



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

February 2016

WEBSITE: www.sbvillas2.com

VOLUME 29, NUMBER 2

BOARD BRIEFS

February 2016

Mother Nature is full of surprises this season. After our extended chilly weather we have wonderful sunny warm days. I hope you're enjoying the weather while it lasts.

There are still a good number of local residents who have not picked up the new architectural guidelines. Please contact Julie Johnson, 825-5746, at your earliest opportunity to get your copy.

Read this document carefully. As Villa homeowners, you are responsible for knowing this information and for adhering to the rules and guidelines.

If you were not home for the annual termite inspections on January 25th and the following days, contact Ray Doane at buddoane@aol.com, to schedule a date for this valuable and important inspection. If you are away, please make arrangements for someone else to provide access to your unit.

The nominating committee presented the slate of new board candidates at the last board meeting. A Candidate's Forum has been scheduled on Wednesday, February 24th, at 3:30 p.m. in the Saguaro Room.

Please take this opportunity to meet and talk with your candidates: Evelyn Ramsey, John Ryan, Fran Weinberg, Julie Johnson and Bob Petrou.

Our next Board meeting will be in the Mountain View East Ballroom at 3:00 p.m. on April 11th. We hope you will plan to attend.

Sincerely,
Vicki Eller

January 31, 2016 Ending Balances



Operating Balance - Alliance Bank	\$ 20,440.02
Operating Balance—Mutual of Omaha Bank	\$ 32,262.36
Gateway 6M CD (Op) 0.4% 02/15/16	\$ 70,651.89
Utility Deposits	\$ 2,750.00
Reserve Balance - Compass Bank MM	\$ 63,458.00
Alliance Bank 12M CD (Res) 0.65% 11/18/16	\$ 199,657.02
Metro Phoenix 12M CD (Res) 0.65% 05/19/2016	\$ 180,924.56
Gateway 12M CD (Res) 0.50% 02/15/16	\$ 151,734.56
Mutual of Omaha 3M CD (Res) 0.10% 3/7/16	\$ 100,000.00
Delinquent Assessments:	\$ 15,997.48
Assessments \$ 7,930.00	
Late Fee \$ 780.00	
Interest \$ 2,407.07	
Attorney Fees \$ 4,680.39	
CCM Collect. \$ 200.00	
Prepaid Assessments	\$ 25,453.39
Unpaid Bills	\$ 0.00

In Memory Of Ed Malkin

To All Of Our Villa Friends

The outpouring of love and support from all of you is overwhelming. Some of you I did not know, but you knew Ed and honored him. I'm sure you got to know him as he buzzed around the Villa's in the golf cart doing what he really enjoyed-landscaping. To all of you that brought food a big "Thank You". We certainly have some great cooks here in the Villas. I received over 100 cards from all of you and appreciated everyone of them. They have wonderful messages that I will never forget.

We live in the best community in the world. Stop in and say "Hi" and enjoy a glass of wine or a Bombay & Soda (Ed's drink) with me.

Thanks Again For Everything

Love To All

Laura Malkin

Villas Landscape Report

Warm, sunny, blue-sky weather has returned. Hurray! The irrigation replacement on lots 1A-12A is complete. We are pleased that, once again, Northwest Landscaping accomplished this project on schedule. We are confident that the new system will run efficiently.

In the coming weeks our NW crew will be trimming Oleanders, Mexican Yellow Birds, grasses and Texas Rangers to encourage spring growth. Time permitting, they will also be working on removing Pyracantha and Rosemary from lots NW has identified as ones that the crew can access. If you haven't already, you will be notified by letter if your lot is included on this list.

We are not charged extra for the removal of Pyracantha and Rosemary done by our regular crew. Plants inaccessible to the crew will eventually be removed as a special project for which we will be charged. Once we remove all the Pyracantha and Rosemary from the Villas, we should be able to decrease the number of months that we need a third crew-member, creating a substantial savings.

In many places, there are plants behind the Pyracantha, which should thrive after the Pyracantha is removed. Where there are no plants, the Landscape Committee will replant with cacti and succulents during the spring planting.

Two years ago, the Landscape Committee voted on and the Villas Board of Directors approved a replacement plant only policy. We are not adding any new plants and replacements are cacti and succulents. We are preparing for the spring replacement planting now. To request a replacement for a plant that recently died, you must submit a "Maintenance Service Request" by March 11.

Enjoy the sunshine!

Kathleen Murphy

Landscape Committee, Chairperson

SaddleBrooke Villas HOA Website Access Information

- WEBSITE: www.sbvillas2.com <<http://www.sbvillas2.com>>
- VIEW ROSTER (updated regularly so check back often). To view roster by name and address: Click on box "villas rosters" Password is sbvillas2015
TO MAKE CHANGES OR ADDITIONS TO LIST: Click on "Submit your information"

Jenny Rink, Villas Web Master

FEBRUARY 2016 - PAINT & EXTERIOR MAINTENANCE COMMITTEE

1. **ROOFING:** ALL SCHEDULED ROOF MAINTENANCE HAS BEEN COMPLETED.
2. **PAINTING:** ALL SCHEDULED EXTERIOR REPAIRS/PAINTING ARE BEING WORKED ON. MOST ARE COMPLETED, HOWEVER, THERE IS STILL A LIST OF MINOR TOUCH-UPS TO BE DONE.

ANOTHER SECTION OF THE PERIMETER WALLS WAS PAINTED. THE FINAL SECTION WILL BE DONE IN 2017.

ALL UTILITY BOXES IN UNITS 35 & 35A WERE TOUCHED UP THIS YEAR.

3. **CONCRETE** – ALL SCHEDULED CONCRETE WORK HAS BEEN COMPLETED.

OTHER:

- A. WORK COVERED BY A WORK ORDER OR HOME INSPECTION IS ONGOING. IF YOU HAVE A PROBLEM, PLEASE SUBMIT A WORK ORDER VIA CADDEN.COM.
- B. A QUESTION WAS RAISED AS TO WHO WE USE FOR OUR PAINTING, AND WOULD HE ALSO DO PAINTING AT HOMEOWNERS REQUEST AND EXPENSE. (FOR EXAMPLE, MAIL BOXES). HIS NAME IS CASI RAMIRIZ, 520-820-4945. INDIVIDUAL REQUESTS SHOULD BE MADE TO HIM.

HOWEVER, PLEASE REMEMBER CORRECT COLORS MUST BE USED.
- C. TO DATE, WE ARE WITHIN BUDGET FOR PAINT & EXTERIOR MAINTENANCE.
- D. THE LAST DATE FOR A HARD FREEZE WILL BE HERE SOON. THE FOLLOWING HAVE BEEN NOTED ON OUTSIDE FAUCETS: TOWELS, BUBBLE WRAP, GOLF HEAD COVERS, SOCKS, AND UNDERWEAR.

PLEASE REMOVE ASAP AFTER LAST FROST DATE.

THANKS,
TOM KONTOS

520-829-9709.

S.T.P.O. Voluntary Contributions

Attention to all Villas property owners! It is that time of year again!!! Time to voluntarily send in a check for \$20.00 or more to the S.T.P.O. treasurer to be used in a number of ways to help HOA2 again. During 2016 these funds will be especially helpful to the HOA2 Board regarding the transition from Robson.

In just a few days you will receive a flyer in your mail tubes explaining how the S.T.P.O. (SaddleBrooke Two Property Owners) helps all of the HOA2 property owners through the year. Attached to this flyer is a form to fill out and include with your check in the attached envelope addressed to the treasurer.

We are hoping for a very high percentage of our Villas homeowners to support S.T.P.O. in this way. Thank you for your consideration and hoped for support.

Shirley Schoof and Lois Angus
Villas Unit Representatives

Villas For Sale.....Roof Inspection Reminder

There are numerous Villa's for sale right now, and sellers should be aware that it is their responsibility to tell their real estate agent that if a home inspection is required prior to sale that **no one, including a home inspector, is to go onto the roof.**



The maintenance of the roofs is a Villa Association responsibility, and we will have a roof inspection done at our expense if we determine one is required. They can call Tom Kontos at 829-9709 for this information. If this is ignored, and someone other than our contractor goes onto the roof, the seller, not the Villa's Association, will be responsible for any damages.

Thanks, Tom Kontos

If You Have a Pest Problem...

If you have a pest problem please contact Northwest Exterminating directly at: (520) 547-9065 or 888-5779.



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

Thank You !

Social Committee Report

Our evening of Italian food enticed over 50 residents to attend. There was good food aplenty and the raffle was successful also, with Susan Fusco and Ted Johnson our resident winners. Another great night with our neighbors!!

Moving on, please mark your calendars for the following events:

Friday, 2/19

Ladies luncheon at the Preserve

Monday, 3/7

Ladies luncheon at The Café in Sun City

Thursday, 3/17

our annual St Patrick's Day Celebration
in the street at the Kontos' villa

Friday, 4/15

Black and Red Tax Day at HOA #1 Tennis Patio

Our residents continue to meet every Saturday at the Bistro, 7:30 a.m. for breakfast; and again at the Bistro every Wednesday, 4:00 p.m. for Happy Hour .

C U in the neighborhood
Arlene Housmyer, Publicity
Villa Social Committee
ahousmyer1@wbhsi.net



Communications Committee

The Realtor Seminar scheduled for the end of January was postponed until after Easter due to the fast pace of the real estate market at this time. Five villas were sold last month. Realtors requested that we delay our plans until the end of the winter so we are rescheduling for early April. We are very pleased with the success of this program thus far.

Distribution of the revised Architectural Rules, Landscaping Regulations and Guidelines continues. Well over 60 homeowners have not picked up their copies. A number of you have requested that your copy be mailed. If you are presently residing in SaddleBrooke, we ask that you pick up your copy and help us save on the very substantial mailing costs. Please contact Julie Johnson, juliej27@gmail.com or 825-5746.

UNIT REPS REPORT

During this past month Lois and I have met with two more new homeowners that we will introduce to you here. We still have 5 more new homeowners we hope to visit from the 17 letters we mailed out.

RUSSELL & JEAN DOHRMAN

38894 S. Carefree

Jean - 515-868-8198; lowapharmgirl17@mchsi.com

Russ - 515-229-3200; windyridge@mchsi.com

Russ and Jean hail from Iowa and lived in the Villas for a couple of years about 10 years ago. They later built a house in SaddleBrooke, then went back to Iowa and now are back again in the Villas as snowbirds.

Jean is a retired pharmacist and Russ a retired accountant.

They have two energetic Springer spaniels that keep them both quite occupied and both Jean and Russ love to play golf. They also have travelled far and wide. Russ loves to play "pitch" and would be interested in finding some folks to play it with him.

MIKE & POLLY STADICK

38876 S. Serenity

307-752-2191; mstadick@bresnan.net

The Stadicks are delightful, fun loving folks from Wyoming. The nearest city is Billings, Montana and they are about 3 hours East of Yellowstone. At the present time they plan to be snowbirds here for 6 months.

Mike worked for the Veterans Administration in various states for 31 years before retirement. Polly held many secretarial jobs and also flipped houses for a time!

Polly plays tennis, pickle ball and table tennis. Mike loves to hunt and participates in shooting sports. He also enjoys golfing. They would both like to get involved with a new Mexican train group and Polly would love to learn how to play canasta.

Shirley Schoof and Lois Angus
Villas Unit Representatives

Important Villas Dues Information

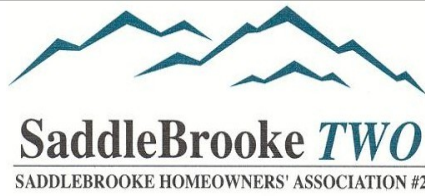
A number of Villas homeowners have expressed confusion about the dues we pay. Hopefully, this information will provide clarification.

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. We now have a group of four homeowners who will oversee our finances. 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.



Capital Improvement Fund (CIF) Fact Sheet

What is the HOA2 Capital Improvement Fund (CIF)?

- A new source of revenue for HOA2, collected from buyers of resale homes at close of escrow or transfer date.

Why is the HOA2 Board recommending this new source of revenue?

- The funds will be used to help maintain, improve and enhance the HOA2 community and its amenities, which can benefit both our own enjoyment and the marketability and value of our community.
- The funds can be used for new and enhancement items or as reserve funds for the repair and maintenance of existing assets.
- RCI has not supported HOA2 financially since 2003.

How much money would be raised?

- The amount collected on each resale would be equal to 100% of the current year's HOA2 assessments (e.g., \$1980 in 2016).
- 100 home re-sales in 2016 would generate nearly \$200,000 for HOA2.

What are some examples of how the funds might be used?

- Expanding the Preserve fitness center.
- Erecting a shade over the MountainView swimming pool
- Augmenting the Reserve Fund for future repair and maintenance of existing facilities.

Who would approve these expenditures?

- The annual budget would incorporate most planned use of the funds and residents can review as part of the normal budget meetings.
- The Board would have to approve any non-budgeted item greater than \$25,000 at an open meeting.

Are any buyers exempt from the fee?

- Certain types of transfers, including intra-family transfers, would be exempt from the fee. Owners should refer to the CC&R amendment document, which is currently posted on the SBHOA2.org website and which will be included in the ballot mailing.

Would this fee put HOA2 home sellers at a disadvantage vis-a-vis other retirement communities?

- Many other communities, including SaddleBrooke HOA 1 and Sun City Oro Valley, already charge this type of fee. Both these communities had 2015 re-sales equal to or greater than HOA2.

Will residents be able to vote on the creation of this new funding source?

- The creation of the CIF will result in a change to the CC&R's, which requires a "yes" vote by a majority of HOA2 homeowners. Each home will have one vote. A non vote is a "no" vote, so it is very important that homeowners who agree with this proposal cast their "yes" vote. The CIF is supported by the Board and Finance Committee.

Website Resource Guide for Villa Residents

website	web address	what you will find there	secured?
SaddleBrooke TWO	sbhoa2.org	Official HOA2 website with robust information about the HOA2 association, governance, transition planning, proposed CFI, residents, dining, and activities	User name and password needed to view non-public information



website	web address	what you will find there	secured?
SaddleBrooke Villas II	sbvillas2.com	Exclusive Villas website. Up-to-date resident rosters by name or address; upcoming social events	User name and password needed to view non-public information i.e.: resident's profiles



Continued on page 9

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.com	public
Villas Governing Documents	sbhoa2.org	password
Villas Site Manager	bmessner@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 the website directions below.



Welcome to the HOA2 Website

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.**

This form allows you to:

- Obtain a Log In to the website
- Access the Address book
- Define what Emails you wish to receive

Place online requests to the Administration.

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:	February 3, 2016	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	February 10, 2016	Unit 35 Lots 134 thru 141 & Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	February 17, 2016	Unit 35A Lots 20 thru 43
4th Wednesday cycle for the year starting:	February 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:	March 2, 2016	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	March 9, 2016	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	March 16, 2016	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	March 23, 2016	Unit 35 Lots 81 thru 106

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

2016 Villas Meeting Schedule

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

2016

April 11 **Annual Villas Meeting, Ballroom East**
 October 10 **Villas Meeting, Ballroom East**
 December 12 **Villas Meeting, Ballroom East.**



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.



Board of Directors



Vicki Eller, President eller.vl@outlook.com	309-235-2668
Pat McManus, Vice President psmcmanus@aol.com	818-7918
Gary Barker, Treasurer gsb1@tds.net	825-1851
Maureen Spence, Secretary mospence1@gmail.com	314-803-3225
Bob Petrou, Member at Large bobpetrou@yahoo.com	818-0539

Next Villas Meeting
Monday, April 11, 2016
Mountain View - Ballroom East
 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

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