



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

August 2021 WEBSITE: www.sbvillas2.com

Neighborhood News

As hard as it is to believe, Fall is just around the corner. Many of you have signed up for the Labor Day picnic, planned for you by our Villas Social Committee. As the change of seasons approaches, we all are wondering what will come next after our experience with a very unusual Monsoon season.

With the heavy rains we've had and the high temperatures that now seem to be back, we offer a few reminders:

- *The landscapers are working hard to kill the weeds... please be patient.
- *The termite population has increased (they love moisture). Be on the lookout for them and contact Northwest Exterminating if you see signs of termite activity in or outside your villa.
- *A number of you are leaving your garage doors open on a regular basis (likely for ventilation). Be aware that you may find yourselves with roommates as creatures seek to escape the heat. Javelinas, snakes, and packrats are just a few of the "pests" that have invaded garages in the past. Also, our Villas Architectural Guidelines state that garage doors should be kept closed.

Speaking of Villas Architectural Guidelines, each of you should have a copy. Our Villas document differs from the one from HOA2 although both apply. Ours has a photo of our big Saguaro cactus on the cover. You can download and print it from our sbvillas2.com website. If you are unable to do so, please contact the Unit Reps. They will provide you with a copy.

Thank you for your cooperation



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





July 31, 2021 Ending Balances



Operating Balance - Alliance Bank	\$ 161,621.40
Utility Deposits	\$ 2,750.00
Irrigation Replacement Contribution Funds	\$ (22,365.00)
Due to Reserves	\$ 0.00
Reserves Balance —Alliance Bank	\$ 122,580.49
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 202,705.13
Metro Phoenix Bank 12M CD—0.60% 1/6/2022	\$ 143,040.16
Gateway 12M CD—1.25% 4/15/2022	\$ 247,267.35
CIT Bank 18M CD—0.60% 6/22/2021	\$ 40,020.39
CIT Bank 24M CD-1.00% 8/5/2022	\$ 106,284.98
Pacific Premier Bank—0.35% 11/3/21	\$ 160,361.64
Alliance Bank 12M CD—0.45% 5/11/22	\$ 40,030.09
CIT Bank 18M CD—0.60% 11/27/22	\$ 40,020.39
Metro Phoenix Bank CD—0.35% 06/07/22	\$ 100,000.00
Pacific Premier CD—0.20% 12/6/21	\$ 85,000.00
CDARS/Alliance Bank—0.20% 9/16/21	\$ 60,014.79
CDARS—07/07/22 0.45%	\$ 100,029.59

Delinquent Assessments:	\$ 1,672.11
Assessments	\$ 1,279.83
Late Fee	\$ 197.51
Interest	\$ 54.77
Attorney Fees	\$ 0.00
CCM Collect.	\$ 325.00

Prepaid Assessments	\$ 48,146.54
Unpaid Bills	\$ 0.00



Villas Social Committee



First and foremost, we want to extend our thanks to the ladies who attended our first social event of 2021 – a ladies luncheon at The Preserve with over 20 ladies present. Arlene, Phoebe and Sharon headed up the tables with smart conversation ensuing. Thanks to all for a very successful event.

Sandy Huble has resigned from the Committee, but we welcome Linda Davis – a great addition to our already GREAT committee. Sandy served several years, and we thank her for her volunteerism.

Coming up in September (9/6 at 5:00 p.m.) will be our first street event – off Casual and on Serenity Lane. Food will be from Beyond Bread AND the 50/50 raffle has returned.

Future events include another street gathering in October (10/23) and possibly another ladies lunch in November. Our Holiday Brunch has been confirmed at the Activity Center on Saturday, December 11 at 10:00 a.m. Our residents will bring their best breakfast items and mimosas will be served. Additional details concerning these events will be forthcoming, but mark your calendars now.

Ladies from the Villas continue to meet up at the Bistro/Grill at 7:30 for breakfast on Wednesdays, and the men gather on Saturday (same place) at 7:00 a.m. Also, another opportunity to meet and greet is Happy Hour every Wednesday, 4:30 p.m. also up at the Bistro/Grill. These events are not sponsored by the Social Committee, but are great gatherings to get acquainted.

**Until next time,
Arlene Housmyer
Publicity, Social Committee**

Important Villas Dues Allocation

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. For 2021, the two payments are \$1366.00 each. 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)



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 18 months ? If so, this message is for you.

Our Villas Unit Reps, Sharon Ingle and Marjorie Diederichs, hold meetings for new owners . 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.

These meetings will be held on a regular basis now that the meeting rooms have re-opened. The next one will be scheduled for late September/early October. Please contact Sharon Ingle at 701 388-1395 if you are interested in attending.

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**



Villas' Landscape Committee

The very active 2021 Monsoon season has resulted in active weed growth. We hope to have the Northwest Landscape truck here for spraying in the next 2-3 weeks. Meanwhile, Nathan and our landscape crew have been spraying during their regular maintenance rotation.

The new plantings schedule will either be the last week of September or during the first half of October.

We have many new residents in the villas....WELCOME! With that in mind, as well as a reminder to all residents, please be aware of the following procedures with respect to reporting landscape issues and irrigation leaks:

IRRIGATION LEAKS-- Please phone or email Bob Petrou directly (not Cadden Management). My phone number is 520-404-6617 and email is bobpetrou@yahoo.com. Our landscape crew will then be informed and they usually will fix within 24 hours.

LANDSCAPE REQUESTS—Please first fill out a Landscape Maintenance Form by going to Cadden Management's website, which is www.cadden.com. Then click on Homeowners, followed by Forms. Finally, click on Maintenance Form and fill it out. Copies will be sent to you and the Landscape Committee Chairman. It will be then forwarded to our Landscape Crew who will follow-up during their regular rotation. Please allow anywhere from 1-4 weeks, depending on where they are in their rotation relative to the resident's lot.

That is about it for now. Enjoy the rest of the Summer!

The Landscape Committee

VILLA EXTERIOR IMPROVEMENT PROJECTS:

Do you have an exterior improvement project in mind? First check the ALC Guidelines, both Villa and HOA2, for any requirements for your project. You will need to complete an HOA2 ALC Permit Application and a Villa Modification Waiver form to obtain an ALC permit. Complete the two forms and attach detailed plans for your project including the color of the materials to be used. You may be contacted for additional details or clarification about your project. Submit the materials to the ALC Administrative Assistant, Chelsea Walther by taking the forms to the Administration Office, or scan them and send them electronically to Chelsea.Walther@sbhoa2.org

When the permit is approved Chelsea will inform you that it may be picked up. The permit fee is \$15.00. Questions may be directed to the ALC hotline, 520-879-4155 or askhoa2alc@sbhoa2.org Always provide your name, your unit and lot number, and your contact information.

Exterior Paint & Maintenance Committee 08/21/21 Report

MORE MONSOONS! Yeah! Or not, since the winds raise tiles and causes leaks and the deteriorated underlayment isn't doing its job. The result is more work orders for leaking roofs. The Villas roofing contractor addresses these as soon as possible but the weather governs the timing of the repair. The interior repairs that the Villas HOA covers can not be done until the damaged area has dried out.

If you are a year-round resident, please use a strong flashlight to check your ceiling for damp spots which will show up darker than the regular ceiling color.

If you are a snow bird and do not have a summer caretaker for your Villa, you should have someone check to make sure that there are no roof or window leaks. Termites love damp wood and the HOA does not cover the repair of termite damage.

Since even more new residents have moved into the Villas, we're repeating this again:

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.

Please remember that no one but a roofing contractor hired by the Villas HOA Maintenance committee is allowed on your roof. Your Villas HOA assessment 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, so that we can pay our contractors for their work. Use their website, cadden.com to enter a work order.

Contact Info

The phone number in the SaddleBrooke directory for 'John and Sue Ryan' is John's cell number. If you need to call or text me, please use my cell number – 708 602 3808 – or email me at m.sueryan@att.net.

Diane Aaron, our on-site coordinator, will not be available from 8/23 – 9/7. I will be on the road from 8/23 until arriving back in SB on 9/10. I will be check emails for WO's in the evenings but may be slow to get back to you.

Sue Ryan, committee chair

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><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 madted393@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

Wednesday, October 27th. @ 1:30PM in the MVCC East Ballroom

Tuesday, November 23rd. @ 1:30PM in the MVCC East Ballroom

Wednesday, December 22nd @ 1:30PM in the MVCC East Ballroom



Board of Directors

Russ Soderberg, President: 414-940-0040
russodbg@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
Cadden Community Management
1870 W Prince Rd, #47
Tucson, AZ 85705**



**Manager: Erica Rivera
Assistant: Jesica Woods
Telephone: 520-297-0797
Fax: 520-742-2618
E-Mail: erivera@cadden.com
jwoods@cadden.com**