



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

August/September 2018

WEBSITE: www.sbvillas2.com

Neighborhood News

Dear Villas Residents,

It's been a hot, busy summer here in the Villas. On the positive side, we have a number of new homeowners, coming to us from as close as the SaddleBrooke single family homes and from as far as the state of Alaska!! Welcome to all! We are happy to have you as neighbors. Among the many positive things that have happened this summer here are a few "not so desirable" items that bear comment:

1. The population of snakes, pack rats and termites seems to be at a higher than normal level. Be on the lookout for termite tubes and call Northwest Exterminating (their direct number is listed in a separate article) to arrange for a service call. For both pack rats and snakes, the most pro-active thing you can do is keep your garage door closed. Several homeowners have been greeted by snakes in their garage recently – not a pleasant surprise! We know the packrats are looking for an entry to a nice cozy attic where they can settle down for the winter. Anyone who has dealt with an infestation of these critters can tell you it's both an unpleasant and expensive problem to resolve.
2. The incidents of home break ins and mail theft continue in the SaddleBrooke community. We need to keep doors and windows locked, (windows are the most common source of entry), use mailboxes for incoming mail only, and observe the saying, "If you see something, say something"!

Thank you for your cooperation! It's what makes our villas community great.

*Julie Johnson,
Communications Chair*

September Villas Voice Report from the Exterior Maintenance & Painting Committee

After many years of doing the annual Villas inspections in early September, the Exterior Maintenance & Painting Committee has changed the inspections to the last week of October and first week of November. Teams of committee members will be walking around all of the Villas with notebooks and clipboards making notes.

The inspections will look for any deterioration to the exterior walls, doors, windows, roofs, fascia, concrete drives and sidewalks, pony walls and more. Also under scrutiny will be any equipment, structures and artifacts that might be in violation of the Villa's regulations.

The second year of our seven-year painting cycle will start in February of 2019. The list of lots/Villas to be painted will be posted in the Villas Voice in December. The painting contract does not include the painting of security doors and surrounds. The Villa owner can contract directly with APPROVED PAINTING OF ARIZONA, 520 825 9596, for this work for \$100.

Every year, half of the Villas roofs are inspected for defects and are repaired. This effort is prolonging the life of our roofs and saving us money. Roof inspections on 116 Villas will start as soon as the contractor can work us into his schedule.

These are the Villas to be inspected:

Unit 35 – Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 38, 39, 42, 43, 44, 49, 50, 57, 58, 59, 60, 61, 62, 65, 66, 67, 70, 71, 74, 75, 76, 77, 78, 79, 82, 83, 86, 87, 88, 89, 90, 91, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110

Unit 35A – Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72

Any Villa owner who would like to have the gutters on their home cleaned by the roofing contractor should make the arrangements directly with the contractor and pay him directly. Since this work is not via a work order, the Exterior Maintenance & Painting Committee has no involvement in these arrangements but you better not stiff our contractor.

If there is a maintenance issue with your Villa, please submit a work order through the Cadden website at cadden.com.

A big thank you to committee members Tom Moffat and Sandy Huble who handled all of the summer work orders.

*Sue Ryan,
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 the 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 schedule. 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 from the tubes and removing 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 count on homeowners or their representatives to alert us about leaks, broken windows, malfunctioning 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 offer home watch service for a small fee. They will do a routine check of your residence, both inside and out, on a regular basis and alert you when problems arise so they can be corrected immediately.

Please be proactive about your responsibilities for the care of your home. Prior to leaving, please fill out the Resident's Vacation Information Form (included in this issue) and turn it in to the receptionist at the HOA2 Administration Building. She will give it to the SBHOA2 Patrol.

ALSO PLEASE REMEMBER TO BLOCK YOUR MAIL TUBE WITH A ROCK OR SOME OTHER MEANS SO FLYERS WILL NOT BE LEFT WHILE YOU'RE AWAY.

Thank you for your cooperation



August 31, 2018 Ending Balances

Operating Balance - Alliance Bank	\$ 44,267.58
Gateway 12M CD (Op) 2/15/19	\$ 71,363.78
Utility Deposits	\$ 2,750.00
Due From Reserves	\$ 18,770.00
Reserves Balance —Alliance Bank	\$ 25,416.40
Reserve Balance—Mutual of Omaha	\$ 150,934.37
Alliance Bank 12M CD (Res) 0.60% 11/18/18	\$ 102,415.30
Metro Phoenix 12M CD (1)(Res) 2.02% 05/19/2019	\$ 100,578.44
Metro Phoenix 12M CD (2)(Res) 2.02% 07/16/2019	\$ 100,564.07
Pacific Premier 12M CD 0.50% 11/28/18	\$ 134,593.68
Gateway 12M CD (Res) 02/15/19	\$ 154,801.44
National Cooperative Bank 12M CD (Res) 1.26% 3/17/19	\$ 193,623.46
Mutual of Omaha 15M CD (Res) 2.0% 7/30/19	\$ 100,331.44

Delinquent Assessments:	\$ 2,614.13
Assessments	\$ 2,109.41
Late Fee	\$ 247.00
Interest	\$ 192.72
Attorney Fees	\$ 0.00
CCM Collect.	\$ 65.00



Prepaid Assessments	\$ 31,190.61
Unpaid Bills	\$ 0.00

Pest Control

Please be on the lookout for pest activity in and around your villa. If you notice a problem, call Dena Berg at Northwest Exterminating – 520 888-2847 or 520 547-9085.

Dwight Cox,
Pest Control Chairman



Important Villas Dues Allocation

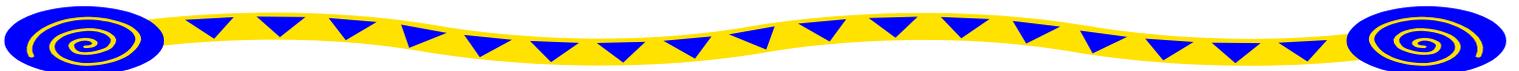
A number of Villas homeowners have expressed confusion about the dues we pay. Hopefully, this information will provide clarification.

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 \$1,020 for 2018. 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 2018 the monthly fee is \$190.00 allocated as follows:

- \$65.00 – Designated for the Reserve Fund
- \$69.00 – Landscaping Expenses
- \$15.00 – Administrative Expenses
- \$16.00 – Insurance
- \$11.00 – General Repairs and Maintenance
- \$10.00 – Pest Control
- \$11.00 – Utilities
- (\$7.00)-- Contribution from Operating Reserves

We have been very fortunate to have excellent financial coordination and supervision. The Finance Committee is composed of a group of Villa homeowners. 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. 4/2018

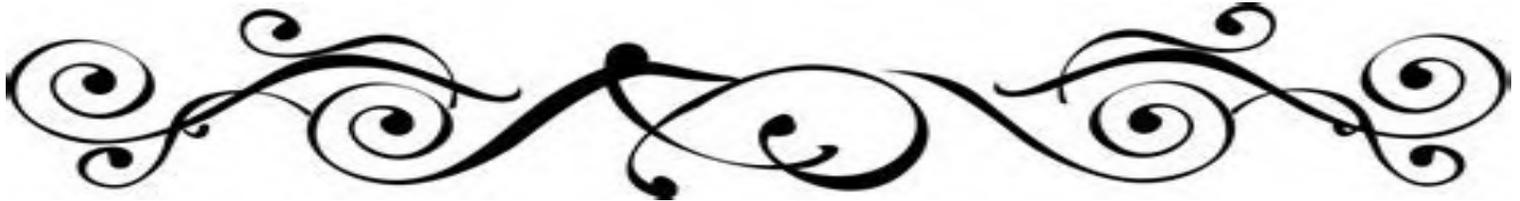


Landscape Committee Report

Welcome home to our seasonal neighbors! During the Summer months the Villas Landscape Committee and NW Landscaping have continued to care for our plantings. That included some tree trimming and even taking one tree completely out due to Monsoon winds. Our Fall Planting walk through was on September 18; we hope you saw our email alert and submitted work orders for any planting wishes.

Please continue to submit work orders for any Landscape needs or wishes; no work orders are needed to submit irrigation leaks - just call or email Jim Middaugh at 818-0145 or jdmiddaugh@hotmail.com or to Fran Meckler at 260-3082 or gfnmeckler@msn.com.

*Hal Dieterle,
Committee Chair*



Important Villas Permit Information

The Villas Association oversees and pays for the care of much of the exterior of our homes plus the maintenance of the landscaping and irrigation. Because of this, **NO WORK MAY BE DONE TO THE OUTSIDE OF ANY VILLA OR VILLA PROPERTY WITHOUT A VILLA PERMIT.** If you are re-doing a project, you will need a new permit!

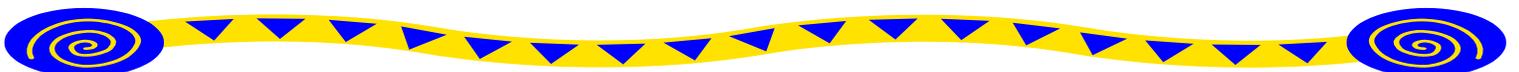
You each have a copy of the Villas Architectural Rules , Landscaping Regulations and Guidelines. Please read AND follow them. You are responsible for the contents of this document. If you have questions or concerns, feel free to contact Frank Motley or Ted Johnson

Many permits will need to be issued by HOA2. Their ALC meets every Thursday morning, at 9:00, in the Catalina Room of the Mesquite Building. They only process permit applications that have been stamped and signed by the Villas representative (Frank or Ted). The HOA2 ALC charges \$10 for a permit that is valid for one year.

Do not hesitate to call us. It's always easier to do things right the first time than to correct them later.

Ted Johnson – Satellite Dish Permits Coordinator – 825-5746 / teddy1putt@gmail.com

Frank Motley – Permits Coordinator – 780-8163 / fmotleyfam@aol.com





Dryer Vent Maintenance



Several of our homeowners have recently reported problems with slow-drying clothes dryers . In each case, the slow performance was caused by a clog in the dryer vent. Our oldest villas are now 20 years old while those built the most recently are 13 years old. Fire experts say the vents should be cleaned every five years. Many of ours have probably never been serviced. Lint is highly combustible so a clog can pose a major fire hazard.

The Villas Association does not provide dryer vent cleaning. It does, however, recommend that you have this done on a regular basis, just as you would have your furnace / air conditioner serviced regularly. There are a couple of cleaning options that are recommended as well as one that is prohibited.

1. The dryer vent can be cleaned via the attic. The serviceman will cut the vent, clean it completely, and then fit it back together, using duct tape to secure it. Typically, an HVAC company does this type of work – they have very high powered equipment and can do a thorough job. This technique may cause lint to build up on the joint surface, so vents should be cleaned regularly after using this procedure to clean your vent.
2. Vents can sometimes be cleaned from the bottom of the vent stack by a technique using motorized brushes and a vacuum. This procedure works best if done prior to the vent being completely plugged.
3. Most technician will not guarantee that a vent is cleaned without going onto the roof to run a flow test. Thus, a technician may suggest that he climb up and clean it from the roof. **THIS PROCEDURE IS PROHIBITED!** No one is permitted on a villa roof except the Villas Association's roofing contractor.

If your dryer is taking more time to dry the clothes than it once did, chances are, you have a dryer vent that needs attention. Please be safe - call an expert in to check on the problem immediately. Dryer vent fires are generally considered to be the third leading cause of fires in the United States. Follow the recommendations of the fire experts and have the dryer vent cleaned every 5 years.

Thank you for your cooperation.

UNIT REPS REPORT

During this last time period we have met with new homeowners in three of our Villas!

JOHN & EDITH HALL

39001 S. Tranquil

520-818-2644

John -- jfhall37@gmail.com

Edith -- edithhall@gmail.com

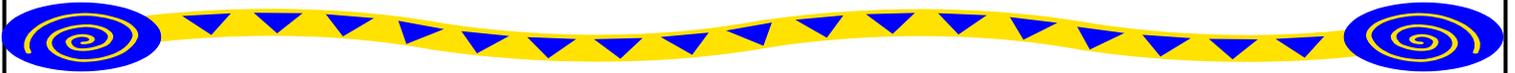
John and Edith have recently downsized after living in HOA1, unit 19 for the past 16 years. As a military family they lived in many places from New Jersey to Arizona. Many of those years were in New Jersey where they raised their 2 children. When they were ready to retire they looked at retirement places from New Jersey to Florida to Texas and on to Arizona. On a trip to visit John's father in Texas they first flew to Phoenix. Then after leaving Phoenix, they drove to Tucson, drove up SaddleBrooke Dr., and looked down into the SaddleBrooke community. That is all it took! They purchased a house in HOA1!

John was in the Army for 12 years and then decided to leave the military and transferred into the government section where he basically ran the budgets. He was a go-between the engineers and the "money people".

Edith is a retired schoolteacher who taught the 3rd and 5th grades. She was also the reading specialist for the 1-8 grades. She taught in New Jersey, Maryland and Arizona.

John loves to play golf with many of his golfing buddies in HOA1. They both exercise often in the gym and both love to travel worldwide. They have many happy memories from so many of their travels. When at home Edith spends much of her time reading and plays Canasta with many of her friends. She would be interested in signing up as a "sub" for any of our canasta groups.

They are a very friendly couple and have become acquainted with their new neighbors and are meeting more of them every day.



BOB & MARILYN HEYN pronounced like HINE

63641 E Harmony Dr.

Lane Line -- 520-818-3767

Marilyn's Cell – 520-241-0832

mbheynaz@gmail.com

Bob and Marilyn spent most of their 30 some years living in the Seattle area where they lived on a boat for a number of those years! They also owned an RV and traveled as full timers. During one of their trips they decided to look at some retirement communities. When they were visiting friends in Phoenix it was recommended to them that they drive to Tucson by way of Florence and down Oracle Rd. They saw the SaddleBrooke sign and ventured up through the desert! This they did on three separate occasions. On their third trip they looked down at our community from the top of the hill and said "this is it!" They bought a Villa, but rented it out most of the time since they were still RVing. They then sold the Villa and purchased a house here in SaddleBrooke. They are now downsizing, selling their house and have just purchased this Villa.

Bob has led a very interesting life! Before college he joined the Marines, then went to college on the GI Bill. After that he became a secret service agent, worked at the White House and protected 6 different Presidents and/or their families. Then he became a charter boat Captain, followed by a period of time as a private investigator. He then was a security consultant for several Federal government agencies, including FEMA. He then retired, married Marilyn and, with Marilyn, began many years of happy traveling as full time RVers.

Marilyn taught grades K-3 and also taught computer education to these young students in Illinois, Colorado, California and finally 23 years in Washington State.

In their spare time they don't RV anymore, but often visit their 4 grown children who all happen to live in the Seattle area with their families. Bob learned how to play golf after moving to SaddleBrooke and enjoys playing the game. Both Bob and Marilyn still consider traveling one of their main hobbies. This past year they became proud parents of a beautiful Yellow Lab rescue dog "Cheyenne" which occupies much of their time. Marilyn has begun taking piano lessons and enjoys various table games that she hasn't played in quite a while.

They both love to socialize and are very energetic, outgoing and friendly people who will definitely make many new friends here in the Villas!

UNIT REPS REPORT (Continued)

MAE LAPANE
38948 S. Tranquil Dr.
m_lapane6@hotmail.com
Landline: 520-825-1887
Cell: 804-986-1105

Mae lived in Glen Allen, Virginia but worked for years in Washington D.C.

After her retirement, her sister and brother-in-law, Donna & Gary Owen, Villas 2 residents, persuaded her to pull up stakes and come to SaddleBrooke! This she happily did and moved here this past month. She is still unpacking and getting settled!

For 30 years she worked for the FAA as a program analyst for the medical division. After she retired from the FAA, she worked another 10 years on different jobs. She felt it would be interesting to work in non government environments. When she retired from these various jobs she then decided to move to SaddleBrooke!

She goes to the gym regularly and enjoys reading as well as relaxing with her beautiful black 17 year old cat, Midnight. She also loves to travel, often with her daughter, and has visited all 50 states as well as a number of countries in Europe.

She is a very friendly and relaxed lady who is eagerly looking forward to her new life here in SaddleBrooke and has already explored several options that she plans to look in to after she is more settled in her Villa.

*Shirley Schoof and Lois Angus,
Villas Unit Representatives*



Social Committee

And the season is upon us (the season being from mid-September through April 2019). Plans from the social committee are in full bloom. Soon we will be at full capacity, with over half of our members returning from their winter homes. Our 4th of July celebration was a rousing success, held in the street at the Tattars' (over 50 attendees) with KFC chicken and contributions of salad, side dishes and desserts from our neighbors. Winners of the raffle included Allan Cunningham, Arlene Housmyer, Ted Johnson, Fran Weinberg and Jim Middaugh.

Our Labor Day celebration included pretzel sandwiches from Beyond Bread, potato salad, chips and cookies. It was held on the SaddleBrooke #1 patio as the Tennis Patio was under renovation. The fans and the misters were going full blast and managed to keep us reasonably cool. The winners of the raffle included Cindy McInroy, Al Silvian, Sandy Huble, Walt Tomaszek, Shirley Nuss and Audrey Conrad.

Upcoming events include (please save on your calendars):

Ladies Luncheon on September 21 at 'Teaspoon'

OKTOBERFEST on October 16 at the Activity Center

Holiday Brunch on December 8 at the Activity Center

Our Residents continue to meet for happy hour on Wednesdays, and our guys and gals meet for breakfast at the Mesquite Grill with guys at 7:00 a.m. and gals at 8:00 a.m.

CU in the Neighborhood

Arlene Housmyer, Publicity

Villas Social Committee

Arlene Housmyer

Publicity, Villas Social Committee



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	sbvillas2.com	public
Villas Governing Documents	sbhoa2.org	password
Villas Site Manager	cadden.com	public
Villas Board Roster	sbvillas2.com	password
Villas Social Calendar	sbvillas2.com	public
Villas Satellite Dish Form	sbvillas2.com	public
Villa Voice Newsletter	sbvillas2.com	public
Villas Owners Roster	sbvillas2.com	password ⁽²⁾
HOA2 Owners Roster	sbhoa2.org	password

- ⁽¹⁾ 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

⁽²⁾ **The Villas roster password was updated 2/15/2018. If you have forgotten your password for the SBVillas2.com roster, click on "FORGOT YOUR PASSWORD" and request it be emailed to you.**

 <p>SaddleBrooke TWO SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<p style="text-align: center;"><i>Welcome to the HOA2 Website</i></p> <p>If this is your first time logging in, please use your member number for both fields. If you do not know your member number, please refer to your member ID card. Type this number into the field, but omit the last character, which should be an alphabetic character.</p> <p>For Example: if your member number on your ID card is 10550010817A1A, you will type 10550010817A1 in both fields. Alphabetic characters are case sensitive so please use upper case letters in your password.</p>
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From the SBVillas2.com website you can also:

- Access a variety of useful forms
- 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

VILLAS COMMITTEE CHAIRS AND LIAISONS & SUMMER BACKUPS

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 - Julie Johnson 520-825-5746 juliej27@gmail.com
Board Liaison – Russ Soderberg 414-940-0040 russodbg@aol.com

FINANCE COMMITTEE

Chair - Brian Gallup 520-204-2442 brianpmd70@gmail.com
Board Liaison – Connie Rank-Smith 520-861-7747 c.l.rank.smith@gmail.com

LANDSCAPE COMMITTEE

Chairperson - Hal Dieterle 520-825-1110 opahal@gmail.com
Summer Backup (May 27-Sept. 3) Jo Parsons 520-825-2790 joparsons4@gmail.com
Summer Backup (May 27-Sept.3) Fran Meckler 520-809-7853 gfnmeckler@msn.com
Irrigation Leaks – Jim Middaugh 520-818-0145 jdmiddaugh@hotmail.com
Irrigation Leaks – Fran Meckler 520-809-7853 gfnmeckler@msn.com
Board Liaison – Fran Weinberg 209-640-2260 francesweinberg@gmail.com

NOMINATING COMMITTEE

Co-Chair - Debra Cox 317-402-3102 matted393@yahoo.com
Co-Chair - John Hastings 701-361-8919 johnhastings@gmail.com
Board Liaison – Fran Weinberg 209-640-2260 francesweinberg@gmail.com

PAINTING AND EXTERIOR

Chairperson - Sue Ryan 520-825-2648 msueryan@gmail.com
Summer Backup – (May – Oct.) Tom Moffat 520-818-6728 atmoffat@q.com
Summer Backup – (May – Oct.) Sandy Huble 520-818-0797 sondrahuble@me.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
Board Liaison – Connie Rank-Smith 520-861-7747 c.l.rank.smith@gmail.com

PEST CONTROL

Chairperson - Dwight Cox 317-251-3741 matted393@yahoo.com
Summer Backup – (May – Oct.) Bill Todd 520-829-1221 bill@dbginc.com
Board Liaison - Russ Soderberg 414-940-0040 russodbg@aol.com

UNIT REPS

Co-Chairperson - Shirley Schoof 520-825-7704 shschoof@icloud.com
Co-Chairperson - Lois Angus 520-399-7246 loisangus24@gmail.com
Reports Directly to Communications Committee



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:	February 7, 2018	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	February 14, 2018	Unit 35 Lots 134 thru 141 & Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	February 21, 2018	Unit 35A Lots 20 thru 43
4th Wednesday cycle for the year starting:	February 28, 2018	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

Please note: Holidays may impact the service schedule.

2018 Villas Meeting Schedule



October 15, 2018 Villas Meeting, Ballroom West

December 10, 2018 Villas Meeting, Ballroom West

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



Board of Directors

Maureen Spence President 314-803-3225
mospence1@gmail.com

Fran Weinberg, Vice President 209-640-2260
francesweinberg@gmail.com

Connie Rank-Smith, Treasurer 520-861-7747
c.l.rank.smith@gmail.com

John Ryan, Secretary 708-917-3579
roadstarjohn2@gmail.com

Russ Soderberg, Director 414-940-0040
russodbg@aol.com

Next Villas Meeting

Monday October 15, 2018 at 3:00 p.m.

VILLAS BOARD MEETING

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

Manager: Geoff Obral

Assistant: Katrina Hernandez

Telephone: 297-0797 Fax: 742-2618

E-Mail: gobral@cadden.com

khernandez@cadden.com