



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

March 2021 WEBSITE: www.sbvillas2.com

Board Briefs

Greetings from your Board of Directors.

On March 24th the Association held its 2021 Annual Meeting using ZOOM. A quorum was present based on the ballots and approval of the 2020 meeting minutes. There were 112 accepted ballots representing 53% of the homeowners. Thanks to all of you who participated.

A thank you to Brian Hooker and all of the Nominating and Elections Committee for a job well done. The Committee spent considerable time attempting to contact all homeowners through emails and telephone calls. Based on COVID concerns, the Committee also recommended changes to the ballot procedure, approved by the Board, which were implemented using Cadden.

Connie Rank-Smith and Greg Morgan were elected to a two year term on the Board of Directors.

The 2020 year was reviewed with a number of topics discussed, including:

The use of ZOOM to conduct meetings during the COVID crisis.

Closing of twenty villa sales during the year.

A decision to move to four painting color schemes starting with the 2021 painting cycle. There was significant homeowner input regarding this change. All four color schemes may be seen in the painting which has been done so far in 2021.

Major replacement of a failing irrigation section of landscaping.

Approved replacing of a large section of irrigation in 2021, and established a funding process through an increase in dues for future irrigation replacement.

Approved a Reserve Study in 2021.

Reviewed need for some modifications to the bylaws and the Architectural and Landscaping Guidelines.

Financial review.

Committee Chairs, or the Board liaisons, reviewed actions taken during the year by the numerous homeowner volunteers. These volunteers make our Association what it is today and greatly contribute to a stable Association. Please consider volunteering, there is an opportunity for everyone.

Following the Annual Meeting the Board held a Board Meeting. Topics covered were:

Election of Board Officers.

President - Russ Soderberg

Vice President - Jerry Hollingsworth

Treasurer - Greg Morgan

Secretary - Bob Petrou

Member at Large - Connie Rank-Smith

February financials, including past dues. Past dues have increased but are still manageable. Three past dues are related to villas under sales contracts, which will be cleared at sales closing. There is one past due on which the Association has started legal proceedings.

Reserve Study update.

Irrigation update.

There were six villa sales closed in January and February.

Please continue to observe COVID precautions and stay healthy.

Your Villas Board





February 28, 2021 Ending Balances

Operating Balance - Alliance Bank	\$ 165,708.20
Utility Deposits	\$ 2,750.00
Irrigation Replacement Contribution Funds	\$ (6,390.00)
Due to Reserves	\$ 7,450.00
Reserves Balance —Alliance Bank	\$ 129,516.20
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 202,002.72
Fidelity Govt. MM	\$ 4,307.31
Metro Phoenix Bank 12M CD—0.60% 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:	\$ 5,068.39
Assessments	\$ 3,399.00
Late Fee	\$ 1,073.20
Interest	\$ 321.19
Attorney Fees	\$ 0.00
CCM Collect.	\$ 275.00

Prepaid Assessments	\$ 49,658.25
Unpaid Bills	\$ 0.00



Villas' Landscape Committee



The irrigation replacement project began on March 2 for lots 105-141. Our vendor, Andy's Irrigation, is making good progress during these first two weeks. We continue to expect its completion by May 1.

As a reminder, please be sure to submit a Work Order for any landscape requests to the Cadden Management website. Listed below is the procedure:

Go to www.Cadden.com

Click on Homeowners tab.

Click on Forms

Click on Maintenance Request Form

Fill out form completely and click submit

Both the sender and the Landscape Committee will get copies from Cadden. Once they are reviewed, the form will be forwarded to the landscape crew for action.

Should you not see a copy of the form in your email, the submission was not received. Allow 2-3 days.

Should that happen, please submit again or send an email to bobpetrou@yahoo.com

Finally, the drip system is running in the AM on Monday, Tuesday and Thursday each week for one(1) hour. As the weather warms considerably probably in early to mid-May, the drip will increase to four days per week and be on for one and one-half hours each day.

Upcoming projects will be the tree walk-thru and trimming in May/June, Oleander stump grinding in April/ May and plant replacement in early September.

The Landscape Committee



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

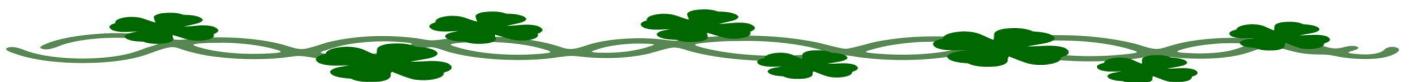
Satellite dish installation in the Villas does not follow the same guidelines as in the single family homes. Because the Villas Association covers the cost of most exterior maintenance and repair, installation on the roof is not allowed. Securing the dish on a metal sled is also prohibited.

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



Home Safety Tips

Are you a snowbird getting ready to leave for the season, or are you a full time resident who will vacation away from Saddlebrooke in the summer, or do you stay around all year? Here are some safety tips for you. You need to decide which of these tips apply to your situation.

NOTE: The Saddlebrooke 2 Patrol no longer does vacation checks. However, you should have on file with them a Resident Emergency Notification Request. This request is available at the HOA2 Administration Office or online at the HOA2 website. To obtain from the website you need to sign-in as a homeowner, go to Home, Quick Links, eforms, Resident Emergency Notification and print the form out. Here is a link. <https://member.sbhoa2.org/documents/10184/26025/Emergency+Notification+Request+2019.pdf>
The completed form should be delivered to the HOA2 Administration Building.

Highly recommended you engage a house sitter while you're gone.

Suggest a minimum bi-weekly house visit.

Keep outside looking like someone is there.

Empty mailbox and distribution tubes.

Look for signs of termites / pack rats outside and inside.

Clean leaves or other debris from front entrance and patio areas.

Flush toilets to prevent a scum buildup and add water to sink traps to prevent sewer gas.

Check inside temperature to see if air conditioning / heating is running.

Turn off water at shutoff valve located on outside of garage below the hose bib. Turn off all faucets in house.

Turn off water control valves to wash machine.

Turn off gas supply to dryer if you can safely reach it.

Put down safety bars on patio doors.

Install poles in tracks of all windows to reduce opening from the outside. Installing in Patio doors is an extra protection.

Lock your door deadbolts, including the door between the garage and the villa.

Strengthen your door locks by installing longer screws in the door jamb receiver plate.

Lock windows.

Remove the garage door opener disconnect cord. This is usually a red or yellow cord with a handle hanging from your garage door opener trolley.

Turn your garage door opener system lock on. Make sure you have a house door key if you do this. Remember this will stop the use of a remote control.

Cancel newspaper delivery.

Use multiple lights on timers and vary the timer settings from room to room.

Put your TV or radio on a timer. Sound will make it appear someone is home.

Let your roof mate and other neighbors know when you will be gone. Give them contact numbers for your house sitter, yourself and another contact.

Install signs indicating your house has an alarm system, even if it doesn't.

Install a whole house surge suppressor. Arizona is a high lightning occurrence state.

If leaving, turn off ice maker in refrigerator, otherwise ice maker may attempt to make ice even if no water is present and could overheat or burn out.

Empty and turn off refrigerator or leave it running?

Unplug or turn off circuit breakers for phantom users of electricity. Examples are clocks, microwaves, stoves, TVs, computers, printers, washers, dryers.

File change of address with Post Office.

Unplug hot water heater circulating pump.

Turn hot water heater to pilot or vacation mode

Clean grill so as not to attract pack rats or other critters. If putting grill inside house or garage remove propane tank and store outside.

Leaving some patio furniture out can give the impression of someone being home.

The Saddlebrooke Patrol does not recommend putting a rock or other method of blocking the distribution tubes on your mailbox standards. They feel this is a sure sign no one is home. You should have someone empty these tubes on a regular basis, as a full tube is also a sign of no one home.

Exterior Paint & Maintenance Committee 03/22/21 Report

EXTERIOR PAINTING

Over half of the villas to be painted this year have been completed. 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

Some of the homeowners whose villas were painted in the first three years of the paint cycle have chosen to have their garage doors painted the trim color. It is a nice contrast and does give a little more variety to the community. The Villas board approved this painting option. This work must be done by our paint contractor, Approved Painting, for a cost to the homeowner of \$135, cash or check. If any more homeowners are interested in having your garage door painted, please contact Angie Ruble at 630 202 4497 or aurorafr@aol.com to make arrangements for painting.

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

ROOF ISSUES

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.**

WORK ORDER COMPLETION

The Maintenance committee is in the process of finding a handyman to do the larger work order repairs. There seems to be a lot of work for handypersons because of the four contacted so far, only one has replied and, while he is well recommended, his prices are three times what we been paying. The search continues.

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



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;"><i>Welcome to the HOA2 Website</i></p> <p>If this is your first time logging in, please use your member number for both fields. If you do not know your member number, please refer to your member ID card. Type this number into the field, but omit the last character, which should be an alphabetic character.</p> <p>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



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

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

Greg Morgan, Treasurer: 520-818-6715
gregmorgangm@hotmail.com

Bob Petrou, Secretary: 520-404-6617
bobpetrou@yahoo.com

Connie Rank-Smith, Director: 520-861-7747
c.l.rank.smith@gmail.com

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Tucson, AZ 85705**



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Assistant: Katrina Hernandez
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E-Mail: gobral@cadden.com
khernandez@cadden.com**