



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

April/May 2021 WEBSITE: www.sbvillas2.com

Board Briefs

It's Memorial Day time and a chance to reflect on the sacrifices made by the few for the benefit of the many. Thanks to all who have served our country.

Summer is fast approaching, with a different outlook than last year at this time.

The COVID-19 issues while still with us, have greatly diminished. Thanks to HOA 1 & 2 for the guidance and decisions implemented. While we are all anxious to get our lives back to normal, please continue to remember COVID is not gone. Please continue to use safe precautions as provided by the medical and scientific communities. A huge thank you to the Villa residents, and all others, who participated in the immunization program for Saddlebrooke residents. The collaboration of Senior Village, the Desert View Pharmacy and hundreds of volunteers to manage the immunization program speaks great accolades of our Saddlebrooke community.

On April 28th, the Board held a ZOOM working session on the 2021 Reserve Analysis. Thanks to the homeowners who attended for your input. Based on the meeting discussions, we are asking Advanced Reserve Solutions to produce one more analysis using modified criteria. When completed, this analysis will be added to the Villas' website (sbvillas2.com) under Homeowners Documents. The two original analyses and the meeting presentation are currently available on the website. The Board will have further discussions related to Reserves as part of the 2022 Budget.

The 2021 painting of villas using the new approved color schemes is nearing completion and has generated many complements, including those from past or non-villa residents.

Recently we have had a number of issues related to non-compliance of HOA2 and Villas' rules and guidelines. Remember, you are responsible to follow both the HOA2 and the Villas' rules and guidelines. These rules and guidelines are available on the HOA2 website (<http://www.sbhoa2.org>) and the Villas' website (sbvillas2.com). Not knowing you are in violation is not an excuse.

Last summer's lack of a monsoon season and not a lot of rain in the fall and winter has been hard on our plantings and trees. The drought emphasizes the need to reduce our plantings and use desert compatible plants for any future plantings. Hopefully, we will see a more normal monsoon season this summer. Our 2021 irrigation project is reaching the final stages and should assist us in reducing our water usage. As a fact of interest, in 2020 we used 3.3 MILLION gallons of water through our irrigation systems, and we live in a desert!

Your Villas' Board of Directors



Important Notice - Updated
New Contact Information for
Northwest Exterminating



The Villas now has a new contact at NORTHWEST EXTERMINATING regarding pest issues.

Call **Rebecca** at Northwest Exterminating Directly - if you contact someone else, you will be billed for the service. If you contact Rebecca, the Villas Association will pay for those services covered by the Association's contract with Northwest.

Work: 520 888-2847
email: nwcommercial@nwest.net

When calling, identify yourself as a Saddlebrooke Villas homeowner and ask to speak to someone regarding pest issues at your Villa. Failure to do so will just confuse and slow down the response.

DO NOT call CADDEN Management regarding pest issues.

If you have any questions, please call Dwight Cox (317) 251-3741, our volunteer chairperson for the Villas Pest Committee





April 30, 2021 Ending Balances



Operating Balance - Alliance Bank	\$ 202,774.77
Utility Deposits	\$ 2,750.00
Irrigation Replacement Contribution Funds	\$ (12,780.00)
Due to Reserves	\$ 0.00
Reserves Balance —Alliance Bank	\$ 301,711.95
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 202,351.68
Fidelity Govt. MM	\$ 4,307.35
Metro Phoenix Bank 12M CD—0.60% 1/6/2022	\$ 143,040.16
BNC National Bank 13M CD –1% 5/20/2021	\$ 185,000.00
Gateway 12M CD—1.25% 4/15/2021	\$ 175,000.00
CIT Bank 12M CD—0.75% 6/22/2021	\$ 104,984.26
CIT Bank 24M CD-1.00% 8/5/2022	\$ 106,017.43
Pacific Premier Bank—0.35% 11/3/21	\$ 160,361.64

Delinquent Assessments:	\$ 4,408.90
Assessments	\$ 2,576.00
Late Fee	\$ 1,149.20
Interest	\$ 408.70
Attorney Fees	\$ 0.00
CCM Collect.	\$ 275.00

Prepaid Assessments	\$ 52,607.10
Unpaid Bills	\$ 0.00



Villas' Landscape Committee

It has been relatively quiet for landscape business these past 30 days. That is a good thing.

The current major project is irrigation replacement for lots 105-141. This project is almost complete. We expect completion and final review with walk-through to occur on May 18. Everything is looking good so far.

Upcoming is the annual tree trimming with a few tree removals. There are approximately 200 trees on this year's schedule. This project will begin near the end of May.

A big thanks to Gary and Shirley Nuss for putting this whole tree project together!

We are still looking at early September for the annual plant replacement project.

Please remember to fill out a work order if you are requesting any landscape services on your lot.

**Bob Petrou
Acting Chairman
Landscape Committee**

Villas Social Committee

As our Community starts to return to semi-normal, the Social Committee is pleased to announce that we hope to meet in early June to plan outside events for the coming months. In the interim, the Villa residents meet every Wednesday at 4:30 p.m. for Happy Hour – so if you feel a need to 'get out', this presents an excellent opportunity to see some of your neighbors.

It's a great day in the neighborhood – hope to see you all soon!

**Arlene Housmyer, Publicity
Villas Social Committee
5/17/21**



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 05/17/21 Report

RULES & REGULATIONS

2021 has been a year of change so far – lots of old friends leaving and lots of new neighbors. Welcome to all of the newbies. The advantage of living in a villa is that the exterior maintenance (stucco, roof, driveway and sidewalk), landscaping and pest control are covered by the Villas HOA dues. Having these services provided does come with some limitations. It is very important that all Villa residents are knowledgeable of the rules and regulations: what needs a permit, what is controlled by the HOA and what isn't.

Painting the entry door a color different than the trim color of the villa requires a permit from the Villas and from HOA2 ALC. Several residents have done this without obtaining permission. While the HOA2 ALC rules do allow such painting with a permit, the Villas have never permitted that exception except for original stained doors which are gradually being phased out.

The change to the four different exterior color schemes gives more variety to the Villas and reduces the desire to break the rules, but please, do not make any changes to the exterior of your villa without applying for a permit. If you do, you may be faced with a request to undo those changes at your expense. In this case, it is better to ask first than to apologize later. With your cooperation we can maintain a cohesive look throughout the community.

EXTERIOR PAINTING

At this time, the painters are working on the next to last duplex. Barring weather issues, they should have completed the 2021 contract by the 22nd of May.

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 original 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.

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 ORDERS

Please remember to submit work orders to Cadden, our management company. Diane Aaron will let you know that the work order has been received by the committee and a committee member will get in touch to determine how to handle the requested work.

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

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 2/1/2021. 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 information.

Submit suggestions about any aspect of the Villas operations

VILLAS COMMITTEE CHAIRS AND LIAISON

ASC (ASSOCIATION SUPPORT COMMITTEE)

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

Board Liaison – Russ Soderberg 520-818-6715 soderberg076@aol.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 – Greg Morgan 520-818-6715 gregmorgangm@hotmail.com

LANDSCAPE COMMITTEE

Acting Chairperson - Bob Petrou 520- 404-6617 bobpetrou@yahoo.com

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

PAINTING AND EXTERIOR COMMITTEE

Chairperson - Sue Ryan 520-825-2648 msueryan@gmail.com

Board Liaison – Russ Soderberg 520-818-6715 soderberg076@aol.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 madtod393@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

Community Association Manager
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