



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

April / May 2020

WEBSITE: www.sbvillas2.com

Board Briefs

It's Memorial Day time and a chance to reflect on all the sacrifices made by the few for the benefit of the many. It also means summer is fast approaching.

This has been a very interesting and challenging time for all of us. The COVID-19 scare has us all adjusting lifestyles and having to make individual judgements, while respecting the advice of medical experts. It has been very interesting to watch Villas residents socialize outside while still practicing distancing. One result of the scare is many more snowbirds staying for a longer period of time, with some looking to stay for extended periods another is the increase in people out walking.

The fact there has been limited cases of the virus in Saddlebrooke is a testament to the HOA leadership and the willingness of the residents to put into practice the recommendations from the health community. Hopefully, we will be able to enjoy more of the Saddlebrooke amenities as restrictions ease.

While there have been and still are, restrictions related to meetings or gatherings, your Board has been busy looking at various methods to continue conducting business. We implemented the use of ZOOM, an online meeting facility, to hold the Annual Meeting and a planning session. There were a numerous participants for both meetings and we anticipate using this process more times this year.

Your Association was notified by HOA2 of the requirement to use the HOA2 pallet of colors starting with the 2021 painting cycle. An ad hoc advisory group was initiated to look at the impacts of the HOA decision. More information will be made available to homeowners during the year.

The Board is conducting a review of the 2017 Reserve Study with the thought of updating the study.

We continue to look at the broad picture related to landscaping, with the intent of producing five and ten year strategies.

Your Villas Board of Directors

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.

Thank you for your cooperation





April 30, 2020 Ending Balances



Operating Balance - Alliance Bank	\$ 122,886.82
Gateway 12M CD (Op) 2/15/21	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Reserves Balance —Alliance Bank	\$ 1,123.83
Metro Phoenix 12M CD—2.55% 07/16/2020	\$ 104,091.39
National Cooperative Bank 18M CD—2.50% 10/17/20	\$ 198,977.84
Fidelity Govt. MM	\$ 2,655.07
Wells Fargo 6M CD - 2.50% 10/13/20	\$ 160,004.50
MUFG Union Bank 18M CD—2.35% 6/10/20	\$ 102,304.98
Metro Phoenix Bank 12M CD—2.02% 1/3/2021	\$ 140,000.00
BNC National Bank 13M CD –1%	\$ 185,000.00
Gateway 12M CD—1.25%	\$ 175,000.00
Bank of India 12M CD—1.2%	\$ 180,004.50

Delinquent Assessments:	\$ 1,658.32
Assessments	\$ 938.05
Late Fee	\$ 588.90
Interest	\$ 131.37
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00

Prepaid Assessments	\$ 42,439.52
Unpaid Bills	\$ 0.00

happy
SUMMER!

Villas' Landscape Committee

Desert Beauty Plan in Bloom

As most of you are aware, we're in a 5-year plan to bring about Xeriscape to the Villas. Jo Parsons, now a member of our Board of Directors, wisely began this plan during her tenure as Landscape Chair.

Xeriscape is defined simply as water efficient landscaping. What it doesn't mean is barren, dry desert.

Parsons based our plan on many things, some of which are primary:

Water conservation

Fiscal responsibility

Updating our landscaping to maintain property values

Creating desert beauty

Right now, we can see the desert in bloom, beginning with the wildflowers in the adjoining common areas, then the hedgehogs here in the Villas, the blue plumbagos, the Valentine bushes and now the lantanas are a riot of color.

To continue working toward this Desert Beauty the Landscape Committee completed the annual Walk Through, although it was delayed due to concerns about COVID-19. The list of removals and plantings was compiled, work begun and will be completed by the time you read this. And within budget.

The removals involved water hungry plants, those that outgrown their space and those that do not do well in our climate, such as the Indian Hawthorns. Some others were deemed a safety issue and some simply were not doing well enough to warrant continued maintenance and water. Oleander stumps were removed and photinias trimmed to a manageable height.

Plantings included totems, hedgehogs, organ pipes, lantanas, plumbagos, golden barrels and agaves, among others. They were chosen to improve curb appeal, not to outgrow their space and for their natural beauty.

Trees

The Villas have over 500 trees, 107 of which are oak trees, requiring lots of maintenance. Most of the trees will be trimmed every 2-4 years. Part of the Landscape Committee is the Tree Team, led by Gary and Shirley Nuss and John Hall. They completed the annual Tree Walk Through with a certified arborist from R&O, determining which trees need to be trimmed. Tree maintenance is currently underway, again within budget and an updated Tree Maintenance Policy has been sent to the Board for approval.

Irrigation

We continue to have problems with our aging irrigation (drip) system. To help alleviate some of the problems, the Board approved the replacement of irrigation in Unit 35, Lots 30-44. While this goes a long way toward reducing loss through water leaks, decisions on whether we continue to repair or whether we replace will have to be determined.

Work Orders

If you experience a problem with your landscaping, please complete a work order on cadden.com. For an emergent issue, you may also contact me at azdyatron@yahoo.com or call me at 820-7578. I try to respond as soon as possible.

Diane Aaron
VLC chair

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.

Association Support Committee

During the past year, we have had nearly 100 Villa owners volunteer for a variety of jobs. Some of these were long-term while others were very short-term. Either way, our Association has benefitted greatly from your help. Thank you to all of you who so willingly said “Yes” to our request for assistance.

Kathleen Kontos,
Villas ASC Chair

Important Satellite Dish Information

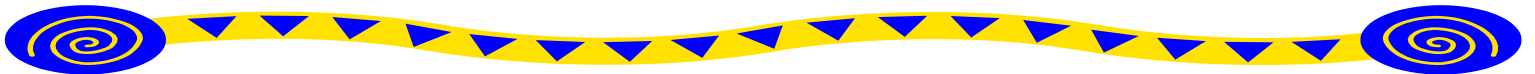
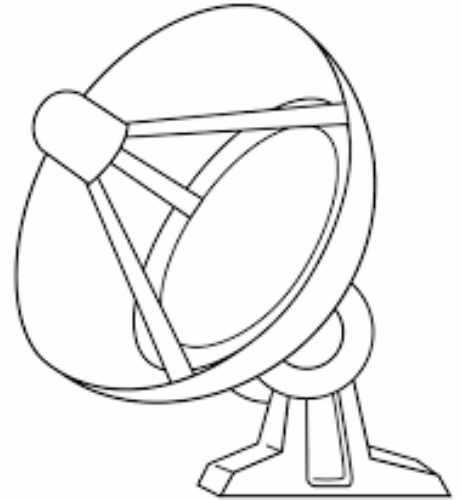
Satellite dish installation in the Villas does not follow the same guidelines as in the single family homes. Because the Villas Association covers the cost of most exterior maintenance and repair, installation on the roof is not allowed. Securing the dish on a metal sled is also prohibited.

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*



Painting & Exterior Maintenance Committee Report

EXTERIOR PAINTING

The third year of the seven-year paint cycle has been completed in a timely manner thanks to very few weather delay days. There were 33 lots painted which gives a total of 103 lots painted in the first three years.

Approved Painting, the painting company that has had the contract for the last three years, has been sold. The previous owner, Bill, stayed on this year to supervise our work and that of the HOA1 Villas. It was decided by the Villas board that, with a new owner, we would put the 2021 contract out for bid. The bids are due May 27th and will be reviewed by Russ Soderberg, board president, Corky Pike, board liaison to the P&EM committee and Sue Ryan, P&EM, committee chair.

In addition, the HOA2 board has informed our board that, starting in 2021, our villas paint colors must conform to HOA2's approved color options. The current colors were selected by Robson Construction in 1998 and are no longer in the color palette of any paint supplier. Yes, they can and have been color matched for the previous paint cycle and for the first three years of the current cycle but they are not an approved paint color for SaddleBrooke. Therefore, new colors must be selected. Russ, Corky and Sue are working with Dunn Edwards Corp's Properties Services Representative, Tracey Wilson, to develop color options. At this time, no colors have been selected.

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.

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

Recent Oleander Removal

If you were one of the owners who had a large Oleander removed from you yard, please note this does not mean they will not come back.

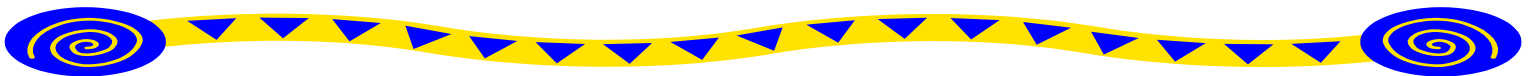
As we looked out our window this morning, we noticed something green sprouting and sure enough...the monster was regenerating.

Jim sprayed with Round-Up and placed a plastic shopping bag over the growth and then covered with stone.

Hopefully, this will discourage any more growth. We will keep a vigilant eye on the area and should it sprout again, will contact Northwest Landscaping to resolve the issue as many dollars were spent to remove these denizens and were told the stump grinding would destroy the plant.

Please check your yards and if you notice regrowth, place a work order so the Landscape Committee can get it addressed early enough to kill it once and for all.

Jo Parsons
Board Liaison to the Landscape Committee



Social Committee

Hello to all! Not much to report from the Social Committee due to covid-19. As you all know we had to cancel our St Patrick's Day event. The Committee did not meet in April or May, and will not meet in June as that is our month to 'lay off'. Phoebe and I are hopeful that we can meet for Labor Day, but for now everything is 'up in the air' Stay well, stay safe!!

Arlene Housmyer, Publicity
Villas Social Committee

Are You Bat-ting BATS?

We receive several calls each year from homeowners wanting to know what they can do to get rid of bats. The first sign to homeowners is often scattered droppings (guano) on the ground and flecks of droppings on the sides of buildings. The droppings look similar to rodent droppings and often are confused as such, but a random pattern is the key.

Because bats are a protected species, immediate removal is not always possible – especially from May through September when they are breeding. Access to the young must be allowed.

What can you do to prevent bats from being attracted to your home? There are many deterrents on the market. However, they are not consistently effective and often need frequent reapplication. The three steps below will be key:

Make sure all gaps or holes are sealed. This can be done after the bats leave in the fall and before they return in the spring. If they infested an attic, the area should be inspected, cleaned (droppings removed) and sanitized.

Lighting can also be very helpful. Pointing flood lights at an entry point or hanging them in an attic can deter bats from taking up harborage. Lighting does attract insects, the bats' food choice, so using yellow bulbs on porches can help detract bats from coming closer to the home for food.



One SaddleBrooke homeowner put two LED battery operated tap lights at the roof line where bats were roosting. He did this when they left for the evening and they never returned.

Hopefully, these tips will be helpful. The information was supplied by Northwest Exterminating.

VILLAS REVIEW REQUIREMENTS FOR IMPROVEMENT PLANS AND SPECIFICATIONS

The homeowner must first receive written/signed approval from the Villas Association for any and all projects or proposals for architectural or landscape changes, additions, alterations or modifications. **Currently applications are approved electronically and should be sent in PDF format.** The homeowner should provide the HOA #2 ALC application for the Villas Board's approval. **Frank Motley is the board designated approver (fmotleyfam@aol.com or 7808163).** With the signed approval of the Villas Board, the homeowner must proceed to the HOA 2 ALC for technical approval of plans and specifications. The HOA #2 ALC charges a nominal fee which covers a 12-month period for all applications filed for a single Villas Lot. Permit applications submitted after work has begun may incur minimum late fees in accordance with the HOA #2 ALC Guidelines. All enforcement of these provisions and any violations thereof will be administered by the Villas Association Board of Directors. If a project is a 'Re-do' such as re-coating a driveway, re-screening a patio, relocating a satellite dish, etc., a new permit must be obtained from the Villas Association. **A VILLA WAVER FORM should accompany the ALC permit application. Only owners may request modifications.**

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 2/1/2020. 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;">Welcome to the HOA2 Website</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 LIAISON

ASC (ASSOCIATION SUPPORT COMMITTEE)

Chairperson - Kathy Kontos 520-829-9709 alpinefl@gmail.com

Board Liaison – Corky Pike 303-898-1500 cpike@q.com

COMMUNICATION

Chairperson - Julie Johnson 520-825-5746 juliej27@gmail.com

Board Liaison – Bob Petrou 520-404-6617 bobpetrou@yahoo.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 - Diane Aaron 520-825-7578 azdyatron@yahoo.com

Board Liaison – Jo Parsons 520-825-2790 joparsons44@gmail.com

NOMINATING COMMITTEE

Co-Chair – Shirley Schoof 520 825-7704 shschoof@icloud.com

Co-Chair - Karen Petrou 520 404-3807 karenpetroi@gmail.com

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

Board Liaison – Corky Pike 303-898-1500 cpike@q.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 – Jo Parsons 520 825-2790 joparsons44@gmail.com

PEST CONTROL

Chairperson - Dwight Cox 317-251-3741 madted393@yahoo.com

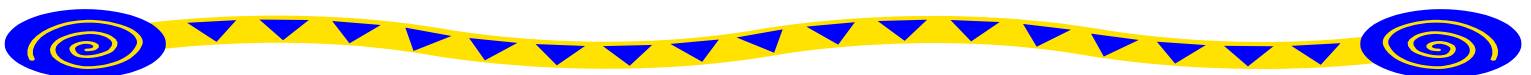
Board Liaison – Bob Petrou 520-404-6617 bobpetrou@yahoo.com

UNIT REPS

Co-Chairperson – Sharon Ingle 701 388-1395 sharon21044@gmail.com

Co-Chairperson – Marjorie Diederichs 858 776-3375 oaksnorth1@gmail.com

Report 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 Board Working Session
October 17, 2020**

**Villas Board Meeting
October 19, 2020**

**Times and Locations to be Determined based on any restrictions
in effect at that time.**



Board of Directors

Russ Soderberg, President:	414-940-0040
russsoDBG@aol.com	
Corky Pike, Vice President:	303-898-1500
cpike@q.com	
Connie Rank-Smith, Treasurer:	520-861-7747
c.l.rank.smith@gmail.com	
Bob Petrou, Secretary:	520-404-6617
bobpetrou@yahoo.com	
Jo Parsons, Director:	520-825-2790
joparsons44@gmail.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