

The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

February 2021 WEBSITE: www.sbvillas2.com

Board Briefs

We are now through the second month of 2021 and COVID issues are still with us, but thankfully reducing in scope.

A big thanks to Senior Village and Desert Life Pharmacy for organizing a COVID shot program which has been a tremendous success and continues. Many Villas residents have taken advantage of the program. If you need further information please see this website, <https://sbvaccinate.org>. We wish the very best and speedy recovery to our residents who have been impacted by COVID.

The election process to fill two Board seats is in process. Please send your ballots to Cadden Management. The last day for Cadden to receive them is March 18. A thank you to Brian Hooker and the Nominations & Elections Committee for all their hard work dealing with this years elections in very unusual circumstances. The Meet the Candidates forum was held using ZOOM on February 15 and was well received by homeowner attendees.

There will be a Board Meeting and Annual Meeting on March 24. More information to follow.

January 27th Board Meeting major items:

The Board accepted Corky Pike's resignation and appointed Greg Morgan to fill Corky's term. Corky and Lynn have bought a house in Saddlebrooke.

There will be a Reserve Study in 2021 and the Board will be reviewing the life cycles used in previous studies for accuracy. A working session was scheduled for February 24 to discuss the Reserve Study.

Bob Petrou reported the large irrigation replacement project will start in March.

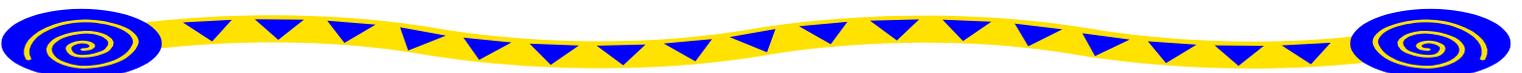
The 2021 painting schedule has started with the new color schemes. You will notice the new colors as you walk or drive through the Villas.

The Landscaping Committee continues to work with homeowners to reduce the overall plant population. If you have plants you recommend removing from your property, please submit a work order so the Committee can review. The tree subcommittee will be conducting a tree review with our arborist this spring.

We have a very good website (sbvillas2.com) which contains a wealth of information for homeowners. Please read the information contained in the Homeowners Documents section.

Stay safe.

Your Villas Board of Directors





January 31, 2021 Ending Balances

Operating Balance - Alliance Bank	\$ 109,154.41
Gateway 12M CD (Op) 2/15/21	\$ 72,249.09
Utility Deposits	\$ 2,750.00
Irrigation Replacement Contribution Funds	\$ (3,195.00)
Due to Reserves	\$ 0.00
Reserves Balance —Alliance Bank	\$ 115,657.67
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 202,002.72
Fidelity Govt. MM	\$ 4,307.28
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:	\$ 3,959.60
Assessments	\$ 2,696.00
Late Fee	\$ 989.70
Interest	\$ 273.90
Attorney Fees	\$ 0.00
CCM Collect.	\$ 0.00
Prepaid Assessments	\$ 53,261.75
Unpaid Bills	\$ 0.00

Villas' Landscape Committee



All current work orders are up to date. Nathan and the landscape crew have done a phenomenal job even though constantly being interrupted to fix irrigation leaks.

Speaking of irrigation, the irrigation replacement for lots 105-141 is set to begin on or about March 1. Completion of this project will take 6-8 weeks.

In late April to early May we will have the annual walk-thru regarding tree trimming and/or removal. Should you feel you have a need to have a specific tree looked at on your property, we ask that you submit a work order. There are no guarantees, but for sure it will be looked at and considered.

The annual plant replacements will occur during the first week of September. Again, please submit a work order.

Villas 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.

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



Status of Termite Inspections



The yearly termite inspections for the Villas were complete on Feb 4th. The following are the results.

- Exterior Inspections were completed on all 213 homes
- 16 residents opted out of the interior inspections due to covid concerns

39 villas were found to have some type of interior or exterior termite activity this year. This represents approximately 18% of the community. In recent years around 20% has been the norm.

I have been questioned by some of the roof mates of the 16 residents who opted out because of COVID concerns, if there will be a follow-up inspection for these residences. With the prevalence of termites in our area and the potential of termites crossing over between roof mates, it is a reasonable concern.

We will try to schedule a makeup inspection, perhaps sometime in April, depending on resource availability and if vaccinations have been completed in the Villas area.

Currently about 95% of our termite activity has been treated.

Dwight Cox

Exterior Paint & Maintenance Committee 02/17/21 Report

EXTERIOR PAINTING

It's very exciting to see the new colors for the Villas on the three duplexes that have been completed. They are lots 35A, 56A/57A, 58A/59A, 11A/12A which are color schemes 2, 1 and 3. 35A, 13A/14A is being painted this week with color scheme 1 to be followed next week with 35A, 17A/18A in color scheme 3. Due to a variance in the schedule, the dates given to the homeowners whose villas will be painted this year are currently a week off. Weather may alter this even more.

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.

GARAGE DOORS AND ENTRY DOORS

Last year, the Villas board approved the painting of the garage doors in the original trim color (Country Twill) of any Villa that was painted in the last three years. This work must be done by our paint contractor, Approved Painting, for a cost to the homeowner of \$135, cash or check. Please contact Angie Ruble at 630 202 4497 or aurorafr@aol.com to make arrangements for painting.

Angie is also handling the revarnishing or painting of entry doors that are damaged by the sun. If your entry door does not look good, please contact Angie.

ANNUAL ROOF INSPECTION

The annual roof inspection has been completed. Luis found very few broken tiles and repaired and/or re-caulked the valleys on a number of roofs.

Please remember that no one but a roofing contractor hired by the Villas HOA Maintenance committee is allowed on your roof. Your Villas HOA dues covers the maintenance of your roof and is, therefore, the responsibility of the HOA. **NO TV DISHES ARE ALLOWED ON EITHER THE FLAT ROOF OR THE TILE ROOF.**

ANNUAL INSPECTION REPAIRS

All inspection repairs have been completed. 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.

Welcome to Diane Aaron who has joined our committee and is handling the initial response to Work Orders.

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.

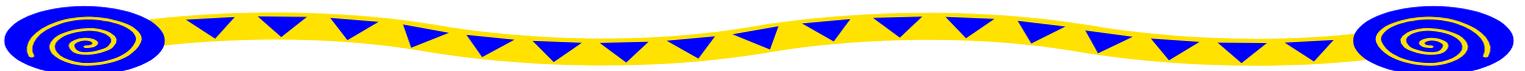
Frank

Association Support Committee

The Villas Association is constantly in need of new volunteers. Some jobs are short term like the various walk-through inspection teams. Others are year round such as the volunteers who serve on our various committees.

Please contact me with any questions or with an offer to serve in some way. You can reach me at alpinefl@gmail.com or 520 849-4968.

Thank you,
Kathleen Kontos, Chair, Villas ASC



Food Drive Now Monetary Donations Only Drive Due to COVID

Beginning February 20, 2021 we will begin a 30-Day Event collecting funds to support the TRI-COMMUNITY FOOD BANK.

We will be distributing flyers to the tubes in our units 35 and 35A, as we have done in the past. These flyers will contain detailed information about how to contribute and will also contain the names and address of your unit captains. For units 35 and 35A the unit captains are:

**Dwight and Debra Cox
38885 South Tranquil Dr.**

Phone: 317-251-3741

Please call if you have questions.

**You can drop off your checks at the above address.
There will be a box outside our front door.**

Or Mail To:

SBCO

63675 E Saddlebrooke Blvd

Tucson, AZ 85739

Please include "Food Drive, Unit 35" in the NOTES section of your check.

Thank You!

Dwight & Debra Cox





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

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 – Greg Morgan 520-818-6715 gregmorgangm@hotmail.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 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 – Greg Morgan 520-818-6715 gregmorgangm@hotmail.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

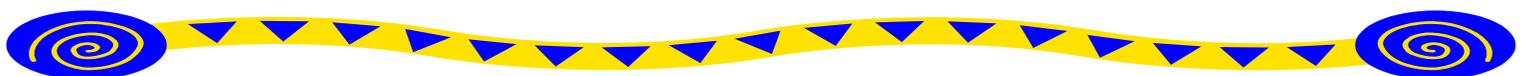
Board Liaison - Jerry Hollingsworth 636-262-0999 huntducks@charter.net

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



**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
russsoDBG@aol.com

Greg Morgan, Board Liaison: 520-818-6715
gregmorgangm@hotmail.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**

