



# The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

December 2018

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

## Neighborhood News

Dear Villas Owners:

2018 has been an interesting year for your Villas Board and all the volunteers who help to make the Villas a great place to live. Your Board is committed to continuing to protect and grow value in your villa while making villa living a pleasant experience.

We welcome back the many snowbirds and see the activity in the Villas grow.

Robson has recently opened up an area near the Desert View center for about seventy new villas. Sales have been brisk even with the high prices of the units. We feel these new villas will in fact long term help our values, as we have a lot to offer in an established HOA, multiple volunteer committees, a mature landscape plan, well maintained villas, an established management structure, and a great social experience.

Our Villas' values can be directly attributable to all the volunteers who have helped to make the Villas a great place to live. There are no Villas homeowners who are paid for their services; including the Board, the operating committees, or individuals giving their time for projects or events. We wish to give you all a big THANK YOU and encourage any homeowner who wishes to assist our association to contact a Board or committee member for further information.

In 2018 there were many projects undertaken by your committees, with many continuing into 2019. Details of these projects can be found in this, and subsequent, Villas Voice's and email blasts from Cadden Management, your Board, and committees.

- The Landscape Committee engaged a professional tree company to survey our trees (a significant value to our property values). We have over 500 trees in the Villas and a project to evaluate, trim, and maintain our trees as they mature was initiated. This is a long term and ongoing project.
- A painting cycle was initiated by the Paint & Exterior Committee and will continue to 2024 with approximately 30 villas painted per year. This is in addition to the annual inspection and touch-up process.
- The Finance Committee established a procedure to track and enhance the value of our reserve and operating funds, as well as managing the budget procedure.
- The Social Committee held a number of great get togethers and has more planned for 2019. The spirit of community at these events is wonderful and we encourage you to participate.
- The Pest Control Committee is trying to establish a method to track pest incidents to better understand target control areas.
- The Communications Committee has been working to add value to the Villas website as a go-to place for information. Visits to new homeowners continue to be a great way to welcome newcomers. The Villas Voice is an effective distribution method for getting the Villas information distributed to homeowners.

At the October Board meeting the Board approved an increase in the dues to \$205 per month. Please remember to pay the new amount with your January payment. If you are on autopay, YOU must change the amount. The amount will NOT be automatically changed.

There is an upcoming election for two Board members. Volunteers are needed for the Nominating Committee and for candidates for the Board. Please consider volunteering.

The annual termite inspection is scheduled for late January. See schedule in this Villas Voice. This past summer was a bad time for termites throughout SaddleBrooke and the Tucson area, attributable to higher moisture in the soil. The annual inspection is a very important part of protecting our values in the Villas. Last year we had almost 100% participation and are shooting for 100% this year. Remember this is done to protect **your** investment. If you are not available at the time of inspection please arrange for someone to be available. The inspection lasts about 15 minutes and does require entrance to the inside of the villa. There are generally two people present for the inspection. One is a termite specialist from our pest control company, Northwest, and the second is a Villas volunteer who accompanies the Northwest person. If you are renting your villa, please contact your renter and inform them about the inspection and ask them to cooperate.

HOA2 transitioned control of HOA2 from Robson to the homeowners. HOA2 is reviewing all of its governing, operating and control documents for possible modifications. HOA2 changes may require us to also change some of our documents as the Villas is an HOA within the master HOA2. In addition, we are also looking at the Villas' documents for points of clarification and modification for our governance. Some of the changes may require voting. More to come in 2019.

Geoff Obral, Katrina Hernandez, and their team from Cadden Management continue to give us great support and assistance.

We wish you a happy holiday season.

Thanks again to all the volunteers. Your work makes villa living a very positive experience.

***Your Villas Board.***

## **Villas Nominating and Elections Committee**

Our Villas Board of Directors election is March 14, 2019. We will be voting for two 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.

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 that you will find this position fulfilling and an integral part of your retirement.

John Hastings and Debra Cox, NEC Co-Chairs  
701-361-8919 317-402-3102





## December Villas Voice Report from the Exterior Maintenance & Painting Committee



The annual inspection of the exterior of all 213 Villas was conducted from October 23 – 27 by the members of the Exterior Maintenance & Painting committee – Sandy Huble, Tony Ingle, Tom Moffatt, Corky Pike and Sue Ryan.

Following is a list of maintenance issues to be addressed:

- Varnish front doors on 8 units – 35A/45A; 35/25, 39, 48, 57, 115, 129, 130
- Repair/paint garage vents on 4 units – 35A/14A, 62A, 63A; 35/106
- Repair/paint garage door trim at bottom on 30 units – 35A/2A, 7A, 8A, 9A, 10A, 11A, 16A, 21A, 61A, 64A, 66A; 35/23, 24, 28, 29, 30, 32, 36, 37, 41, 42, 53, 56, 57, 107, 115, 116, 119, 127, 134
- Additional repair/painting on 13 units – 35A/19A, 31A, 35A, 38A, 39A; 35/35, 75, 76, 78, 79, 102, 105, 121
- Touch-up paint by committee on 34 units – 35A/20A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 32A, 33A, 34A, 36A, 37A, 40A, 41A, 42A, 51A, 53A, 54A, 72A; 35/17, 18, 19, 23, 28, 30, 47, 68, 70, 72, 74, 83
- Down spout screens installed by committee on 33 units – 35A/6A, 7A, 8A, 25A, 26A, 27A, 50A, 51A, 53A, 54A, 58A, 62A, 65A, 66A, 69A, 72A; 35/ 2, 25, 29, 30, 34, 35, 48, 50, 51, 52, 65, 83, 100, 102, 103, 104, 108
- Power wash sidewalks and/or entry on 21 units – 35A/25A, 26A, 28A, 32A, 42A, 44A, 45A, 51A, 53A; 35/6, 8, 44, 47, 59, 65, 66, 70, 89, 116, 118, 125
- Caulk expansion joints at garage and/or patio on 18 units – 35A/21A, 24A, 31A, 41A, 52A, 53A, 54A; 35/18, 76, 78, 86, 109, 113, 115, 116, 117, 126, 128
- Caulk windows on 4 units – 35A/59A; 35/44, 92, 93
- Repair and paint stucco on 4 units – 35/70, 76, 127, 131

Work by the committee will be done over the next several months. The contractors will begin their work after the first of 2019.

The second year of our seven-year painting cycle will start in February of 2019. 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 which will cost \$100.

The units to be painted are: 35A/44A, 45A, 46A, 47A, 48A, 49A, 71A, 72A; 35/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 65, 66, 67, 70, 71, 96, 103, 104

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 after the first of 2019.

The Villas to be inspected are:

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 submit a work order to Cadden ([www.Cadden.com](http://www.Cadden.com); homeowners; forms; maintenance request). The cost is \$20 which is paid directly to the contractor, Luis Jimenez. The Exterior Maintenance & Painting Committee has no involvement in these arrangements. Our contractor has been very accommodating so PLEASE REMEMBER TO PAY HIM FOR ANY EXTRA WORK THAT YOU HIRE HIM TO DO.

If there is a maintenance issue with your Villa, please submit a work order through the Cadden website at [www.Cadden.com](http://www.Cadden.com).

*Sue Ryan, Committee Chair*



## Communications Committee



The three main areas that fall under the umbrella of our committee are:

Unit Reps. – currently Shirley Schoof and Lois Angus. They send a welcome letter to each new homeowner requesting a meeting with them to go over the many things about the Villas that are unique to us. Our committee has prepared a New Owners Handbook which the Unit Reps give to each owner they visit. They also meet regularly with all the Unit Reps from HOA2.

The Villas website – SaddleBrooke villas2.com. contains a wealth of information – a villas roster (accessible only with a password), homeowner forms and documents, copies of the Villas Voice, dates for upcoming social events, and much more. This site is maintained by our webmaster, Phil Hafvenstein. Phil also sends out emails from our Social committee, from the Unit Reps, and from the Communications Committee. These messages go to the owners who have asked that their names be put on the Website Villas Roster.

The Villas Voice - published monthly (every other month in the summer). It contains current information from each of our committees and our Board of Directors. It is emailed by Cadden Management to each villa owner with an email address on file.

Much effort goes into maintaining the website and putting out the newsletter. We urge you to fully utilize each one.





## Villas Dues: Auto Deduction Adjustments



This is a friendly reminder regarding the upcoming change to the Villas Assessment Rate for 2019.

**If you use automatic payments through your personal bank or the HOA Alliance Bank, please do not forget to change your monthly amount to \$205, effective January 1, 2019.**

To edit your established recurring assessment payment through Alliance Bank AFTER YOUR DECEMBER 2018 ASSESSMENT HAS BEEN PROCESSED, please follow the steps below:

- Access your profile using the following link: <https://onlinepay.allianceassociationbank.com/home.aspx>
- Log in using your email and password
- From the *Dashboard* listed under *Payments* you will see your recurring payment with the next pay date. Select *Edit*
- Update payment as desired
- Select *Proceed*
- Confirm details and select *Update Payment*

You may contact the Alliance Association Payment Support Team at (844) 739-2331 for further assistance.

If you have any questions, please do not hesitate to contact Geoff with Cadden at (520) 297-0797 or [gobral@cadden.com](mailto:gobral@cadden.com).

### 2019 Villas Dues Breakdown

Administrative Expenses:	\$ 16.05
Fixed Expenses:	\$ 16.66
Landscape Maintenance:	\$ 72.11
Maintenance Expenses:	\$ 12.01
Pest Control Expenses:	\$ 10.24
Communications:	\$ 0.04
Utility Expenses:	\$ 11.28
Special Projects:	\$ 4.93
Reserve Contribution:	\$ 65.00
<b>TOTAL:</b>	<b>\$208.32</b>

NOTE: Totals are in excess of \$205 monthly dues. Excess taken from operating surplus on hand.

All SaddleBrooke Two Villas homeowners are also members of HOA2 and are therefore responsible for HOA2 dues. These are due in January and July of each year. The HOA2 amount for 2019 is \$2160 – to be paid in two equal installments. The Villas Association receives no portion of these funds.



**November 30, 2018 Ending Balances**

Operating Balance - Alliance Bank	\$ 47,742.77
Gateway 12M CD (Op) 2/15/19	\$ 71,363.78
Utility Deposits	\$ 2,750.00
Reserves Balance —Alliance Bank	\$ 123,967.09
Reserve Balance—Mutual of Omaha	\$ 178,796.32
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	\$ 101,260.01
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	\$ 193,963.53
Mutual of Omaha 15M CD (Res) 2.0% 7/30/19	\$ 100,833.41
Delinquent Assessments:	\$ 476.24
Assessments	\$ 448.10
Late Fee	\$ 19.00
Interest	\$ 9.14
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00
Prepaid Assessments	\$ 22,796.92
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 520 547-9065

*Dwight Cox,*  
*Pest Control Chairman*





## Satellite Permits Report

Obtaining a Villas satellite dish permit is an easy process since it only requires you to get permission from the Villas Association and not the HOA2 ALC.

The VILLAS Satellite Coordination Dish Form is available on the Villas website (under USEFUL FORMS) or from me. It is not available at the HOA2 Administration Building (they have the HOA2 form which is different from ours). Simply fill it out and bring it to me (or call me at 825-5746).

The dish must be mounted on a post, secured in a concrete footing or it can be installed on the FASCIA (eave) of the roof (not the roof itself). It can never be placed on the flat patio roof. It also cannot be mounted on a metal sled, on the ground. I will make every attempt to meet the installer at your home to be sure he installs the dish properly.

Thanks for your cooperation,  
Ted Johnson  
(teddy1putt@gmail.com)





## Landscape Committee Report

Landscape has completed Fall planting. As in the past, we replace dead, stressed or damaged plants. We usually replace with plants from our approved plant list only; these are mainly desert-adapted plants. This reduces water consumption and avoids failing of plants during the hot season. In this vein we note some home owners hand water some in-ground (as opposed to potted) plants. Additional water encourages plants to expand their foliage, often growing two to four times their expected size and will succumb during our high heat particularly if the owner is away. Replacing dead plants throughout the Villas costs, on average, \$34 annually (data from 2013 - 2018) per lot. If you see or suspect an irrigation failure, rather than hand-watering please submit a work order. Please remember that our bylaws specify no Owner may add or replace in-ground plants without Landscape Committee approval. As we enter the Fall and Winter season, landscape maintenance requirements decrease and NW will reduce the crew from 3 to 2 workers. Then next cycle of Villas-wide work will include Spring planting in March or April and tree trimming in May or June.

Landscape costs average \$64.26 per lot/month. We strive to maintain them below budget. So far in 2018 (through October) we are \$13,286 below budget. Normal irrigation leaks are repaired by the NW Landscape crew as part of their monthly contract; if the leak is significant or repetitive, the NW specialized irrigation crew is called to make major repairs, such as main lines, valves, replacement of lines, etc. These extra costs are budgeted and monitored.

As always, please submit work orders through Cadden for any Landscape needs, except irrigation leaks. Irrigation leaks do not require a work order. Just call or email Jim Middaugh at 818-0145 or [jdmiddaugh@hotmail.com](mailto:jdmiddaugh@hotmail.com) or Fran Meckler at 809-7853 or [gfnmeckler@msn.com](mailto:gfnmeckler@msn.com) and let them know where the leak is occurring.

*Hal Dieterle,  
Committee Chair*





## **Being a Good Villas Neighbor – It's Easy To Do**

Life in a neighborhood as closely built as ours takes a little consideration but very little extra work.

One of the potential problem causers is pets. Keeping your dog on a leash when you have them outdoors is not only desirable...it's "the law". Our governing documents state that dogs must be leashed when they are outside. Our Villa pet owners are very prudent about cleaning up after their animals. Please keep up the good record! Also, if you are outside with your dog, you should be in your own yard or in the street. Since we have no common areas in the Villas, if you are walking anywhere other than those two places, you are trespassing on someone else's property. A word of caution...do not leave your pet untended on your patio, screened or not. They are not safe. A javelina or other animal can slash through a screen in just a couple of seconds!!

Excessive noise can also cause issues. Remember to monitor the volume on your TV or radio (especially when your windows are open). Also, keep in mind that noisy outdoor or garage projects need to wait until after 7AM.

Last, but not least, if your neighbor accidentally leaves their garage door open, help him avoid a "critter" infestation or unwanted visitor by giving them a reminder phone call.

All of these things take so little time and make such a difference!  
Your cooperation will be appreciated.



## Social Committee

The Social Committee season for 2018-2019 is in full swing. Many of our winter residents have returned, and we look forward to seeing the rest of you soon. In September, the gals got together for a lovely luncheon at a restaurant, called 'Teaspoon'. It is relatively new to our area, and located in the Casa Adobes plaza. The luncheon included 20 ladies, lots of 'buzz' and good food.

Our annual OKTOBERFEST, once again, was a rousing success with over 75 residents in attendance. The food included the ever tasty bratwurst, potato salad, sauerkraut, dill pickles and of course, apple strudel. Winners of the raffle included Buckie Crabbe, Angie Ruble, Bill Davis, Larry Crabb, Tony Ingle and Terri Maxey

Our Holiday event at the Activity Center on December 8 was successful with over 75 attendees. Our food table was loaded 'to the gills', and mimosas were flowing freely. We were able to collect \$120.00 for the local food bank along with several cans of food. Our lucky raffle winners were Sandy Huble, Sally Pittsley, Arlene Housmyer and Wanda Ross. Due to a 'glitch' with the tickets, the extra money not won was given to the Social Committee as a donation. We live in the 'best' neighborhood of all!!

Thanks to all for making this holiday special event so outstanding.

Your Social Committee is very busy planning future events, so please mark your calendars accordingly:

### **January 25**

Ladies luncheon at the Cheesecake Factory

### **January 15** at the Activity Center

Comfort food with meatloaf being the theme

### **February 7**

Ladies luncheon at Vivace

### **February 27** at the Activity Center

Favorite pasta dishes from our residents

Salad, dessert and bread to be furnished by the Committee

### **March 30**

Ladies luncheon at The Views

Residents continue to meet Wednesdays at the Bistro for happy hours, and breakfast at the Mesquite Grill for breakfast Saturday mornings.

C U in the neighborhood

*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 <sup>(1)</sup>
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 <sup>(2)</sup>
HOA2 Owners Roster	sbhoa2.org	password

- <sup>(1)</sup> 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

<sup>(2)</sup> **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><b>SaddleBrooke TWO</b> SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<p style="text-align: center;"><i>Welcome to the HOA2 Website</i></p> <p><b>If this is your first time logging in</b>, please use your <b>member number</b> 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><b>For Example:</b> 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 <b>upper case letters</b> 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**

### **ASC (ASSOCIATION SUPPORT COMMITTEE)**

Chairperson - Kathy Kontos 520-829-9709 [alpinefl@gmail.com](mailto:alpinefl@gmail.com)  
Board Liaison – John Ryan 520-825-2648 [roadstarjohn2@gmail.com](mailto:roadstarjohn2@gmail.com)

### **COMMUNICATION**

Chairperson - Julie Johnson 520-825-5746 [juliej27@gmail.com](mailto:juliej27@gmail.com)  
Board Liaison – Russ Soderberg 414-940-0040 [russodbg@aol.com](mailto:russodbg@aol.com)

### **FINANCE COMMITTEE**

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

### **LANDSCAPE COMMITTEE**

Chairperson - Hal Dieterle 520-825-1110 [opahal@gmail.com](mailto:opahal@gmail.com)  
Irrigation Leaks – Jim Middaugh 520-818-0145 [jdmiddaugh@hotmail.com](mailto:jdmiddaugh@hotmail.com)  
Irrigation Leaks – Fran Meckler 520-809-7853 [gfnmeckler@msn.com](mailto:gfnmeckler@msn.com)  
Board Liaison – Fran Weinberg 209-640-2260 [francesweinberg@gmail.com](mailto:francesweinberg@gmail.com)

### **NOMINATING COMMITTEE**

Co-Chair - Debra Cox 317-402-3102 [matted393@yahoo.com](mailto:matted393@yahoo.com)  
Co-Chair - John Hastings 701-361-8919 [johnhhastings@gmail.com](mailto:johnhhastings@gmail.com)  
Board Liaison – Fran Weinberg 209-640-2260 [francesweinberg@gmail.com](mailto:francesweinberg@gmail.com)

### **PAINTING AND EXTERIOR**

Chairperson - Sue Ryan 520-825-2648 [msueryan@gmail.com](mailto:msueryan@gmail.com)  
Board Liaison – John Ryan 520-825-2648 [roadstarjohn2@gmail.com](mailto:roadstarjohn2@gmail.com)

### **PERMITS COMMITTEE**

Chairperson (Satellite Dishes) - Ted Johnson 520-825-5746 [teddy1putt@gmail.com](mailto:teddy1putt@gmail.com)  
Chairperson (All Others) - Frank Motley 520-780-8163 [fmotleyfam@aol.com](mailto:fmotleyfam@aol.com)  
Board Liaison – Connie Rank-Smith 520-861-7747 [c.l.rank.smith@gmail.com](mailto:c.l.rank.smith@gmail.com)

### **PEST CONTROL**

Chairperson - Dwight Cox 317-251-3741 [matted393@yahoo.com](mailto:matted393@yahoo.com)  
Board Liaison - Russ Soderberg 414-940-0040 [russodbg@aol.com](mailto:russodbg@aol.com)

### **UNIT REPS**

Co-Chairperson - Shirley Schoof 520-825-7704 [shschoof@icloud.com](mailto:shschoof@icloud.com)  
Co-Chairperson - Lois Angus 520-399-7246 [loisangus24@gmail.com](mailto: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, 2019**

PEST TREATMENT: All treatments occur on Wednesdays starting at 7:00am during March through October and 8:00am during November through February.

**ODD MONTHS: (JAN, MAR, MAY, JULY, SEPT, NOV) 1st, 2nd, 3rd, and 4th Wednesdays of the month.**

1 <sup>st</sup> Wednesday cycle for the year starting:	January 2, 2019	Unit 35 Lots 1 thru 26
2 <sup>nd</sup> Wednesday cycle for the year starting:	January 9, 2019	Unit 35 Lots 27 thru 52
3 <sup>rd</sup> Wednesday cycle for the year starting:	January 16, 2019	Unit 35 Lots 53 thru 80
4 <sup>th</sup> Wednesday cycle for the year starting:	January 23, 2019	Unit 35 Lots 81 thru 106

**EVEN MONTHS: (FEB, APR, JUN, AUG, OCT, DEC) 1st, 2nd, 3rd, and 4th Wednesdays of the month.**

1 <sup>st</sup> Wednesday cycle for the year starting:	February 6, 2019	Unit 35 Lots 107 thru 133
2 <sup>nd</sup> Wednesday cycle for the year starting:	February 13, 2019	Unit 35 Lots 13 thru 141 & Unit 35A Lots 1 thru 19
3 <sup>rd</sup> Wednesday cycle for the year starting:	February 20, 2019	Unit 35A Lots 20 thru 43
4 <sup>th</sup> Wednesday cycle for the year starting:	February 27, 2019	Unit 35A Lots 44 thru 72

***\* 4th Wednesday in December will be moved to Monday, December 31, 2019 due to the Christmas Holiday.***



## Important January Termite Inspection Information

### PLEASE MARK YOUR CALENDAR

Every January, Northwest Exterminating conducts a termite inspection of our Villa. 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 29, 30, & 31\*\*\*\*\*  
from 8:00 am to 10:30 am**

**Tuesday, January 29 – Unit 35 Lots 1 - 71  
Wednesday, January 30 – Unit 35 Lots 72 – 141  
Thursday, January 31 – Unit 35A Lots 1A – 72A**

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

If the date assigned to you is not workable, there will be one scheduled make-up date – **Wednesday, February 6th.**

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

**\*\*\* IMPORTANT: If you schedule an alternate make-up date (other than February 7<sup>th</sup>) the charge to you from Northwest, will be \$50. \*\*\*\*\***

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



# 2019 Villas Meeting Schedule

## Next Scheduled Meetings:

**VILLAS WORKING SESSION - Saturday, January 19, 2019 9 - 11 a.m.**

**VILLAS BOARD MEETING - Monday, January 21, 2019 3 - 5 p.m.**

## Upcoming Meetings:

VILLAS MEET THE CANDIDATES - Monday, February 18, 2019 3 - 5 p.m.

VILLAS WORKING SESSION - Saturday, March 16, 2019 9 - 11 a.m.

VILLAS ANNUAL BOARD MEETING - Monday, March 18, 2019 3 - 5 p.m.

VILLAS WORKING MEETING - Saturday, April 6, 2019 9 - 11 a.m.

VILLAS BOARD MEETING - Monday, April 8, 2019 3 - 5 p.m.

VILLAS WORKING SESSION - Saturday, October 19, 2019 9 - 11 a.m.

VILLAS BOARD MEETING - Monday, October 21, 2019 3 - 5 p.m.

VILLAS WORKING SESSION - Saturday, December 7, 2019 9 - 11 a.m.

VILLAS BOARD MEETING - Monday, December 9, 2019 3 - 5 p.m.

**NOTE : All Board Meetings are in the MountainView Ballroom West  
All Working Session are in the Sonoran Room at MountainView**



## Board of Directors

Maureen Spence President mospence1@gmail.com	314-803-3225
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For all the great events throughout the year!

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