



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

January 2021 WEBSITE: www.sbvillas2.com

Board Briefs

Welcome to 2021. Hopefully the New Year will bring relief from the COVID issues, but we're not out of the woods yet.

Please continue practicing safe COVID procedures. Senior Village and Desert Life Pharmacy have teamed up to offer Saddlebrooke residents vaccinations. Please see their website for further information. <https://sbvaccinate.org>

There were a number of villas sold in 2020, many of them this fall. We welcome the new homeowners to our Association.

Your Board, at the December 30th meeting, also passed motions on painting of the villas, irrigation replacement, voting, and other items. Details of these can be found in a separate article.

As a reminder, there was a raise in the monthly dues for 2021. The new monthly dues are \$220 effective with the January 1st payment. If you are using a bill pay system through your bank or through Cadden, YOU must change the amount of the payment. It will NOT be changed automatically.

A Reserve Study will be done this year with a concentrated look at roofs.

We will also be reviewing our Architectural and Landscaping Requirements and Guidelines in relationship to the HOA2 Guidelines. Homeowners are reminded that the exterior, roofs, yards and plantings of the Villas are all subject to the Guidelines of both HOA2 and the Villas. It pays to read and understand these guidelines.

There will be a concerted effort this year to identify opportunities to reduce plantings and the related costs, reduce water usage, and do a more aggressive trimming of trees. Landscaping represents the largest portion of our variable expenses during the year, and expenses continue to grow as the plantings and trees require more maintenance. There will be more on landscaping as the year progresses.

Overall the daily operations of your Association is in good shape. While our villas and landscaping continue to mature, the value of the villas continues to grow, as can be witnessed by the purchases in 2020.

Wishing everyone a good and healthy 2021.

Your Board of Directors



December 31, 2020 Ending Balances

Operating Balance - Alliance Bank	\$ 110,875.81
Gateway 12M CD (Op) 2/15/21	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Due to Reserves	\$ 0.00
Reserves Balance —Alliance Bank	\$ 101,799.40
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 202,002.72
Fidelity Govt. MM	\$ 4,307.24
Metro Phoenix Bank 12M CD—0.70% 1/6/2022	\$ 142,112.45
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	\$ 104,790.29
CIT Bank 24M CD-1.00% 8/5/2022	\$ 105,756.35
Pacific Premier Bank—0.35% 11/3/21	\$ 160,361.64

Delinquent Assessments:	\$ 2,405.94
Assessments	\$ 1,461.50
Late Fee	\$ 746.70
Interest	\$ 197.74
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00

Prepaid Assessments	\$ 45,076.99
Unpaid Bills	\$ 0.00



SADDLEBROOKE 2 VILLAS ASSOCIATION 35/35A

DECEMBER 30, 2020 BOARD MEETING

Your Board approved a number of items at the Board meeting. The primary ones are described below.

VILLAS PAINTING

Board approved the Ad Hoc Painting Group recommendation to start painting the Villas using a four color scheme with the 2021 painting cycle.

An important part of this decision was related to the homeowners survey completed in December. 60% of homeowners participated in the survey and 79% of the participants selected the four color scheme option.

Thank you to all the homeowners who participated. The percentage turnout is indicative of the interest level homeowners have in their Association.

The Villas' website, sbvillas2.com, under Painting 2021, contains information related to the process, procedures and methods used leading to the recommendation.

IRRIGATION REPLACEMENT

Many of the irrigation systems are original to the developer. Irrigation systems do have a useful life cycle. There has been some replacement of sections as failure rates climbed. The latest section being replaced in 2020.

In 2016 the Landscaping Committee recommended a patch in place methodology to extend the life of the systems. This has been a reasonable process and indeed has extended the life of the systems. However, due to recent failure rate increases in a significant portion of the system, the Landscaping Committee has recommended replacing the systems for Unit 35, Lots 105 to 141.

There was more information regarding the irrigation systems sent out after the November Board meeting on the budget.

The Landscape Committee obtained bids from two contractors, Northwest Landscaping and Andy's Irrigation. The Committee has recommended the bid from Andy's Irrigation in the amount of \$69,500.

The Board approved the recommendation.

VOTING AND BALLOTING

The Nominating and Elections Committee presented a concern about the balloting procedures related to the COVID pandemic. Normally six+ people would get together to tally the ballots. None of the Committee members wanted to do this.

The Board agreed with the Committee's concerns and passed a Motion to suspend for 2021, the requirements to have paper ballots and allow observers at the counting.



The motion further allows the Association President to approve alternative means to hold the voting process.

The Committee after due deliberation has decided to continue with paper ballots using Cadden Management to send, receive and count the ballots.

OTHER

Approved the renewal of the termite contract with Northwest Exterminating.

Discussed future meetings and the use of ZOOM.

2021 MEETING DATES

Subsequent to the December 30 meeting, the Board, by a consensus vote, approved the following 2021 meeting dates. These meetings will be held using ZOOM.

Wednesday, January 27th, 3:00PM. Business Meeting.

Monday, February 15th, 3:00PM. Meet The Candidates. This is a chance for you to hear from the Board candidates and to ask them questions.

Thursday March 18 the last day for ballots to be accepted.

Wednesday, March 24, 2:00PM. Board Meeting followed by the Annual Meeting.

Future meeting dates, and the types of meetings, will be dependent on COVID restrictions.



Villas' Landscape Committee



Happy New Year to Everyone!

Looking ahead to this year's key projects and events, we want to call to your attention the following timelines:

- 1. Irrigation replacement for lots 105-141 will begin on March 1, 2021.**
- 2. Tree walk-through with our vendor to identify candidates for trimming or removal. (approximately May 1, 2021 but subject to Tree Sub-Committee approval)**
- 3. Plant removals and replacements. (approximately September 1, 2021)**

Regarding the tree issues and plant removal/replacement requests, please submit a Work Order 30 days prior to the approximate start dates listed above. Also please be aware that tree and plant requests will be reviewed but not guaranteed to be acted on.

The Landscape Committee

Villas 2021 Tree Maintenance

Every Spring, the Villas' Landscaping Committee works with our arborist at R&O Landscaping to evaluate our trees and make recommendations regarding necessary maintenance. This will be done in late March or early April this year.

In advance of this evaluation, the Tree Maintenance subcommittee is requesting resident involvement in identifying any trees on your lot that may need attention. This should be done with a work order sent to Cadden Management. If you have concerns about a tree--trimming of branches, encroachment of roots that are affecting sidewalks/driveways, or trees that appear to be stressed or dying-- please submit a work order so these may be specifically included in the walkthrough done by R&O. Any tree work orders that are submitted between January 15th and March 31st will be processed this year. Please note, that tree work orders received after R&O has been on-site this Spring will not be acted on except in an emergency situation.

We appreciate your assistance in the on-going work of maintaining of our Villas trees, which are such an asset to our community. If you have any question regarding this information, please contact Gary or Shirley Nuss - 520-825-0160 or gnsninaz@gmail.com.



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.

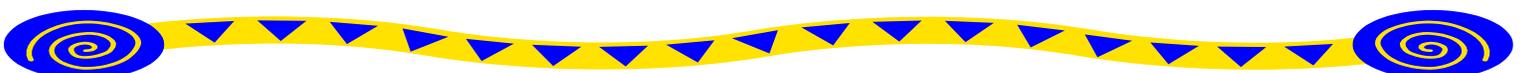
There remain ten sections needing replacement. The proposed replacement of these sections would be to combine sections so there would be five projects spread out over five years. Based on the 2016 estimate, these remaining sections have an estimated replacement cost of \$190,000.

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. 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 2021, the monthly fee is \$220.00 allocated as follows:

\$65.00 - Designated for the Reserve Fund

\$76.91 - Landscaping Expenses

\$18.14 - Administrative Expenses

\$18.78 - Fixed Expenses

\$12.01 - Maintenance

\$10.24 - Pest Control

\$11.33 - Utilities

\$15.00 - Special Projects (irrigation)

\$227.41 - 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.

Attention Homeowners

If your Villas dues are automatically deducted through Alliance Bank, you need to call them directly to change the amount to \$220 per month. Their Payment Support number is 844 739-2331.

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

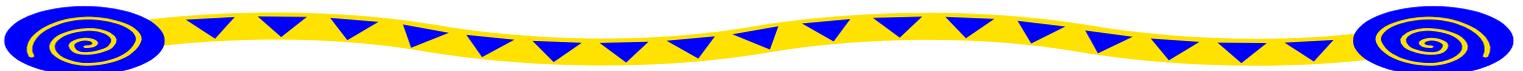
Satellite dish installation in the Villas does not follow the same guidelines as in the single family homes. Because the Villas Association covers the cost of most exterior maintenance and repair, installation on the roof is not allowed. Securing the dish on a metal sled is also prohibited.

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.

Exterior Paint & Maintenance Committee 01/18/21 Report

EXTERIOR PAINTING

The exterior painting for the 2021 paint cycle will begin on February 1, weather permitting. This paint cycle is our first with the new color schemes. It will be exciting to see how they look. Under normal conditions, it requires four days to power wash, prepare, and paint one duplex. If there are no weather delays, the cycle will be completed for the 31 villas by mid-May. **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](#).**

If your villa was painted during one of the three previous years, the board has approved an option, at the homeowner's expense of \$135, to have your garage door painted the trim color of your villa. This will be done during this year's paint cycle by APPROVED PAINTING OF ARIZONA, 520 825 9596. Please contact them directly with your request.

ANNUAL ROOF INSPECTION

The annual roof inspection has been completed. There were very few broken tiles but there is evidence of underlayment failure on a several roofs. These will be repaired during the next few weeks by our roofing contractor, Luis.

Our roofing contractor is very diligent but he cannot always tell from the outside if there is a roof leaf. 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.

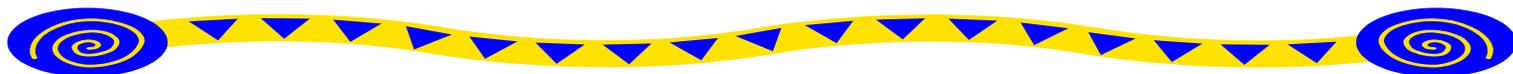
Any Villa owner who would like to have the gutters on their home cleaned by the roofing contractor should make the arrangements directly with the contractor and pay him directly. Since this work is not via a work order, the Exterior Paint & Maintenance Committee has no involvement in these arrangements. Our contractor has been very accommodating so PLEASE REMEMBER TO PAY HIM FOR ANY EXTRA WORK THAT YOU HIRE HIM TO DO.

ANNUAL INSPECTION REPAIRS

Most of the annual inspection repairs have been completed. Luis and son will be caulking expansion joints at garages and patios during the rest of January.

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

Association Support Committee

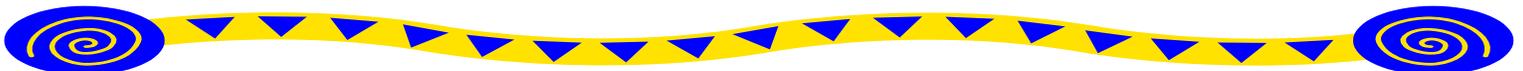
This is the time of year when volunteers are needed. The nominating and election committee is looking for candidates for the Board.

Biran Hooker is the chairman of the committee. He and his committee will be calling people to solicit for board positions. It is necessary that we all chip in.

Last year we had 100 people who volunteered for certain types of duties. We all need to do our part to keep the Villas beautiful.

Tom and I will be returning in January. You can contact me at alpinefl@gmail.com or at 520-849-4968

Thank you,
Kathleen Kontos, Chairman, Villas Association Support Committee





NOMINATING ELECTON COMMITTEE AND VILLAS BOD UPDATES

Over the last couple of months the Nominating Election Committee, headed by Brian Hooker, and including Dave Anderson, Susan Dinga, Jane Frailey, Phil Hafvenstein, John Hastings, Bob Scheonwetter, Kathy Schoenwetter, and Russ Soderberg has been working diligently to identify candidates for the two open Boards seats and organize a safe election in these times. We are happy to announce the candidates for the two open seats are: Greg Morgan and Connie L. Rank-Smith.

On February 8, Cadden will be mailing a packet of information to all members. The packet will include: letter, candidate resumes, minutes of the 2020 Annual Meeting, a ballot with instructions, and a mailing envelope, which **you must sign**. Please complete your ballot, **sign** the envelope and mail as quickly as possible. Cadden must receive ballots by 3 PM, Thursday March 18, 2021. We all need to vote, even though we only have 2 candidates for the 2 open positions. A quorum is required in order for us to hold the Annual Meeting. The number of ballots received determines whether or not we have a quorum. If you do not receive a packet, please contact Geoff Obral at 520-297-0797. Please MAIL EARLY!

In our efforts to limit exposure to any possibility of Covid, we will all **mail** our ballots to Cadden in the envelope provided. There will not be a drop-off place this year. Cadden will count all the ballots, under observation by members of the Nominating Committee and any homeowner desiring to observe.

Tune in to meet the candidates on ZOOM at 3 PM, Monday, February 15. You will receive a link to the meeting via email. The link will also be posted on the website: sbvillas2.com.

This year our Annual Meeting will be held on Wednesday, March 24, at 3 PM, using ZOOM. You will receive an invitation via email with the link to click on for the meeting. The link will also be included in your packet.

Please note the following important dates in your calendar:

February 8 – 14	Packet should arrive in the mail
February 15	Meet the Candidates ZOOM meeting 3PM
March 18	Ballots must be received by Cadden
March 24	Annual Meeting 3 PM via ZOOM



Corky Pike has resigned as a Director as of January 28. Corky has served a number of years on the Board and recently led the painting project. Corky and Lynn are moving to a house in Saddlebrooke.

Corky thanks everybody for their support when he was a Board member and wishes the Villas continued success.

The Board has appointed Greg Morgan to serve Corky's remaining term.

Please welcome Greg to the Board.



Did you know your Association is very dependent on volunteers? Without homeowners stepping forward to assist our community, your dues would be considerably more than they are today, and the feeling of community would probably be a lot less.

None of the volunteers get paid, but many spend significant hours working for the betterment of the Association.

Volunteers manage the following activities throughout the Villas.

Board of Directors.

Association Support Committee.

Communications Committee.

Finance Committee.

Landscaping Committee.

Nominating and Elections Committee.

Painting and Exterior Committee.

Pest Control Committee.

Social Committee.

Unit Representatives.

Website management.

Some of these committees have a few people, while others have a larger group. In addition to the formal committees, there is often opportunity to volunteer on a short term project or need. If you have a special skill set or just want to help, please consider volunteering.

Kathy Kontos, chair of the Association Support Committee, maintains a list of homeowners who have expressed an interest in helping. She can be contacted at, alpinefl@gmail.com.

If you have any questions about a committee, you can contact a Board member or the committee chairperson. Their contact information is located on our website. sbvillas2.com

Please consider volunteering, our Association needs you.

THANKS TO ALL THE CURRENT VOLUNTEERS, AND TO THOSE WHO HAVE VOLUNTEERED IN THE PAST. A JOB WELL DONE.

YOUR VILLAS' BOARD



The Villa Roster Password will change February 1st

Effective February 1, 2021 the current password to access the villa rosters (roaring20s) will no longer be valid.

You will need the new password to view or download the rosters. The new password will be emailed to all residents February 1, 2020 at their email address listed in the rosters.

Please visit the villas website now at www.sbvillas2.com and *verify your information in the villa rosters is complete and up to date.* If corrections are needed, return to the Home page and click on the Submit Changes to Roster box.

An email form will open.

- 1. Enter the correct information in the email form.*
- 2. Click SUBMIT to submit the corrections.*

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@yadoo.com) 520- 404-6617 bobpetrou@yadoo.com

Board Liaison – Bob Petrou 520-494-6617 bobpetrou@yadoo.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 matted393@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



Villas Meeting Schedule

Meet the Candidates: Monday, February 17, 2021 at 3:00 PM

**Board Business Meeting followed by Annual Meeting:
Wednesday, March 24, 2021 at 2:00 PM**

All meetings to be held via ZOOM. Access information will be provided in advance to be able to participate.

Watch your Email and/or the Website Calendar for updates.



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**

