 6 – 84

UNIT 35A: 12 – 50 - 57

MISCELLANEOUS ROOFING REPAIRS ON 9 UNITS:

UNIT 35: 1 – 41 – 42 – 43 – 44 – 99 – 139 - 120

UNIT 35A: 41

NOTE: ROOFING CONTRACTOR OFFERS THE FOLLOWING SERVICE AT HOMEOWNERS EXPENSE. PLEASE COMPLETE A MAINTENANCE REQUEST WORK ORDER (www.cadden.com) AND FORWARD TO CADDEN COMMUNITY MANAGEMENT TO SCHEDULE THIS WORK.

Villas NEC Committee Report

December 2017

Dear Villa Residents,

Our Villas Board of Directors election is March 15, 2018. We will be voting for three Board Members. We ask our Villa residents, able to participate in Villa activities, to consider running for a seat on the Board of Directors . . . a most important role to continue smooth and viable operations for the Villas. Without goal-oriented and dedicated Board Members and hard-working Committee Members who help maintain our outstanding lifestyle and aesthetically appealing homes and values, we would have to seek additional services from our Management Company . . . an expensive alternative for our residents. Dues would skyrocket and results most probably would not be comparable.

IMPORTANT DATES

JANUARY 14, 2018 – Deadline for Villa Candidates Letter of Intent to the Board, which gives a short work background, any committee work and vision for the Villas, to be submitted to our Villa residents along with a ballot in February.

JANUARY 29, 2018 – Last day Villa Candidates may request to be put on the ballot. Because Letter of Intent is considered a late filing, ten signatures must accompany Letter of Intent.

FEBRUARY 19, 2018 – Villa residents meet with the Board Candidates at 3:00 p.m.

MARCH 15, 2018 – Counting of the ballots.

MARCH 19, 2018 – Villas Annual Meeting with the new Board of Directors.

Materials for the election will be forthcoming in the months to come. Your Nomination and Election Committee will be working toward a timely and smooth result.

PLEASE CONSIDER becoming a Candidate. If you have questions, please call or e-mail one of our Board Members or NEC Co-Chairs. We can almost assure you that you will find this position fulfilling and an integral part of your retirement.

Sincerely,

Bob Lindner and Debra Cox, NEC Co-Chairs

520-820-4459 317-402-3102

November 30, 2017 Ending Balances



Operating Balance - Alliance Bank	\$ 11,939.05
Operating Balance—Mutual of Omaha Bank	\$ 32,292.84
Gateway 6M CD (Op) 0.4% 02/15/18	\$ 71,220.04
Utility Deposits	\$ 2,750.00
Reserve Balance - Mutual of Omaha Bank MM	\$ 170,355.81
Reserve Balance—Metro Phoenix	\$ 32,812.50
Alliance Bank 12M CD (Res) 0.60% 11/18/18	\$ 101,951.91
Metro Phoenix 12M CD (1)(Res) 0.65% 05/19/2018	\$ 100,388.66
Metro Phoenix 12M CD (2)(Res) 0.75% 07/16/2018	\$ 100,189.04
Pacific Premier 12M CD 0.50% 11/28/18	\$ 134,593.68
Gateway 12M CD (Res) 0.90% 02/15/18	\$ 153,414.99
National Cooperative Bank 12M CD (Res) 0.95% 3/17/18	\$ 191,767.11
 Delinquent Assessments:	 \$ 727.02
Assessments	\$ 648.13
Late Fee	\$ 62.00
Interest	\$ 16.89
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00
 Prepaid Assessments	 \$ 25,953.48
Unpaid Bills	\$ 0.00

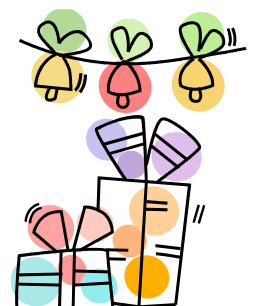
Satellite Dish Reminder and Update

Over half of our Villa owners have satellite television service. The installation of a satellite dish requires a permit, signed and stamped by me. I also make a point of talking with each installer since the location of the dish is of prime importance. Our Villas Guidelines state that prohibited locations for satellite dishes are on the tile roof or the flat patio roof. Installing a dish on a metal sled with blocks or other items holding it, is also not acceptable. **PLEASE SEE ME BEFORE YOU INSTALL A DISH!**

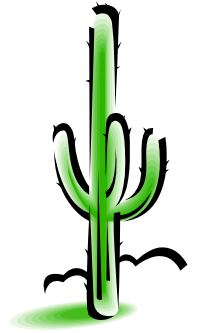
Please also note that if you relocate a dish, a permit must be obtained to do so. I am here to help you with any of your satellite dish needs.

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

Ted Johnson, Satellite Dish Coordinator



Landscape Committee Report



We've had a busy few months, as usual, but more so due to the increased Javelina activity in the Villas. Fortunately, with most of the acorns now off the oak trees due to the recent winds, the Javelinas are not as active in our area. Quite a few irrigation leaks were repaired; a new (2 year!) contract with Northwest Landscaping was negotiated; various alternative solutions to the Javelina problem and the damage they cause was investigated and reported to the Board; Fall planting took place, incl. replacement of seven Lantanas that didn't survive the shock of transplanting.

And our NW Landscaping team continues to make their monthly rotation through the Villas, doing trimming, cleanup, repairs, etc.

We have some new faces on our Committee: Fran Meckler has joined us; she will work with Jim Middaugh on irrigation issues. Bob Spence, previously a member, has agreed to take over the supervision of the annual tree trimming work; he will work with our tree contractor, R.O. Landscaping in March or April, depending on weather. Jack Rehe is now our 'Member at Large' and we are grateful to be able to call on his many years of expertise in many areas of landscaping.

If you see Nathan out and about you might express your condolences to him; his Dad passed away unexpectedly a few weeks ago.

As usual, please use Work Order requests (on the Cadden website) for any work you would like the landscapers to do.

EXCEPT to report irrigation leaks please contact either Fran Meckler at 809-7953 or gfnmeckler@msn.com or Jim Middaugh at 818-0145 or jdmiddaugh@hotmail.com.



From the Communications Committee Chairperson and the Unit Reps

In case you have been wondering what S.T.P.O. stands for it is for the SaddleBrooke Two Property Owners.

On December 7, 2017, and as a result of the recent homeowners approval for HOA 2's transition from Robson, the last official meeting of the S.T.P.O. committee was held. It will now be a standing committee under the HOA2 Board of Directors. On January 31, 2018 the balance of funds in the S.T.P.O. treasury will be transferred to the HOA2 Board for specific needs agreed upon by the two boards.

Unit Reps and Deputy Unit Reps will still be called upon to meet together in order to communicate to the Board special interests and concerns of their homeowners. They also will continue to welcome new homeowners to their units to help them adjust to living in our association. No longer will there be an S.T.P.O. Board, but one person will be the chairperson running the meetings.

This Thursday, December 14, we will deliver to your tubes the last official Two's News. There will still be a newsletter every month from HOA2, which may be "For the Record", or might be under another name. Possibly something like "Twos News". That decision has not yet been made.

After the official S.T.P.O. meeting and the dissolution of the Board and Committee we heard from Joel Wyner and Harriet Shemer who gave very interesting historical accounts of S.T.P.O. Joel was the first President and Harriet was the first editor of Two's News. HOA2 was begun in 1995 when HOA1 adamantly told Robson they did not want to grow any larger. The first S.T.P.O. meeting was held in 1997 and the first Board elected the next year. S.T.P.O. was primarily begun to represent to the HOA Board the interests of the homeowners and continues today.

During the past nearly two years we have met in person with 41 new homeowners. Some of those we contacted we have not met yet and we have recently been notified of several new closings. As of today we have been notified of 62 new homeowners. We are looking forward to meeting some more homeowners soon!

Serving as your Unit Reps has been very fulfilling, interesting and fun. We are recommending and asking for 2 of you to take our places as we plan to continue as your Unit Reps until the new Board is elected in March. We have found it great fun meeting new homeowners and feel it is very much appreciated.

Please join the fun and feel free to call either Shirley or Lois if you have any questions about some of the specifics of the job. We will be more than happy to talk to you.

Shirley Schoof

825-7704

Shschoof@icloud.com

Chairperson & Unit Rep

Lois Angus

399-7246

Loisangus24@gmail.com

Unit Rep

Social Committee

Well, the New Year is upon us, and the Social Committee finished up 2017 with a ladies' luncheon in November, attended by 18 gals, at Mod Pizza – good food and great conversation.



Our annual Holiday Brunch brought forth more than 70 residents, with their best holiday dishes. Our tables were decorated with beautiful bows (made by our newest member, Fran Meckler), mimosa's and coffee by the Committee, and a raffle that benefited a group of winners: John Ryan (turned back his winnings so we put them into the canned goods submitted by our residents for the Catalina Food Bank); other winners included Richard and Donna Webber (2 winners in one household!!), Sandy Huble, Kathy Schoenwetter, and Kim Shin. All in all, a great gathering!! Congrats to the gals for a job well done.

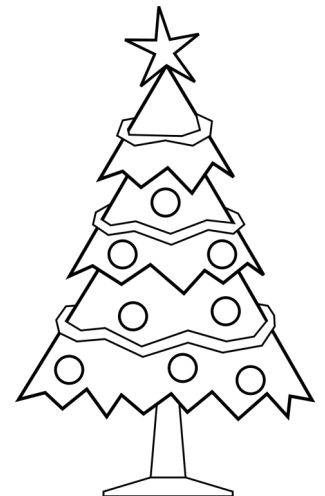
Our next event is a chili/soup cook-off scheduled for January 24, at the Activity Center, along with an Italian night on February 24 (more details to follow).

If you are interested in participating in the cook-off, please contact either Leigh Leuthold (490-8907) or Fran Meckler (809-7853).

Our guys and gals meet for breakfast at the Mesquite Grill – 7:00 a.m. and 8:00 a.m. respectively. Our Happy Hours on Wednesday will continue at the Bistro on Wednesday nights.

C U in the neighborhood,
Arlene Housmyer,

Publicity, Villas 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, 2018

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 6, 2017	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	December 13, 2017	Unit 35 Lots 134 thru 141 & Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	December 20, 2017	Unit 35A Lots 20 thru 43
4th Wednesday cycle for the year starting:	December 27 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:	January 3, 2018	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	January 10, 2018	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	January 17, 2018	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	January 24, 2018	Unit 35 Lots 81 thru 106

****Holidays may affect the July schedule.***


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 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

2018 Villas Meeting Schedule

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

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 roadstarjohn2@gmail.com	708-917-3579

Next Villas Meeting

Monday, January 15, 2018 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

Cadden Community Management

1870 W Prince Rd, #47

Tucson, AZ 85705

Barbara Messner

Telephone: 297-0797 Fax: 742-2618

E-Mail: bmessner@cadden.com