



The Villas Voice



SADDLEBROOKE VILLAS UNITS 35 & 35A

April/May 2019

WEBSITE: www.sbvillas2.com

Neighborhood News

Our summer season is arriving and, due to our snowbirds' departures, the Villas neighborhood is now at half its normal occupancy. That should mean that it is quieter than usual but with the landscapers trimming back our fast growing vegetation and the tree trimmers pruning over 100 of our trees, it's a busy place.

Among those who have left for the summer are several of our committee chairs. Please see the list of summer back-ups if you need to contact one of our committees. It is included in this issue. A number of you new owners have mentioned that you would love to meet with our Unit Reps and receive your copy of the VILLAS NEW OWNER HANDBOOK. On a separate page in this newsletter, there is an article about and contact information for Sharon Ingle and Fran Meckler, our new Unit Reps.

The HOA2 ALC has been working on a revision of their ALC guidelines. The changes were discussed at an open meeting on May 14th and again at the HOA2 Board meeting on May 21st. We will continue to update you on this process. Remember these guidelines must be followed by all HOA2 members, Villa owners included.

Those of you who were here last summer will remember that this is the season when security becomes more of a problem. Would-be intruders seem to be very well aware of our off season "vacancy factor". Hopefully, those of you who are away have followed the many suggestions for snowbirds, included in our March Villas Voice. Those of us who are here need to be alert and follow the "If you see something, say something" guideline.

Thanks for your cooperation!

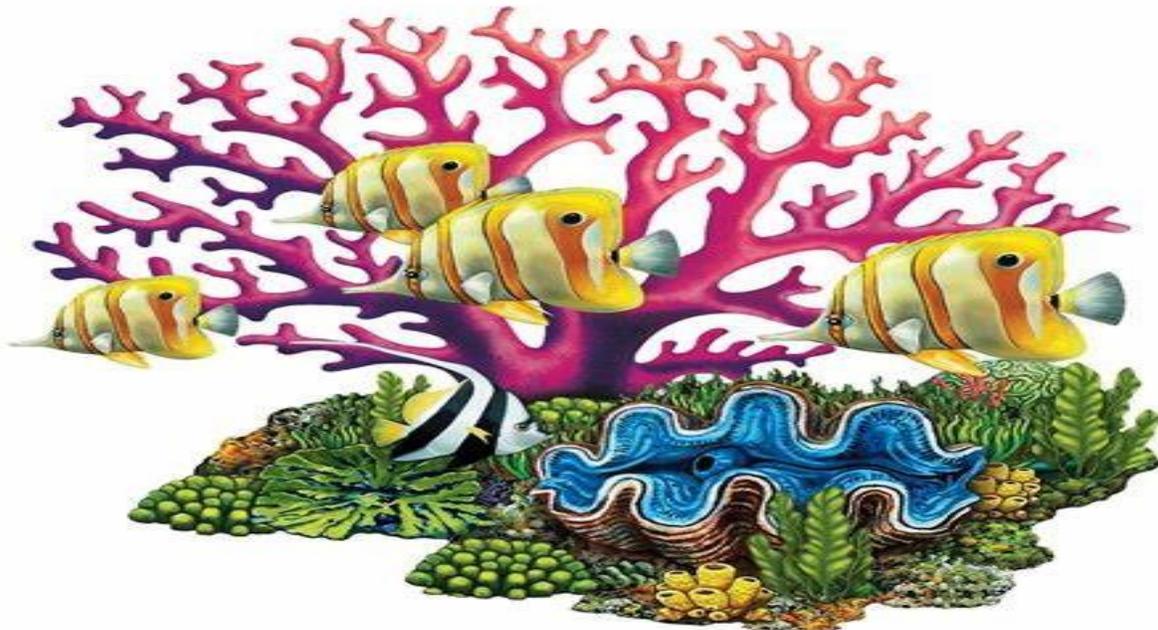


Meet Our New Unit Reps

The Unit Reps for the Villas fill a very important role in our community. First of all, they are the ones who visit our new homeowners, familiarizing them with life in the Villas and providing a wealth of information that will make it easier to navigate the process of residing in a double association (HOA2 and the Villas). Secondly, they represent our neighborhood on the HOA2 Unit Reps Committee which meets monthly. From time to time, they will send out an email blast with important information or updates from HOA2.

Our two new Unit Reps are Sharon Ingle and Fran Meckler. Sharon and her husband Tony moved here in early 2014 and Fran became a Villa owner in the summer of 2017. Both reside on S. Casual Drive. Each one is very involved in the community. Among other things, Sharon volunteers at the library and Fran serves on the Villas Landscape Committee. Since both ladies are very social, it seems natural that they are active members of the Villas Social Committee.

They are ready to begin meeting with Villa owners who have moved here in the past year and have not yet been visited. They have a wonderful NEW OWNERS HANDBOOK (specifically for Villa owners) and are anxious to give it to you and explain its contents. Please contact either one (Sharon-701 388-1395 or Fran – 809-7853 to schedule an appointment.



Landscape Committee Report

- Many of our Villas residents have returned or are about to return to ‘cold country’ where we hope it’s not too cold now.
- Here in the Villas, we’re seeing the effect of receiving an unusually large (almost 12 inches) of rain and snow between late January and early March. We were able to turn irrigation off for nearly 60 days, with resulting savings and a plus is the plants are reacting magnificently!
- Agaves, Desert Spoons and Yuccas are sending up flower spikes, some as tall at 23 or 30 feet! The Lantanas have fully recovered from frostbite and are rewarding us with bright yellow and orange flowers. The various cacti (yes, including the big Saguaro at the entrance) are in bloom, showing us how beautiful they can be! It’s a glorious time to walk through the Villas and enjoy color.
Of course it will soon get warm (OK, **hot** for you frozen tundra people), so the drip system is on again and we’re finding leaks. We rely on NW Landscaping as well as our residents to alert us to leaks, so we can jump on them quickly.
- You may recall that we upgraded three sections of the Villas some time ago. We’re seeing fewer leaks there, but we decided not to do more sections because we can afford to do irrigation repairs at an average rate of about \$5,000 per year for many, many years at less than the cost of upgrading all remaining sections.
- The annual tree trimming is scheduled for the May 20 to 28 (except for Memorial day weekend, affecting 109 trees this year. You can expect a team of tree-climbing workers to be active all around the Villas.
- We are also doing a complete walk-through to identify areas where, by raking and, if necessary, adding ground cover rock, we can restore bare spots. That work will then be scheduled for July or August.
- Please continue to submit work orders for any concerns (you will find the link to submit a work order on the Villas website). And, as usual, no work orders are needed to report leaks. Just contact either Jim Middaugh at jdmiddaugh@hotmail.com or [818-0145](tel:818-0145) or Fran Meckler at gfnmeckler@msn.com or [809-7853](tel:809-7853) to report a leak.

Hal Dieterle

April 30, 2019 Ending Balances

Operating Balance - Alliance Bank	\$ 104,548.14
Gateway 12M CD (Op) 2/15/20	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Reserves Balance —Alliance Bank	\$ 60,411.51
Metro Phoenix 12M CD (1)(Res) 2.02% 05/19/2019	\$ 102,293.92
Metro Phoenix 12M CD (2)(Res) 2.02% 07/16/2019	\$ 102,272.35
National Cooperative Bank 18M CD (Res) 2.50% 10/17/20	\$ 194,277.85
Mutual of Omaha 15M CD (Res) 2.0% 7/30/19	\$ 101,817.26
National Financial Services LLC	\$ 1,849.13
Bank of China 9M CD - 2.45% 11/15/19	\$ 100,004.50
Morgan Stanley 12M CD - 2.45% 3/6/20	\$ 150,004.50
Fifth Third Bank 12M CD - 2.45% 4/3/19	\$ 160,004.50
Wells Fargo 6M CD - 2.50% 10/13/20	\$ 160,004.50

Delinquent Assessments:	\$ 699.75
Assessments	\$ 511.00
Late Fee	\$ 157.50
Interest	\$ 31.25
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00

Prepaid Assessments	\$ 40,031.26
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

Important Satellite Dish Information

Satellite dish installation in the Villas DOES NOT follow the same guidelines as in the single family homes. Because the Villas Association covers most of the exterior maintenance and repair, installation on the roof is not allowed. Securing the dish on a metal sled is also prohibited.

PRIOR to arranging for a satellite dish installation, please complete the Villas Satellite Dish Coordination Form (available on the Villas website or from me) and bring it to me for approval. I will also try to meet the installer at your villa to make sure the dish is placed properly.

If you have questions, please contact me at teddy1putt@gmail.com or 825-5746.

Thanks for your cooperation,
Ted Johnson



Social Committee

Woke up this morning and there was rain – what is going on??? Usually this time of the year, we are heating up, but the temperatures have been moderate, and we are liking it. Our ladies breakfast at The Views in Sun City in late March was well attended and the food was good. At our luncheon at Tohono Chul in April, the weather again was perfect for the 18 women who gathered under the awning and had food that was very good and conversation that was inviting. Welcome to all newcomers.

Our Black and Red event brought out over 60 residents in the street with sandwich wheels and all the trimmings from Beyond Bread. A good time was had by all. Winners of the raffle included: Kathy Kontos, Wally Von Bargaen. Janice Motley and Mike Volz. One of the winners very generously returned their winnings as a donation to the Social Committee. Thanks one and all for your participation!

Our Cinco de Mayo luncheon was, again, well attended, with tacos and margaritas forthcoming. Thanks to all who attended. Oh, we had lunch at Mi Tierra here in Catalina.

Upcoming event, still in the planning stage are (we have our meeting on 5/29) is:

Thursday, July 4
Kentucky Fried Chicken
Sides donated by the residents
email flyer to follow

Reminder: there will be no events in June as the Social Committee takes a break.

Our residents continue to meet up at the Mesquite Grill for breakfast on Saturday mornings – guys at 7:00 a.m. and gals at 8:00 a.m.

We have entered into our summer calendar for our happy hour events, usually held in homes due to the downturn in our population. Hope to see you at some of them. Contact Pat Wisner if you are interested in hosting one of these events.

Arlene Housmyer
Publicity, Social Committee



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 June 16-Sept. 3) Jo Parsons 520-825-2790 joparsons4@gmail.com
Summer Backup (June 16-Sept.3) Fran Meckler 520-809-7853 gnfmeckler@msn.com
Irrigation Leaks – Jim Middaugh 520-818-0145 jdmiddaugh@hotmail.com
Irrigation Leaks – Fran Meckler 520-809-7853 gnfmeckler@msn.com
Board Liaison – Fran Weinberg 209-640-2260 francesweinberg@gmail.com

NOMINATING COMMITTEE

Co-Chair -
Co-Chair -
Board Liaison – Connie Rank-Smith 520-861-7747 c.l.rank.smith@gmail.com

PAINTING AND EXTERIOR

Chairperson - Sue Ryan 520-825-2648 msueryan@gmail.com
Summer Backup – (May – Oct.) Sandy Huble 520-818-0797 sondrahuble@me.com
Summer Backup – (May – Oct.) Tony Ingle (701) 388-7603 tony21044@gmail.com
Board Liaison – John Ryan 520-825-2648 roadstarjohn2@gmail.com

PERMITS COMMITTEE

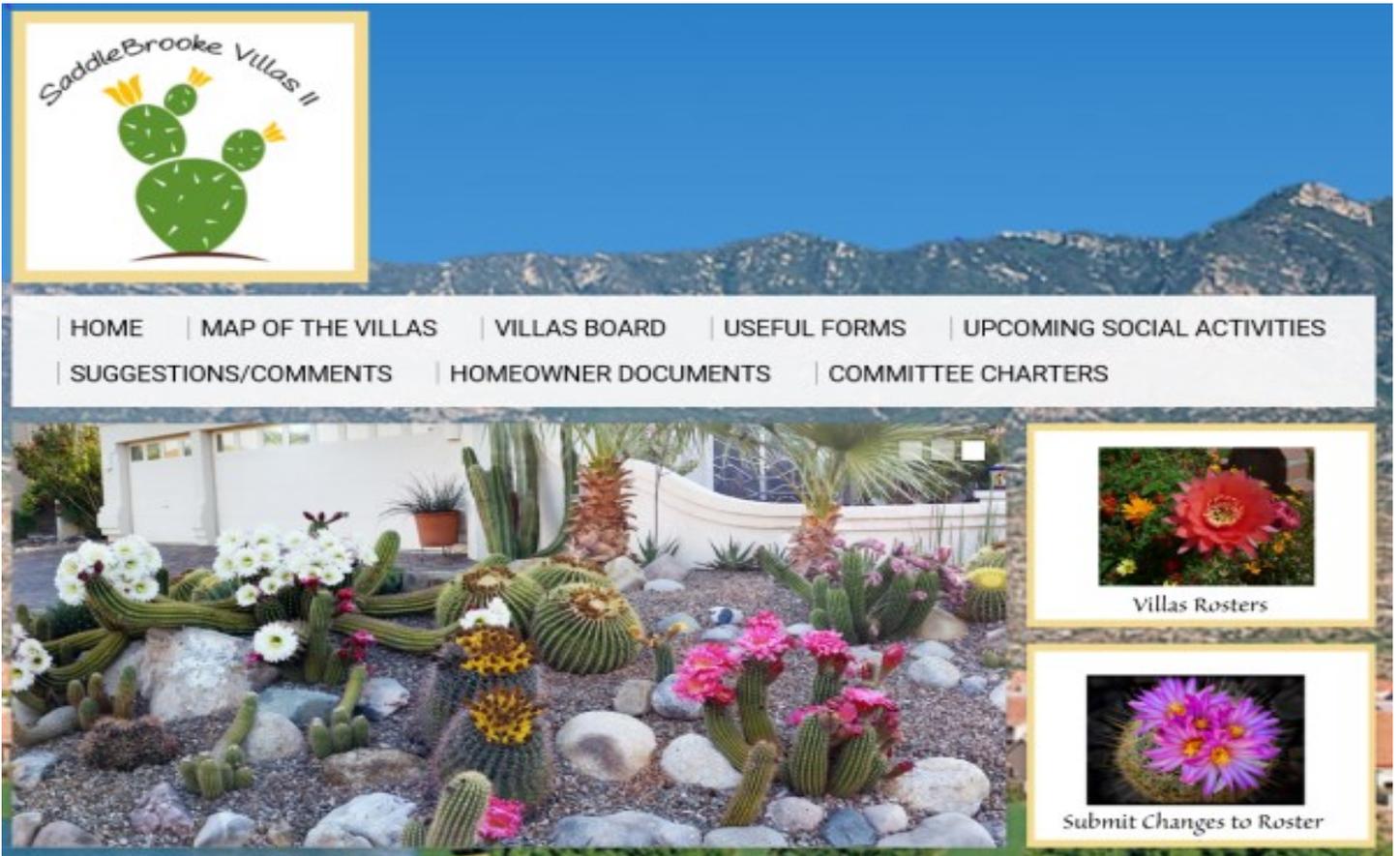
Chairperson (Satellite Dishes) - Ted Johnson 520-825-5746 teddy1putt@gmail.com
Chairperson (All Others) - Frank Motley 520-780-8163 fmotleyfam@aol.com
Board Liaison – Fran Weinberg 209-640-2260 francesweinberg@gmail.com

PEST CONTROL

Chairperson - Dwight Cox 317-251-3741 matted393@yahoo.com
Summer Backup – (May – Oct.) Bill Todd 520-485-8271 billtoddmail@gmail.com
NOTE: Bill Todd will not be available May 8-14. Please call Dwight or Russ.
Board Liaison - Russ Soderberg 414-940-0040 russodbg@aol.com

UNIT REPS

Co-Chairperson – Sharon Ingle, (701) 388-1395, sharon21044@gmail.com
Co-Chairperson – Fran Meckler 520-809-7853 gnfmeckler@msn.com
Reports Directly to Communications Committee



The Villas Rosters have been updated and are now available for your immediate review

Please verify your information is correct by reviewing the rosters on the villas website. Here's how:

Visit the villa website at: www.sbvillas2.com

Click on the **Villas Roster** box on the right side of home page.

When that page opens, you may choose to enter the password, or if you have forgotten it, choose to request it. It will be sent to you via email – usually within 12 hours.

Enter the password and on the next page you will be able to view and/or print the rosters. Review your information on both rosters.

If corrections are needed, return to the Home page and click on the **Submit Changes to Roster** box.

An email form will open.

Enter the correct information in the email form

Click SUBMIT to submit the corrections.

QUESTIONS: Email PHafvenstein@comcast.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 ⁽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 2/1/2019. 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

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 st Wednesday cycle for the year starting:	January 2, 2019	Unit 35 Lots 1 thru 26
2 nd Wednesday cycle for the year starting:	January 9, 2019	Unit 35 Lots 27 thru 52
3 rd Wednesday cycle for the year starting:	January 16, 2019	Unit 35 Lots 53 thru 80
4 th 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 st Wednesday cycle for the year starting:	February 6, 2019	Unit 35 Lots 107 thru 133
2 nd Wednesday cycle for the year starting:	February 13, 2019	Unit 35 Lots 13 thru 141 & Unit 35A Lots 1 thru 19
3 rd Wednesday cycle for the year starting:	February 20, 2019	Unit 35A Lots 20 thru 43
4 th 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.**

2019 Villas Meeting Schedule

Next Scheduled Meetings:

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

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

Upcoming Meetings:

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: 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

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