



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

December 2019

WEBSITE: www.sbvillas2.com

Neighborhood News

Holiday Greetings To All !!

With all the busy holiday events and with many of us traveling, the holiday season can be a very trying time. We wish you all a safe and happy holiday season.

2019 has been a busy time for your Board and the multitude of volunteers working to make your association and homes a great place to live. We are in good financial and physical shape.

We experienced a change in leadership as Maureen (Mo) Spence resigned from the Board. Mo had served for nearly five years as a Board member (nearly four of those as President). We wish the Spences our best as they move to a house in HOA2.

At the December 9 Board meeting the Board held an election of officers. Russ Soderberg was elected President with all other officers continuing their positions and all Board members retaining their committee liaison responsibilities.

2020 is an election year for Board members, with three seats being available. At the current time there are five candidates for these positions. On February 17 there is a "Meet The Candidates" meeting. This is your time to talk to the candidates to help make your decision prior to the elections. The Annual Meeting follows on March 16 when the new Board members will start their terms.

2020 has a number of opportunities and challenges for all of us. Please consider volunteering. It can be very rewarding and your association could not accomplish what it does without its many volunteers.

Looking forward to 2020.

Your Villas Association Board of Directors.

Painting and Exterior Maintenance Committee

EXTERIOR PAINTING

The exterior painting will start on Monday, January 6, 2020 weather permitting. Painting will start in unit 35 on lots 109/110, continuing in unit 35 on lots 74-79 and followed by unit 35A lots 22 – 37, 62 – 70. Without weather delays, all villas on the 2020 schedule should be painted by late April. 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, estimated at \$125.

ANNUAL ROOF INSPECTION

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 97 Villas will start as soon as the contractor can work us into his schedule.

These are the Villas to be inspected this year:

Unit 35 – Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 40, 41, 45, 46, 47, 48, 51, 52, 53, 54, 55, 56, 63, 64, 68, 69, 72, 73, 80, 81, 84, 85, 92, 93, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141.

Unit 35A – Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 60, 61.

Our roofing contractor is very diligent but he cannot always tell from the outside if there is a roof leak. As a homeowner, you are responsible for checking your ceilings for water spots which would indicate a problem. A good flashlight aimed at the ceiling will help see any spots. If spots are observed, please submit a work order which includes their location in your home. This could save the HOA much money.

The Maintenance Committee has been authorized by the Villa's board to accompany the Pest Control Committee on their annual interior termite inspection in January. We will have our flashlights and, with your assistance, be inspecting your ceilings for any evidence of roof leaks.

RAIN GUTTER CLEANING

Any Villa owner who would like to have the gutters on their home cleaned by the roofing contractor can either make the arrangements directly with the contractor and pay the \$25 directly to him. Or, for this year only, you can leave an envelope containing \$25 with your name, phone number, lot number and address on the outside of the envelope in the container on the front porch of 38871 S. Tranquil.

WINDOW LEAKS

During the recent heavy rains, several villas have experienced leaks around the windows. Often this is due to the shrinkage of the weather stripping around the outside of the glass caused by the summer sun and heat. Should you have this problem, please submit a work order. Our contractor will caulk where necessary. If there is a maintenance issue with your Villa, please submit a work order through the Cadden website at cadden.com. Without a work order we cannot hire a contractor.

Sue Ryan, Committee Chair



November 30, 2019 Ending Balances

Operating Balance - Alliance Bank	\$ 114,503.37
Gateway 12M CD (Op) 2/15/20	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Reserves Balance —Alliance Bank	\$ 130,944.72
Metro Phoenix 12M CD (2)(Res) 2.55% 07/16/2020	\$ 103,434.40
National Cooperative Bank 18M CD (Res) 2.50% 10/17/20\$	196,499.37
Mutual of Omaha 15M CD (Res) 2.55% 3/2/20	\$ 102,740.77
National Financial Services LLC	\$ 4,737.64
Bank of China 9M CD - 2.45% 11/15/19	\$ 101,850.39
Morgan Stanley 12M CD - 2.45% 3/6/20	\$ 150,004.50
Fifth Third Bank 12M CD - 2.45% 4/3/20	\$ 160,004.50
Wells Fargo 6M CD - 2.50% 10/13/20	\$ 160,344.23
MUFG Union Bank 12M CD—2.35% 6/10/20	\$ 102,004.50
 Delinquent Assessments:	 \$ 1,547.22
Assessments	\$ 985.28
Late Fee	\$ 501.70
Interest	\$ 60.24
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00
 Prepaid Assessments	 \$ 29,578.66
Unpaid Bills	\$ 0.00

2020 Villas Dues Breakdown

Administrative Exp.	\$ 17.83
Fixed Expenses	\$ 15.41
Landscape Maint.	\$ 74.56
Maintenance Exp.	\$ 12.01
Pest Control Exp.	\$ 10.24
Communications	\$ 0.04
Utility Exp.	\$ 11.33
Reserve Contribution	\$ 65.00
	\$ 206.42

NOTE: Totals are in excess of \$205 monthly dues

Excess taken from operating surplus on hand

Additional unplanned and unbudgeted expenses including but not limited to irrigation repairs or partial replacement will be paid from operating surplus as much as possible.

As all Villas residents are in HOA2, the owners are also responsible for HOA2 dues that are due in January and July of each year.

PLEASE MARK YOUR CALENDAR

Important Information - Mandatory January Villas Termite Inspection



Every January, Northwest Exterminating conducts a termite inspection of our Villas. 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 28, 29, & 30
from 8:00 am to 10:30 am**

Tuesday, January 28 – Unit 35 Lots 1 - 71

Wednesday, January 29 – Unit 35 Lots 72 – 141

Thursday, January 30 – Unit 35A Lots 1A – 72A

ONE MAKEUP DATE WILL BE Tuesday, February 4th

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 – Tuesday, February 4th.

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

***** IMPORTANT: If you schedule an alternate make-up date other than February 4TH 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.

Villa's Landscape Committee



First and foremost, your Landscape Committee wants to thank you for your continued support of our efforts to make this little corner of the Village the best it can be.

We have accomplished a lot in the past year and although not all roads were smooth, we were able to overcome most issues with a minor speed bump or two.

We are continuing our quest to remove those plants which do not do well in our location and slowly see the demise of Pyracantha, Rosemary and Indian Hawthorne.

We made huge strides in getting Board Approval for the replacement of the irrigation system which serves lots 30 – 44. In doing this, we will be losing some plants and the possibility of some trees as well. Each owner will be notified in advance and we will strive to accomplish this endeavor with as little disruption as possible.

In our efforts to reduce cost and upkeep of our irrigation systems, we will no longer be supplying a water source to the plant beds along entry sidewalks that are narrower than the actual sidewalk. Alternative measures are being considered i.e. boulders, columnar cacti or the owner's option to add pots with plants they would maintain and hand water.

We are pleased to also know that six troublesome trees will be removed in the near future. Each was reviewed by both our committee, board members and experts in the field to determine the legitimacy for taking them out. It is not something we take lightly, but rather a very careful well thought necessity with all owners and neighbors being in agreement.

As we move forward to 2020, we will continue to monitor our irrigation systems, improve our maintenance performance and exceed your expectations.

We'd like to welcome the newest member of our team, John Hall who will be joining the Tree Committee. Thanks John!!

Finally, we would like to say THANK YOU for your generous Holiday Contribution to our Northwest Landscaping Crew. They were overwhelmed by your generosity and are gearing up for another two-year extension. Happily their contract was approved!

You are AWESOME!!

Requesting Tree Removals

Landscape Committee is often asked about whether a homeowner may request a tree be removed and who will pay for the work. It starts with a work order request submitted via the Cadden web site.

[Link to Cadden work request](#) In most cases optional tree removal costs must be paid by the individual homeowner.

There are many reasons a homeowner might want to request a front, side or backyard tree be removed: Satellite signals are lost; territorial views have disappeared; a messy tree requires frequent clean up or its location might hinder a patio extension. No matter the reason, your request will be considered first by the Landscape Committee and then their recommendation is passed to the board. A member of the board will contact adjacent neighbors for their input.

Why does the removal of a tree on your property need to be reviewed by your neighbors?

While the tree may no longer hold value for you it may provide a privacy screen or shade for the neighboring Lots which must be considered.

Front "Focal Trees" are a requirement of the SaddleBrooke HOA2 and described in the [Architectural and Landscaping Requirements and Guidelines](#) found on the www.sbhao2.org web site. If one is removed, it must be replaced with an approved tree at homeowner expense.

Fran Weinberg
Board Vice President
Liaison to Landscape Committee



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.

We are in the process of revising the Villas Satellite Dish form. Due to the size of our trees and plants, the verbiage, "It should not be visible from neighboring properties, golf courses or streets" is being removed since it is no longer appropriate.

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 so much!

Ted Johnson



Planned Tree Removal

The board has approved the removal of six trees from the villas. When the work is scheduled with a contractor the owners will be notified the date(s) the work will be accomplished.

Each tree has had its trunk wrapped in pink elastic tape

**Lot 28 Unit 35 Tree # 242 – Oak – over crowding – back yard
63620 E Vacation Dr**

**Lot 29 Unit 35 Tree # 244 – Oak – over crowding – back yard
63632 E Vacation Dr**

**Lot 95 or 96 Unit 35 Tree # 11 – Oak – over crowding – back yard
Located on back wall of Lot and over hangs the HOA2 common wall
63764 E Holiday Dr
63776 E Holiday Dr**

**Lot 21 Unit 35 Tree #345 – Acacia – front yard
potential hazard: tree sits on top of utility lines and MAY hinder side yard
drainage
39049 S Casual Drive**

**Lot 25/26 and 22 Unit 35 Tree #337 – Acacia – back yard
tree and its roots are blocking a drainage swale, plus general tree over crowding
39061 S Casual Drive
63584 E Vacation Drive
63596 E Vacation Drive**

**Lot 67 Unit 35 Tree # 79 – Palo Verde – side yard, north side
– crowding with Tree #119 next to Lot 68; has required annual pruning as it over hangs roofs**

**Lot 67 38956 S Carefree Drive
Lot 68 38940 S Carefree Drive**



Attention New Homeowners



If you are new to the Villas and have not received your New Owner Handbook, please plan to attend our next New Owner Meeting. It will be held on Wednesday, January 15th at 9:30AM in the Ocotillo Room of the Mountain View clubhouse. We will hand out and discuss our Handbook, offer some helpful information, and allow time for your questions. We hope you will join us.

For questions or to make a reservation, please contact Sharon Ingle at 701 388-1395 / sharon21044@gmail.com

Board Notes:

You have all been contacted by Cadden Management regarding switching to electronic statements. The Board recommends you to do so. Arizona imposed a requirement to send all HOA members a statement of their account based on the frequency of dues payments. As the dues are currently on a monthly basis, this means a monthly statement must be delivered to each homeowner. We are charged for each statement being delivered, with an electronic statement offered at a reduced cost.



Service Requests

After you have submitted a service request using our online tools you should receive a confirmation email message from our Cadden Management representative within three business days. If you hear nothing after submitting a Cadden work request online please follow up by contacting the Cadden Management office. The contact information can be found on the last page every Villas Voice newsletter.

Web Link to submitting a service request:

https://cadden.com/homeowners_maintenance_request_saddlebrooke.php

When completing the online form the field requesting “Association” name should be filled with **SaddleBrooke Villas**. Please double check the phone and email information you enter on the form.

Pest Control

Please be on the lookout for pest activity in and around your villa. If you notice a problem, call Northwest Exterminating at 520 547-9065 or email nwcommercial@nwext.net

*Dwight Cox,
Pest Control Chairman*



Social Committee



We are well into the Jolly Happy Season, and the Social Committee started it off with the annual Holiday Brunch. Thanks to all who donated so graciously – what left-overs we had we sent to our local Fire Dept. We collected over \$300.00 for our local food bank, and a few lbs. of canned goods were included. Our winners of the White Elephant were: Charly McInroy, Patty Muth, Bob Lindner, Shirley Nuss and Mary Vinje. The lucky winners of the raffle were: Bob Spence, Joyce Davis, Wally VonBargen, Tony Ingle and Patty Muth. The Activity Center was beautifully decorated, and the decorations on our tables were outstanding. Thanks to all!!

Please mark your calendars for the following events:

**January 21, 2020, 5:00 pm
Comfort Food event at Activity Center**

**February 24, 2020, 6:00 pm
Italian Night at Activity Center**

Ladies luncheon in February will be at the Cheesecake Factory – watch your emails for date and time.

**March, 2020
our Annual St. Patrick's Day event
again, watch your emails for details**

**April 13, 2020, 6:00 pm
Wine and Cheese at Activity Center**

We residents continue to meet Thursdays at 4:30 pm for Happy Hour at the Bar & Grill (Mountain View). And, of course, we continue to meet at the Mesquite Grill for Saturday morning breakfast – guys at 7:30 and gals at 7:45 am.

Happy Holidays to all and a Grand New Year.

Arlene Housmyer, Publicity
Villas Social Committee

NOMINATING ELECTION COMMITTEE UPDATES JANUARY 2020

The NEC met on December 18, 2019 to give their final report. After spending many weeks making calls and follow up contacts, we are pleased to report that through the tireless effort of the committee we have five people running for three Board positions.

*****MARK YOUR CALENDARS NOW FOR “MEET THE CANDIDATES NIGHT” SCHEDULED FOR MONDAY, FEBRUARY 17, 2020, AT 3:00 PM IN THE MOUNTAIN VIEW BALLROOM WEST. THIS WILL BE YOUR ONLY OPPORTUNITY TO HEAR EACH CANDIDATE’S BACKGROUND, AND THEIR VISION FOR THE FUTURE OF THE VILLAS. WE ENCOURAGE EVERYONE TO ATTEND!!**

Shortly after the Candidates Night, the ballots will be mailed to each homeowner in the villas. Each home has one vote. We strongly encourage everyone to vote and to return their ballots on time. The ballots will be counted on March 12, 2020 and the results will be announced at the Annual Meeting on March 16, 2020.

Respectively submitted,
Shirley Schoof, NEC Board Chair
Karen Petrou, NEC Co-Chair



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
Villas 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 <i>TWO</i> 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 style="text-align: center;">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

COMMUNICATIONS COMMITTEE

Chairperson - Julie Johnson 520-825-5746 juliej27@gmail.com
Board Liaison – Russ Soderberg 414-940-0040 russsodbg@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 - Jo Parsons 520-825-2790 joparsons44@gmail.com
Irrigation Leaks – Jo Parsons 520-825-2790 joparsons44@gmail.com
Board Liaison – Fran Weinberg 209-640-2260 francesweinberg@gmail.com

NOMINATING COMMITTEE

Co-Chair - Shirley Schoof - 520 825-7704 shschoof@icloud.com
Co-Chair - Karen Petrou - 520 404-3807 karenpetrou@gmail.com
Board Liaison – Connie Rank-Smith 520-861-7747 c.l.rank.smith@gmail.com

PAINTING AND EXTERIOR COMMITTEE

Chairperson - Sue Ryan 520-825-2648 msueryan@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 COMMITTEE

Chairperson - Dwight Cox 317-251-3741 madted393@yahoo.com
Board Liaison - Russ Soderberg 414-940-0040 russsodbg@aol.com

UNIT REPS

Co-Chairperson – Sharon Ingle, (701) 388-1395, sharon21044@gmail.com
Co-Chairperson – Marjorie Diederichs 858-778-3375 oaksnorth1@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, 2020

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.

1st Wednesday cycle for the year starting:	February 6, 2019	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	February 13, 2019	Unit 35 Lots 134 thru 141 &
		Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	February 20, 2019	Unit 35A Lots 20 thru 43
4th 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.**

Villas Meeting Schedule

Next Scheduled Meetings:

VILLAS WORKING SESSION - Saturday, January 18, 2020 9 - 11 a.m.

VILLAS BOARD MEETING - Monday, January 20, 2020 3 - 5 p.m.

Upcoming Meetings:

VILLAS WORKING SESSION - Saturday, March 14, 2020

VILLAS BOARD MEETING - Monday, March 16, 2020 (Annual Meeting)

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



Board of Directors

Russ Soderberg, President: 414-940-0040
russssodbg@aol.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

Corky Pike Director: 303-898-1500
cpike@q.com

**Community Association Manager
Cadden Community Management
1870 W Prince Rd, #47
Tucson, AZ 85705**

**Manager: Geoff Obral
Assistant: Katrina Hernandez
Telephone: 520-297-0797
Fax: 520-742-2618
E-Mail: gobral@cadden.com
khernandez@cadden.com**