



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

February 2020

WEBSITE: www.sbvillas2.com

BOARD BRIEFS

Here we are enjoying the variable February weather of SaddleBrooke. Cool, warm, rainy, but so far no snow. Gives us a lot to mumble about, but then all you have to do is look elsewhere and go “we have it pretty good”. Remember winter rains bring beautiful spring flowers.

You will soon be receiving, or may have received, your ballots for this years election of Board members. The members of the Nominating and Election Committee worked very diligently attempting to contact all homeowners to find candidates for the three Board positions. Originally there was interest from five homeowners; however, due to various reasons the number dropped to three. Resumes of the candidates will be included with your ballots. Please take time to complete and deliver your ballots. A reminder, you have to be a homeowner in good standing for your ballot to be counted. This means you cannot be thirty days or more past due on any monies owed to the Association.

The Landscaping Committee continues to move forward with identifying and removing undesirable plantings, focusing currently on large oleander plants whose roots may cause issues. Thanks to the additional volunteers who are helping to pick rocks knocked down by wildlife. The irrigation project for unit 35, lots 30-44 is on pace to be completed on a timely basis.

The Painting and Exterior Committee is managing this year’s painting cycle with the schedule proceeding at a good pace. They are also handling numerous work orders.

Fiscally your association continues to be in good shape with the Finance Committee working very hard to place our funds in good rate CD’s. A tough job in todays rate environment.

Our many volunteers are working to keep our properties in great shape. Volunteering can be for a committee or for a special project. The time you are willing to spend is up to you. If you are interested in being a volunteer, please contact Kathy Kontos, the Association Support Committee chair, at 520-829-9709, alpinefl@gmail.com.

Remember to vote.

Your Villas Board



Painting and Exterior Maintenance Committee

EXTERIOR PAINTING

The 2020 exterior painting is progressing at a steady pace thanks to good weather. All of the lots in Unit 35 scheduled for this year have been completed and lots 22A through 25A are also finished. Lots 35A/26A – 37A and 62A – 70A will be completed in timely fashion, weather permitting. 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

The annual roof inspection has been completed and all issues repaired.

The committee had good results from the ceiling inspections that occurred along with the Pest Control committee's annual termite inspection. There were 14 villas with signs of roof leaks. Our roofing contractor is following up on all of these at this time.

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.

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.

There have also been window leaks during heavy rains in replacement windows that have been installed in the last few years. These new window units are placed in the original window frames and secured with a caulked sealant. The leaks occur when the sealant dries out and shrinks. The best way to prevent this is to have replacement windows properly installed by having the stucco cut back past the original window flange. After removing the entire window and frame, install a new window unit with a flange that is secured to the exterior wall and the stucco repaired.

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



January 31, 2020 Ending Balances

Operating Balance - Alliance Bank	\$ 133,334.69
Gateway 12M CD (Op) 2/15/20	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Due From Reserve	\$ 3,650.00
Reserves Balance —Alliance Bank	\$ 108,732.39
Metro Phoenix 12M CD (2)(Res) 2.55% 07/16/2020	\$ 104,091.39
National Cooperative Bank 18M CD (Res) 2.50% 10/17/20	\$ 197,741.49
Mutual of Omaha 15M CD (Res) 2.55% 3/2/20	\$ 103,388.27
Fidelity Govt. MM	\$ 16,588.03
Morgan Stanley 12M CD - 2.45% 3/6/20	\$ 150,218.18
Fifth Third Bank 12M CD - 2.45% 4/3/20	\$ 160,320.14
Wells Fargo 6M CD - 2.50% 10/13/20	\$ 162,072.77
MUFG Union Bank 12M CD—2.35% 6/10/20	\$ 102,304.98
Metro Phoenix Bank 12M CD—2.02% 1/3/2021	\$ 140,000.00
Delinquent Assessments:	\$ 2,051.45
Assessments	\$ 1,333.05
Late Fee	\$ 634.23
Interest	\$ 84.17
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00
Prepaid Assessments	\$ 54,555.93
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.

Villa's Landscape Committee



This has been quite a busy month for the Villas Landscape Committee as we proceed with the new irrigation system in lots 30 -44 which will most likely be completed by issue date.

Andy's crew has been very efficient during the process and inconvenience has been kept to a minimum.

He has also replaced the existing timer with a more efficient model.

Debbie Keefer, Diane Aaron and I have been out tagging Oleanders and various shrubs which have outgrown their purpose. Nathan has been reviewing and cutting back those which could be rejuvenated and removing many that could not. Many will not be replaced as they were overshadowed by larger shrubs and plantings or were located on a side that did not provide any benefit but required routine maintenance and an abundance of water.

Once we have a total count of the Oleanders that need stump grinding, we will submit it to Glenn Brchan for an estimate of cost and set a date for removal. Some of you have asked if they will be replaced. If they created a privacy screen for you, we would naturally try to give you a replacement. If they were in areas which did not provide screening, they will not be replaced. The replacements will not be full grown in size...

I have two great books from the Arizona Department of Water Resources which will be of tremendous help in determining the best plant choices for our community going forward. If you would like to review them, just give me a call and I will be happy to "lend" you a copy.

The Javelina have been very busy once again and our new Rock Replacement Team consisting of Doreen Weprich, Jay Lyons, Jerry Hollingsworth, Jim Kellerman, Ken Kopidlansky and Mike Stadick have been busy putting rocks back in place. Prior to this, each time NW Landscaping sent a crew out to do this tireless job, it cost close to \$500.00 per visit. We can't thank these volunteers enough for pitching in to help keep our lots neat and our costs down. If you can replace rocks in your yard, please do so. The team was created to assist those who cannot do it themselves due to medical or physical reasons, so I ask they not be taken advantage of.

If you do need assistance, please contact me at 520 825-2790 and I will gladly have someone stop by.

All members of the Landscape Committee have a badge to identify them as a volunteer so we can ensure all residents know they are doing their job as a Landscape Committee Member.

Thanks, and see you around the Village...

**Jo Parsons
VLC Chair**

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, April 8th at 10:00 AM 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

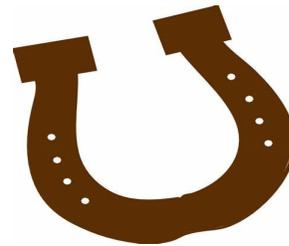
Monthly Villas Dues

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 \$1240 for 2020. 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 2020, the monthly fee is \$205.00 allocated as follows:

- \$65.00 – Designated for the Reserve Fund**
- \$74.56 – Landscaping Expenses**
- \$17.83 – Administrative Expenses**
- \$15.41 – Fixed Expenses**
- \$12.01 – General Repairs and Maintenance**
- \$10.24 – Pest Control**
- \$11.33 – Utilities**
- \$4.93 - - Special Projects**
- \$0.04 - Communications**
- \$208.31 – Total (Excess taken from operating surplus on hand)**



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.

Volunteer Needed

Each month, the “Saddlebag Notes” is delivered to your mailbox post. The person who has been delivering this newspaper for many years is retiring. If you would be willing to take over this job, please contact Tom Moffat at 818-6728.



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 the cost of most exterior maintenance and repair, installation on the roof is not allowed. Securing the dish on a metal sled is also prohibited.

The Villas Satellite Dish Permit form has been revised. If you are planning to have a dish installed or are changing providers, please contact me and I will email the new form to you.

I will always try to meet the installer at your villa to be sure he plans to follow our rules. If the dish is not installed properly and it has to be changed, the company charges you \$50 or more to move it. We try our best to avoid this.

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

Thanks for your cooperation,
Ted Johnson

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



WOW, our comfort food event yielded 75 attendees (many had to cancel due to the ‘crud’ going around the neighborhood). The food was outstanding! Winners of the raffle were: Larry Crabb, Debbie Klein, Joyce Davis (twice), and Buckie Crabb.

Our next event is the ladies luncheon on Wednesday, February 19 at the Cheesecake Factory – always a favorite venue. Next up is our Italian Night at the Activity Center on Monday, February 24 – a great evening with lots of pasta, bread, salad and dessert.

Upcoming events (please mark the dates):

**St Patrick’s Day celebration
March 17 at 4:30 p.m.
in the street at the Kontos’**

A ladies luncheon is being scheduled for late March – we’re looking at the Ranch

**Monday, April 13 at the Activity Center
Meet and Greet your neighbors
wine/beer and appetizers**

We continue to meet every Saturday morning at the Mesquite Grill for breakfast – guys at 7:00 a.m. and gals at 7:45 a.m.

Happy Hours continue every Wednesday, 4:30 p.m. at the Bistro Bar and Grill.

**Arlene Housmyer
Publicity
Villas Social Committee**

NOMINATING ELECTION COMMITTEE UPDATES JANUARY 2020



On February 17th, approximately 40 Villa owners attended a very relaxed and informative meeting with our three Board candidates – Jo Parsons, Bob Petrou and Russ Soderberg. Each candidate gave a brief resume, explained their reasons for running, and highlighted concerns and ideas they have for the future of the Villas. Attendees had the opportunity to ask questions of each candidate. With three candidates for three Board positions, THE ELECTION WILL STILL BE HELD and it is important that we all vote. Candidate resumes and ballots have been sent to all Villa owners. They were mailed to the address on file at Cadden Management. If you have not received yours, it should arrive in the next day or two. If not, please call Geoff at Cadden – 297-0797. A return envelope will be included. You must sign this envelope in order for your ballot to be valid. You can either take the ballot to the lobby of the Mountain View Clubhouse and insert it in the ballot box or you can mail it in (the envelope will be addressed). Either way, THE COMPLETED BALLOT MUST BE RECEIVED NO LATER THAN MARCH 10th.

**Shirley Schoof – Co-chair
Karen Petrou – 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 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 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 - 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
Angie Ruble - PmRuble@aol.com
Kurt Brunell - kbrunell@wbhsi.net

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 matted393@yahoo.com
Board Liaison - Russ Soderberg 414-940-0040 russodbg@aol.com

UNIT REPS

Co-Chairperson – Sharon Ingle, (701) 388-1395, sharon21044@gmail.com
Co-Chairperson – Marjorie Diederichs 858-776-3375 oaksnorth1@gmail.com
Reports Directly to Communications Committee



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.

1st Wednesday cycle for the year starting:	January 8, 2020	Unit 35 Lots 1 thru 26
2nd Wednesday cycle for the year starting:	January 15, 2020	Unit 35 Lots 27 thru 52
3rd Wednesday cycle for the year starting:	January 22, 2020	Unit 35 Lots 53 thru 80
4th Wednesday cycle for the year starting:	January 29, 2020	Unit 35 Lots 81 thru 106

**January moved down a week due to the New Year holiday falling on the first Wednesday of the month.*

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 5, 2020	Unit 35 Lots 107 thru 133
2nd Wednesday cycle for the year starting:	February 12, 2020	Unit 35 Lots 13 thru 141 & Unit 35A Lots 1 thru 19
3rd Wednesday cycle for the year starting:	February 19, 2020	Unit 35A Lots 20 thru 43
4th Wednesday cycle for the year starting:	February 26, 2020	Unit 35A Lots 44 thru 72

Villas Meeting Schedule

Next Scheduled Meetings:

VILLAS WORKING SESSION - Monday, March 9, 2020 9-11 am
VILLAS WORKING SESSION - Monday, April 6, 2020 9-11 am

VILLAS ANNUAL MEETING - Monday, March 16, 2020 3 pm
(Followed by Organizational Meeting)

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



Board of Directors

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