



# The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

November 2017

WEBSITE: [www.sbvillas2.com](http://www.sbvillas2.com)

## BOARD BRIEFS

Dear Villa Owners:

For the past month, I have been here in SaddleBrooke. The weather has been great, and it has been so fun to visit with all of the “Villa People” – both the residents who have been here for years, as well as the many new residents. Permanent residents who left to escape the very hot temperatures in SaddleBrooke have returned, as well as some of the snow birds. We are so blessed to have such a wonderful group of residents.

Below is information from the Board Meeting on Monday, October 23, 2017:

---The Board Voted to stop sending monthly dues statements, effective January 1, 2018. A coupon book will be available to purchase at a cost of \$5.25, if you so desire. (Please see the order form on the last page of this newsletter.)

---The Board approved new insurance policies that will be effective 10/31/2017 – 10/31/2018. The “Certificate of Insurance” document will be posted on the SBHOA2.org web site as soon as it is received. The Villas Association insurance policy carries a \$5,000 deductible that is the payable by the homeowner. Your obligation to pay the deductible may be offset by your HO-6 policy, subject to your own deductible, if you add building coverage. You may want to check with your personal insurance agent.

---The Board voted to repay the reserve fund for the \$34,593 of irrigation replacement out of the operating funds that are not used during the 2017. In addition, the Board voted to pay the irrigation repairs/replacement from the operating fund.

---The Board voted to add \$5 to the reserve contributions (making the monthly contribution \$65), beginning January 2018.

---The Board voted to send the Villas Voice by email only, effective immediately.,

The budget will be presented at the Board Meeting on December 11, 2017, at 3:00 p.m. in the Ballroom West. At this time, we will be discussing the projected ending balances and the dues for the 2018 year. Hope to see you there.

*Maureen Spence*

**SaddleBrooke Villas Association Nos. 35, 35A, Inc.**

October, 2017

Dear Villa Owner:

Beginning with the 2018 year, dues statement will no longer be mailed. There are several options you may use:

Send a check (Payable to SaddleBrooke Villas) for your dues into Cadden Management Company monthly/yearly; **include your Villa address, Unit and Lot number.**

Use Alliance Bank to have the dues automatically withdrawn from your bank account monthly.

Purchase a coupon book for \$5.25 – this will have monthly perforated pages, along with envelopes for payment.

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\_\_\_\_\_ I WOULD LIKE TO HAVE THE COUPON BOOK (I am enclosing a check for \$5.25 made payable to SaddleBrooke Villas.

Name \_\_\_\_\_

Villa Address \_\_\_\_\_

Unit \_\_\_\_\_ Lot \_\_\_\_\_

Please mail the coupon book to:

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**\*\*\*\*\* Deadline: Request must be received by 11-20-17 \*\*\*\*\***

**The check and form should be mailed to:**

**Cadden Community Management**

**Attn: Ms. Barbara Messner**

**1870 West Prince Road, Suite 47**

**Tucson, AZ 85705**

Thank you. If you have any questions, you may contact Barbara Messner via phone (520-297-0797) or email (BMessner@cadden.com).

*Cadden Community Management*

**September 30, 2017 Ending Balances**



Operating Balance - Alliance Bank	\$ 46,752.68
Operating Balance—Mutual of Omaha Bank	\$ 32,292.14
Gateway 6M CD (Op) 0.4% 02/15/18	\$ 71,220.04
Utility Deposits	\$ 2,750.00
Reserve Balance - Mutual of Omaha Bank MM	\$ 144,749.92
Reserve Balance—Metro Phoenix	\$ 32,793.31
Alliance Bank 12M CD (Res) 0.60% 11/18/17	\$ 201,749.55
Metro Phoenix 12M CD (1)(Res) 0.65% 05/19/2018	\$ 100,199.24
Metro Phoenix 12M CD (2)(Res) 0.75% 07/16/2018	\$ 100,000.00
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:	 \$ 19,966.04
Assessments	\$10,884.90
Late Fee	\$ 1,232.00
Interest	\$ 2,883.75
Attorney Fees	\$ 4,680.39
CCM Collect.	\$ 250.00
 Prepaid Assessments	 \$ 26,523.36
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!

During the fall inspection, a number of dishes were cited for improper installation, installation with no permit, or installation where the dish was not painted, in accordance with Villas guidelines. If you fall into one of these categories, you will need to make the necessary corrections.

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](mailto:teddy1putt@gmail.com) or 825-5746.



*Ted Johnson*, Satellite Dish Coordinator

## Reserve Study

A new Reserve Study was completed this year and its now posted on the [SBHOA2.org](http://SBHOA2.org) web site (resident login account required). The Villas Board met in a July work session to review a draft version of the report and did request a recalculation by the contractor.

A presentation was given at the October 23rd Board meeting detailing the purpose of reserve funds and highlighting both our strengths and weaknesses of our current position.

As a result of that discussion a motion was passed by the Board to: 1) increase the monthly contribution to the Reserve funds by \$5 per month per Villa beginning January 1 2018; 2) No longer fund irrigation replacement with Reserve funds; and 3) repay the Reserve fund, \$34,593 from Operating funds as soon as feasible (funds were used to pay for irrigation replacement project for Lots 56A - 72A In May 2017).

*Fran Weinberg*



## Paint and Exterior Committee

The annual inspection of all Villas is conducted in late August or early September. That timing is necessary because the inspection usually develops a list of projects which must be included in the next year's annual budget.

The inspection also identifies violations of architectural standards, and/or other regulation. It is the responsibility of the owner to correct these violations, but the time specified for compliance almost always expires before our snowbirds return.

In order to simplify the process for obtaining an extension of the deadline the board has authorized the co-chair of the Paint and Exterior Committee to grant extensions of the compliance date as needed by snowbirds, but not beyond December 31.

If you are a snowbird and need an extension please contact:

Sue Ryan  
[msueryan@gmail.com](mailto:msueryan@gmail.com)  
520-825-2648

## **Landscape Committee Report**

The Landscape Committee is seeking an additional member. If you are here most or all of the year and have an interest in plants and/or irrigation, we would be delighted to have you. We meet once a month. Call Hal Dieterle at 825-1110 or email [opahal@gmail.com](mailto:opahal@gmail.com).

The Landscape Committee received 135 work orders so far in 2017, plus numerous calls regarding irrigation leaks. Please remember to submit any requests using the work order form; irrigation leaks can be reported informally by phone to Hal Dieterle at 825-1110 or [opahal@gmail.com](mailto:opahal@gmail.com) or to Jim Middaugh at [jdmiddaugh@hotmail.com](mailto:jdmiddaugh@hotmail.com) or 818-0145 or Work orders are normally attended to by the team during their monthly rotation, unless there is a situation requiring immediate attention. We continue to experience sprinkler leaks; minor leaks are repaired by the team, but more significant leaks or valve or other component repairs will be scheduled with a specialized irrigation team at extra cost.

The fall planting walk-through has been completed, flags have been placed and planting is scheduled for Nov. 7-8. This year we also marked plants in need of rejuvenation trimming with yellow (turning green) ribbons, and plants which need to be removed because they are diseased or crowding walks or other plants with pink ribbons. The work will be performed during the Landscape teams' regular monthly rotation. The team will also trim trees which are overhanging structures to prevent pack rats from using the branches to gain access to roofs.

Please remember that all in-ground planting must be approved by the Landscape Committee and performed by our NW Landscaping team, since the Villas Association is responsible for continuing maintenance of in-ground plants. Owners are free to place potted plants on their patios or entries, in accordance with the ALC guidelines. All yard lights require a permit and maintenance of them is the owner's responsibility.

*Hal Dieterle,* ([opahal@gmail.com](mailto:opahal@gmail.com))

Landscape Chairman

## **Address Changes**

The address that Cadden Management has on file is the address that was on your closing statement when you signed the papers. In some instances, that was the address where you were living prior to purchasing your Villas.

If you wish to change your mailing address to the address of the Villa; or if you gave an address and have since moved, please contact Barbara Messner at 520-297-0797 or [bmessner@cadden.com](mailto:bmessner@cadden.com) or via phone at 520-297-0797. The management company cannot change your address without 'written' notification from you.

## UNIT REPS REPORT

During this time period we have met with new homeowners in two of our villas.

### **DALE TATE**

63699 E. Hideaway Lane ; 415- 377-3035; [dtate@netzero.net](mailto:dtate@netzero.net)

Dale has just moved here from Novato, Marin County, North of San Francisco. He has a cousin who lives in SaddleBrooke One who he has visited many times. He wanted to simplify his life so he moved from Novato to Tucson with his mother and sister. He is here in the Villas as a full time resident while his mother and sister are in separate residences in Tucson.

Dale worked as a commercial property manager in San Francisco for many years, commuting across the Golden Gate Bridge every day! He is currently looking for a job in the Tucson area and is even considering working in a field somewhere outside of commercial real estate.

Since he has not yet retired he doesn't have a lot of time for many retirement type activities, but enjoys playing golf and especially loves playing his guitar and singing along.

He is looking forward to attending our social activities in order to meet is new neighbors.

### **ELAINE PFEFFER**

38864 S. Casual Dr.; 847-323-2770; [elainepfeffer@yahoo.com](mailto:elainepfeffer@yahoo.com)

Elaine has not yet purchased a villa, but is renting the villa on Casual for one full year in order to decide if purchasing a villa is the right plan for her down the road.

She originally lived, worked and raised her family in Highland Park, just outside of Chicago. She has many friends here in SaddleBrooke who have persuaded her to not only visit them regularly but to finally purchase a place of her own.

She was a practicing nurse in the Chicago area with the emphasis on educating patients who had recently been diagnosed with a disease they didn't know how to handle. She helped patients with a variety of problems and worked in the hospice area as well.

She loves to cook and she also has a special interest in attending the theatre, symphonies, and museums. She is a delightful person, interesting in so many ways and is looking forward to meeting more of her new neighbors.

*Shirley Schoof and Lois Angus*

Villas Unit Representatives

## Pest Control

All Villas receive an exterior treatment for termites every two months (see the schedule posted in the Villas Voice). As an additional service Northwest Exterminating offers to spray the interior of your garage (free service) at the same time. For a fee of \$5 they will also treat the interior of your home during these scheduled visits. Please call or email to schedule the interior treatment. (520) 547-9065 or [nwcommercial@nwext.net](mailto:nwcommercial@nwext.net)

This September our Paint & Exterior Committee team discovered outside termite activity on 26 Villas. Additionally, in September and October a number of residents reported spotting the easily recognized, outside termite tubes to Northwest Exterminating. All in all, 34 homes have been treated in the last two months; and a couple of them have required a second treatment. Please continue to be on the lookout for both inside and outside evidence of this pest. Inside termites often leave small, thumb tack sized holes on a wall and you may see dust on the baseboard directly below these holes.

Is your Villa empty a significant number of months per year? You might wish to schedule an inspection by Northwest Exterminating. They will carefully check your home's attic space for a fee of \$40. A homeowner recently discovered an extensive rodent problem in the attic space of their unoccupied home. The Villas pest contractor will eradicate any pests found in your attic, but you will be responsible for bearing the cost of the needed repairs (remove & replace insulation for instance) and clean up.

## Social Committee

What a turnout for our annual Oktoberfest. There were over 60 of us enjoying brats/buns, homemade mustard, sauerkraut, potato salad, apple turnovers with sweet, sweet cream, and of course the drink of our choice. Our outstanding cooks were Mo Spence, Carole Lindner and Susan Dinga. Our shoppers were Arlene Housmyer, Judy Tattar, Sandy Huble and Phoebe Bax.

Special thanks go out to Susan Fusco, our coordinator, for a job well done. And, special thanks to our entire committee for putting on such an outstanding event. We had our raffle with 8 winners. Those receiving \$20.00 each were Neva Speas, Joe Rink, Debra Keefer, Susan Fusco, Bill Davis, Vicki Eller, Angie Ruble, Lois Angus; and our \$10.00 winner was Bret Nelson.

Our next event scheduled is for a ladies luncheon at Mod Pizza on Friday, November 10 – look for more info from our flyer.

Our annual Christmas brunch is scheduled for Saturday, December 9 – again look for more info from our flyer.

Remember, happy hours on Wednesdays up at the Bistro. Villa residents meet for Saturday breakfast each and every week – 7:00 a.m. for the guys and 8:00 a.m. for the gals.

Until next time,

*Arlene Housmyer*, Publicity, Villas Social Committee , [ahousmyer1@wbhsi.net](mailto:ahousmyer1@wbhsi.net)

## Website Reference Guide for Villa Residents

If you are looking for:	You will find it here:	Access:
Villas Certificate of Insurance	sbhoa2.org	password <sup>(1)</sup>
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 <sup>(2)</sup>
HOA2 Owners Roster	sbhoa2.org	password

<sup>(1)</sup>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><b>SaddleBrooke TWO</b> 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. <b>If you are unsure whether you have already filled out this form, please contact Diane Flores first at <a href="mailto:diane.flores@robson.com">diane.flores@robson.com</a> prior to filling out a new form.</b></p> <p style="text-align: center;"><b><i>This form allows you to:</i></b>          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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<sup>(2)</sup>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

# 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:	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:	November 1, 2017	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	November 8, 2017	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	November 15, 2017	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	November 22, 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

December 11, 2017\*\* Villas Meeting, Ballroom West \*\* Date has changed \*\*

### 2018

January 15, 2018	Villas Meeting, Ballroom West
February 19, 2018	Meet the Candidates, Ballroom West
March 19, 2018	<b>Annual Villas Meeting, Ballroom West</b>
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, December 11, 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](http://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](mailto:bmessner@cadden.com)