



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

October/ November 2020

WEBSITE: www.sbvillas2.com

Board Briefs

Greetings.

We hope this issue finds you safe and healthy. COVID issues are still with us. Please remember to practice safe procedures. While Saddlebrooke has experienced lower infection rates, the virus is not gone.

The Board will be holding a very important meeting in December related to painting the Villas. This meeting will be held using ZOOM. Please see the article on painting.

2021 is an election year with two Board positions being on the ballot. Volunteering is a great way for you to be involved with your association. Our many volunteers save us considerable money versus using a full time management company. The election opens up two opportunities for you to participate. The first is on the Nominating and Election Committee and the second is as a Board candidate. Both are open to all homeowners' participation.

- The Nominating and Election Committee tries to contact all homeowners to see their interest in serving on the Board and to identify interested candidates. In addition the Committee publicizes information about the candidates and manages the voting process. The committee is active November until the election in March. If you are interested in serving on this committee please contact Russ Soderberg, russsodbg@aol.com, or at 414-940-0040.
- As a Board member you have responsibility for the orderly management of the Association. This includes fiscal issues, working with our committees, management of our rules/guidelines, and overall governance of the Association. Please let the Nominating and Elections Committee know of your interest when you are contacted.

If you are interested in participating on any of our other committees please contact Kathy Kontos, chair of the Association Support Committee at: alpinefl@gmail.com.

At the October Board meeting primary focus was on questions related to Reserves, irrigation, management of the landscaping. Minutes of the meeting are available on the Villas website. sbvillas2.com

The Villas website contains a wealth of information regarding the Villas. Please take the opportunity to look at the site.

There have been considerable purchases of a villa by new homeowners this year. We welcome you to our community and invite your participation in our committees and events. Unfortunately, the COVID crisis has impacted our social schedule and our ability to meet with new homeowners. Our Unit Representatives and Communications Committee are working on an approach to be able to meet with new homeowners to explain the Villas and answer your questions.

Please remember to stay safe.

Your Villas Board of Directors





October 31, 2020 Ending Balances

Operating Balance - Alliance Bank	\$ 121,094.13
Gateway 12M CD (Op) 2/15/21	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Due to Reserves	\$ 10,150.00
Reserves Balance —Alliance Bank	\$ 84,234.50
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 201,708.51
Fidelity Govt. MM	\$ 4,307.16
Metro Phoenix Bank 12M CD—2.02% 1/3/2021	\$ 140,000.00
BNC National Bank 13M CD –1% 5/20/2021	\$ 185,000.00
Gateway 12M CD—1.25% 4/15/2021	\$ 175,000.00
Bank of India 12M CD—1.2% 4/21/2021	\$ 180,004.50
CIT Bank 12M CD—0.75% 6/22/2021	\$ 104,594.54
CIT Bank 24M CD-1.00% 8/5/2022	\$ 105,493.02
Pacific Premier Bank—0.35% 11/3/21	\$ 160,361.64

Delinquent Assessments:	\$ 2,304.56
Assessments	\$ 1,416.00
Late Fee	\$ 705.70
Interest	\$ 182.86
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00

Prepaid Assessments	\$ 37,906.29
Unpaid Bills	\$ 0.00



Villas' Landscape Committee



With November almost over we look forward to hopefully receiving some welcome winter rain. All our plants will love it!

We have concluded a walk-thru with each of two(2) vendors, who will be bidding on replacement irrigation for Lots 105-141. They have been asked to have proposals submitted by December 1. These proposals will then be forwarded to the Board for a decision.

This project will begin in mid-March, 2021 and will be funded by the surplus funds currently residing in the association's Operating Account. Once completed, six(6) sections will then be finished. The remaining 107 lots will receive new irrigation over a five (5) year period (2022-2026). These final five(5) sections will most likely have to be funded by a dues increase because money is no longer available from our Operating Account.

Delaying replacement is not an option. Leaks in the old irrigation occur every day. There are anywhere from 12 to 18 leaks per week that our landscape crew will repair. This takes time away from their regular duties. Many leaks are from the valve boxes and these often can only be repaired by a specialist dispatched by Northwest Landscape.

On a lighter note, it is coming up on that time of each year that we solicit Holiday Fund donations for our Landscape Crew. For the past 12 years our residents have always stepped forward to make their holidays even better. Please consider making a small donation.

Arlene Housmyer has volunteered to collect the checks. Please make the checks payable to SADDLEBROOKE VILLAS II. A collection box will be on her front porch beginning November 18. The final day will be December 8th.

Arlene's address is 38953 S. Casual Drive, Lot 13.

THANKS FOR YOUR SUPPORT!

Bob Petrou

SADDLEBROOKE 2 VILLAS 35/35A

2021 BUDGET

The Board at its November 18th meeting passed a budget for 2021 which includes an increase of \$15 to the monthly dues.

The increase is directly related to the replacement of portions of the irrigation system.

In 2016 The Landscaping Committee received bids for the fourteen sections of irrigation which had not been replaced since the initial construction. The estimate provided totaled \$275,000. At that time the Committee recommended a fix in place program to extend the life of the systems. This program has indeed extended the life of some of the sections. However, there was no funding established for future replacement.

In 2020 it became obvious that one section was quickly deteriorating and the Board authorized the use of \$30,000 dollars from retained earnings to replace that section, with the work completed early in the year.

Three sections have been identified as needing repair in 2021. The estimated cost is \$70,000. The Board has approved the use of retained earnings to fund this project.

There remain ten sections needing replacement. The proposed replacement of these sections would be to combine sections so there would be five projects spread out over five years. Based on the 2016 estimate, these remaining sections have an estimated replacement cost of \$190,000.

There has never been any irrigation replacement funding to accomplish the task. Irrigation is not included in the Reserve Funds, and there has been no setting aside of operating funds for this purpose. The last few replacements have been done through the use of retained earnings. This is not a prudent or dependable method to fund replacement costs.

This left two basic methods to fund the replacement costs: (1) A special assessment of approximately \$900; (2) A dues increase. The monthly increase of \$15 will result in an annual amount of \$38,340. This is very close to the estimated amount needed to replace the section in 2022 and each subsequent year.

The Board is investigating the impact of moving irrigation replacement to the Reserve Funding option. There are some accounting issues related to this move, the impact of which needs further understanding.

Until the Reserve issues can be answered, the \$15 increase will be in the operating funds category, with the intent to earmark the funds in a separate account within the operating funds. The intent of these earmarked funds is they would be used for irrigation replacement.

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

Attention New Villa Owners

Have you purchased your villa within the past year? If so, this message is for you.

Our Villas Unit Reps, Sharon Ingle and Marjorie Diederichs, typically hold meetings for new owners but this has not been a typical year. These meetings offer an opportunity for new homeowners to become familiar with the unique qualities, policies and processes in the Villas and to ask any questions they may have. Each household also receives a copy of the Villas New Owners Handbook – a useful compilation of important forms, documents and information that was put together by the Villas Communications Committee.

Since these meetings will not be held until the HOA2 meeting rooms re-open, we will be happy to stop by your villa with a handbook and answer any questions you may have. Please contact Sharon Ingle at 701 388-1395 to schedule a visit.

We hope to meet you all in the very near future.

Sharon and Marjorie

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



Painting of the Villas

Painting of the Villas starting in 2021 will bring a different look to the Villas. The colors used will be different from past paintings. The reasons for the change and the process gone through to arrive at new colors is explained below.

HOA2 informed us painting starting in 2021 must comply with the HOA2 approved color palette. Colors previously used do not comply.

Painting of villas will be on the schedule previously established. There is no requirement to paint a villa the new color until the normal scheduled painting cycle.

An ad hoc group was formed to look at the painting options. Through working with a paint industry professional, holding presentations and meetings the ad hoc group has developed two options for painting the Villas.

Continue with one color scheme, one color for the stucco and another color for the trim. This type of scheme has been used historically on the Villas.

Use multiple color schemes of stucco and trim. The ad hoc group has recommended four color schemes for the Villas as an option.

The Board will meet in December to decide which option to use. The Board views this as a significant issue and will use an opinion survey of the homeowners to assist in a decision.

The survey will be conducted electronically and by a paper survey. Each lot will be allowed to submit one opinion survey. The survey period is planned for December 1 to December 10. Color boards will be available for viewing on weekdays from December 1st-10th, 10:00am-4:00pm, weather permitting, at the villas listed below. There will also be a box for submitting your survey.

39076 S Carefree Dr

38871 S Tranquil Dr

39062 S Casual Dr

Details related to the painting options are being made available on the Villas website (sb2villas.com) under the heading PAINTING 2021 and will be updated as needed. Information includes:

- * Frequently Asked Questions (FAQs) which will be updated as new questions arise.
- * The presentation used for on-line meetings.
- * Sample pictures of the colors for both options. This will include a sample villa with the colors.
- * Schedule showing the painting cycles.
- * A distribution chart showing which color a villa will be painted if the multi color option is chosen.
- * Addresses of villas where paint sample color boards may be viewed.
- * Copy of the survey.

YOUR PARTICIPATION IN THE SURVEY IS VERY IMPORTANT. PLEASE PARTICIPATE.

Painting & Exterior Maintenance Committee 11/17/2020 Report

ANNUAL INSPECTION

The annual inspection has been completed and our Villas are in very good shape. There are paint touch-ups needed on several units and some caulking to be done on a number of driveway aprons. We noted that some of the downspouts need animal prevent screens. Homeowners can purchase those at Ace Hardware. There are two sizes of downspouts so measure before you purchase.

EXTERIOR PAINTING

The exteriors of the Villas are painted every ten years. It takes seven years to paint all 213 Villas. 2021 is our fourth year of our seven-year painting cycle. Painting will start in early January or February of 2021 depending on the weather. The list of the 31 lots/Villas to be painted are: Unit 35A, lots 11/12, 13/14, 17/18, 20/21, 56/57, 58/59; Unit 35, lots 17/18, 19/20, 27, 42, 43/44, 49/50, 57/58, 84/85, 111/112, 131/132, 133. 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 \$100. (Please read the message in this issue of the Villas Voice from the Villa's HOA board regarding the painting of the exterior of the Villas.)

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 116 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 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

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.

Any Villa owner who would like to have the gutters on their home cleaned by the roofing contractor should make the arrangements directly with the contractor and pay him directly. Since this work is not via a work order, the Exterior Paint & Maintenance 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.

EP&M Committee

We are fortunate to have a very hardworking committee but one of our best has retired. **Sandy Huble** has coordinated the on-site summer response to work orders for the last three years. In many instances, she has done the work herself. She and her dedication and efficiency will be greatly missed. We wish Sandy a restful retirement.

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

VILLAS REVIEW REQUIREMENTS FOR IMPROVEMENT PLANS AND SPECIFICATIONS

The approval process for exterior projects in the villa has been changed. Projects still use the HOA2 ALC Permit Application and Villa Modification Waiver forms to obtain an ALC Permit. The applicant should complete the two forms and attach detailed plans for the project including the color of the materials used for the project. These materials should be submitted to the ALC Administrative Assistant Stephanie Candelaria either hard copy at the administrative office or electronically (Stephanie.Candelaria@sbhoa2.org).

I will get these materials from Stephanie for review and approval for the Villas and the HOA2 ALC. The approved forms and plans will be returned to Stephanie and she will contact the applicant for payment and issue of the permit. I will still be available for questions prior to application and may call if I have questions after receiving the application. The ALC has been streamlining and virus proofing the process over the past few months. The incorporation of the Villas approval completes the streamlining process.

Frank

NOMINATIONS/ELECTIONS COMMITTEE

As the fall season has arrived, we begin to move into the new election season for the Villas Board. Therefore, we need a Committee for Nominations/Elections including a Chair and Co-Chair.

If you are new to the Villas or a Snow Bird, this is an excellent opportunity to get involved in the governance of YOUR Villas! The task of this committee is to contact all Villas Owners to seek candidates for the Board, and ultimately present a slate of candidates for election. Though the timeline for this committee is relatively short (November – March), the task is one of utmost importance and value to the Villas Community.

There are two Board members who have terms expiring, therefore we will be seeking candidates to fill these positions. If you are considering running for the Board, you cannot serve on the Committee.

If you would consider serving your community on the Nominations/Elections Committee and volunteer as Chair or Co-Chair, please contact Russ Soderberg, President by email at russodbg@aol.com.

Please consider volunteering for this important Committee.

Pest Control Update

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 26, 27, 28](#) from [8:00 am to 10:30 am](#) each day.

[Tuesday, January 26th - Unit 35 Lots 1 - 71](#)

[Wednesday, January 27th - Unit 35 Lots 72 – 141](#)

[Thursday, January 28th– Unit 35A Lots 1A – 72A](#)

ONE MAKEUP DATE WILL BE [Thursday 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 –

[Thursday February 4th](#).

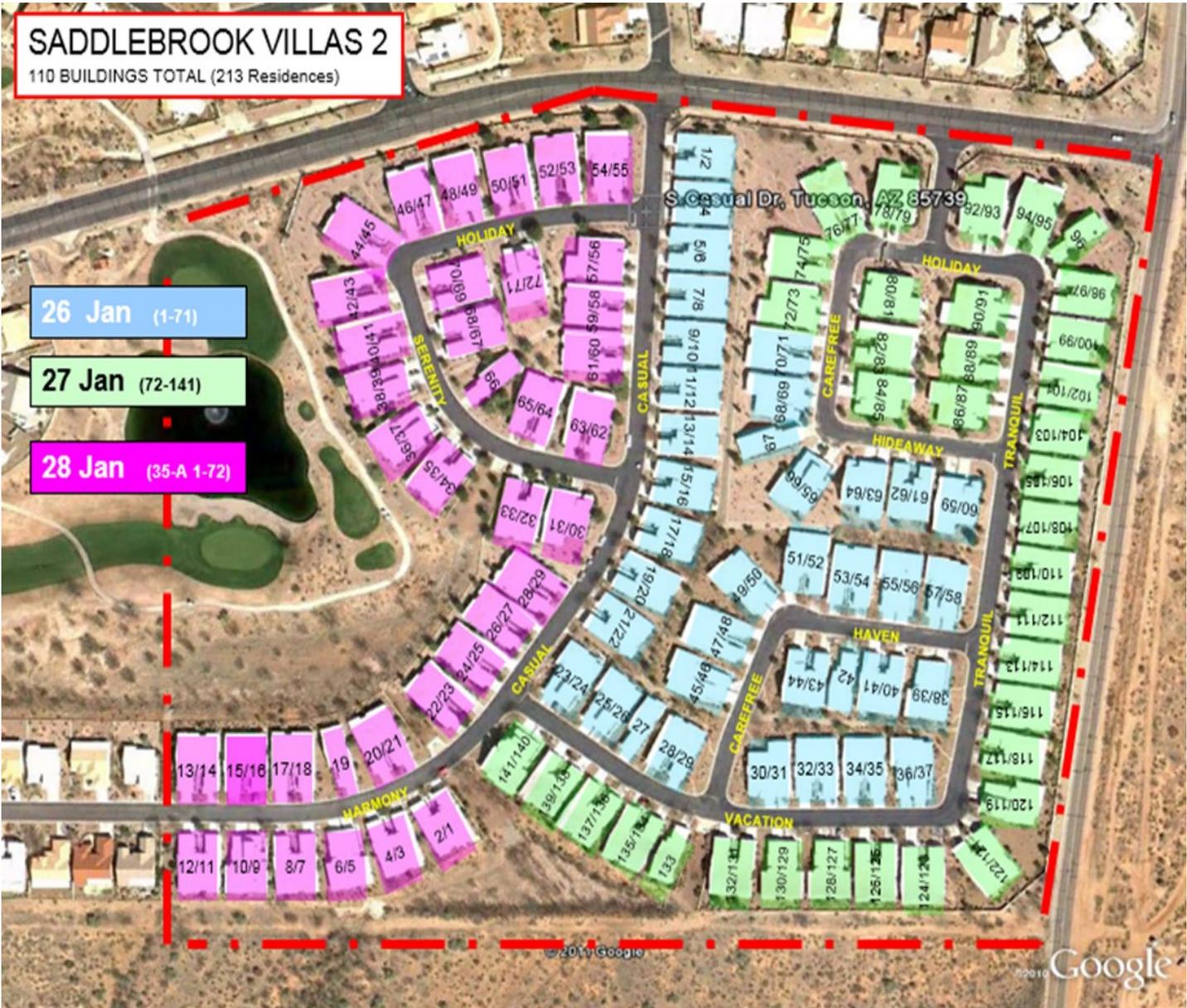
PLEASE NOTE THAT THE INSPECTIONS THAT TAKE PLACE ON THE FOUR DATES MENTIONED ABOVE WILL BE DONE AT NO CHARGE.

*** 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](tel:317-251-3741). Please leave a message including name and unit/lot number.

January 2021 Inspection Map

- Tuesday Jan. 26th Lots 1-71
- Wednesday Jan. 27th Lots 71-141
- Thursday Jan. 28th 35A Lots 1-72
- Thursday Feb. 4th Make Up Day



Our Letter To Our Residents

Dear Villa Residents -

January and February of 2020 had your Villas Social Committee moving forward to a very active year. The Comfort Food (Jan) and the Italian (Feb) evenings have faded and been overrun by the COVID-10 pandemic. As we, in all of our many locations across the U.S. , ponder what the remaining months have in store for us, we can report from SaddleBrooke that we are well. Yes, social distancing prevails. Masks are worn everywhere. Due diligence will continue to keep us well. Our thoughts, good wishes and prayers go out to everyone in the SBII Villas family that you and yours remain safe and healthy.

We are happy to report that our treasury is strong and because of the cancellations of scheduled events at the SBI Activity Center deposits (for rental), there will not be a voluntary donation drive this year. As of this writing, there is no assumed or presumption that social gatherings will be allowed until 2021. What month or quarter in 2021 is a long way off to even contemplate any events.

It is ironic that in 2000 Arlene Housmyer and the t Jenny Jacobsen-Rink started the SBII Villas Social Committee. The prior 19 years have been filled with many, many gatherings and the making of many friendships that have endured. Our 20th year started out the best ever. We will continue to make plans to 'get going' when the national/state/local guidelines allow us to make sure we are all safe to be together.

To all old and our new villas homeowners, we look forward to getting together as soon as it is possible. When that time comes, everyone will be notified as to the upcoming social committee events and how participation will be handled.

Thanks again for all of your past support and participation. You are the reason we have become and remain a close-knit community.

All our best,
Phoebe Bax and Arlene Housmyer

SBII VSC: Sandy Bailey, Mary McChesney, Donna Webber, Angie Ruble, Sharon Ingle, Marjoir Diederichs, Fran Meckler, Pat Carlson, Sandy Huble, Carole Lindner, Kathy Kontos, Arlene Housmyer and Phoebe Bax



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>SaddleBrooke TWO SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<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

COMMUNICATIONS COMMITTEE

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

Board Liaison – Jerry Hollingsworth 636-262-0999 huntducks@charter.net

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

Acting Chairperson - [Bob Petrou](mailto:Bob.Petrou@charter.net) 520- 404-6617 bobpetrou@yahoo.com

Board Liaison – Bob Petrou 520-494-6617 bobpetrou@yahoo.com

PAINTING AND EXTERIOR COMMITTEE

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 – Jerry Hollingsworth 636-262-0999 huntducks@charter.net

PEST CONTROL COMMITTEE

Chairperson - Dwight Cox 317-251-3741 maddted393@yahoo.com

Summer Contact - Bill Todd 520-485-8271 billtoddmail@gmail.com

Board Liaison - Jerry Hollingsworth 636-262-0999 huntducks@charter.net

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

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



Board of Directors

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

Jerry Hollingsworth, Director: 636-262-0999
huntducks@charter.net

**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**