



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

DECEMBER 2021 WEBSITE: www.sbvillas2.com

Neighborhood News

Here we are going into the holiday season, with a lot of homeowner movement in the Villas. Some going home for the holidays and others returning from their summer locations. We wish you all safe travels.

The Nomination & Election Committee, chaired by Brian Hooker, has started the election process for the March 2022 Board elections. Detailed information may be found on page two.

The Villas' website (sbvillas2.com) has been updated to include detailed information regarding the 2022 Budget. This information can be found under VILLAS BOARD, 2022 Budget. Use the site password to open the information. Information regarding the 2022 Budget can also be found in included articles. In addition, the Insurance Certificate information for 2021-2022 has been updated. The most current months Balance Sheet and Budget Comparison Report are in the process of being added to the website. These will also appear under VILLAS BOARD.

Our website has a lot of information for homeowners. We suggest you familiarize yourself with the information. Phil Hafvenstein volunteers as the web site manager and does a great job, including sending out regular email messages regarding Villa events. Thanks Phil!

There are a number of events which will occur during the early part of 2022:

- Mandatory termite inspections for each villa in January. Details will be sent to homeowners.
- Annual roof inspections for half of the villas.
- Painting for those villas on the 2022 schedule.
- Decision of what part of the irrigation system will be replaced in 2022.

The monthly dues have changed to \$230 starting January 1, 2022. If you are using automatic payments through Alliance Bank (Cadden's and the Villas' bank) you may use Alliances' payment support team at 1-844-739-2331 to assist you. The change must be initiated by the homeowner. There is no automatic change. If you are using your own bank to initiate payment, please contact them directly.

Wishing everyone a safe and joyous holiday season.

Your Villas Board

BECOME A VILLAS BOARD CANDIDATE



As we enter the holiday season, the Nominating and Election Committee is beginning its search for candidates for the Villas Board of Directors. This year 3 of the 5 Board positions will become vacant as their 2-year terms expire. In addition to sending email messages, the Committee will attempt to contact every Villa owner

by phone in order to find candidates for the open Board positions.

The Committee is seeking to identify willing candidates before Christmas and will then submit the candidate names, with supporting documentation, to the Board during the first part of January. During February there will be a “Meet the Candidates” event, followed by the election in March. The new Board members will assume their roles at the March 23 Board meeting.

Astute governance is a critical function of the Villas Board. If you would like to explore the possibility of becoming a candidate for the Board, please contact Brian Hooker, Chair-Nominating & Elections Committee (brian.hooker@colorado.edu).



Our Landscape Crew continued to do regular maintenance throughout the Villas in November. Fortunately, we have no major problems or issues to report. There is more good news in that Cadden Management appears to have corrected their work order system so that we are now receiving notice of the work orders in a timely manner.

Looking ahead to the first quarter of 2022, we will be selecting the next villa section for irrigation replacement and this will be based on number of leaks in 2021. We will then be sending out requests for bid. The project is expected to begin in late March or early April. Tree trimming, including some removals, will occur in May. We hope everyone has happy, healthy holidays.

The Landscape Committee

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



HIGHLIGHTS FROM THE NOVEMBER 23, 2021 BOARD MEETING

TREASURERS REPORT

Treasurer Greg Morgan reviewed the October 31 Balance Sheet and Budget Comparison Summary Report. The Board accepted the full financial package provided by Cadden with the notation of some minor corrections.

COMMITTEE REPORTS

Landscaping Committee. Acting chair Bob Petrou presented an update on the restriction of new plantings. Requested homeowners submit work orders for removal of plantings to reduce maintenance and irrigation costs.

Paint and Exterior Maintenance. Chair Sue Ryan outlined the painting process for 2022. She also gave a brief update on the recent walk through review. Finance Committee. Chair Brian Gallup reported on the budget process and reviewed the current finances.

OLD BUSINESS (None was discussed)

NEW BUSINESS

The Board accepted the Reserve Report, Version 4, July 2021, from Advanced Reserve Solutions, as the base for further Reserve reviews. This report is available on the Villas' website.

The Board approved the new Charter for the Nominating & Elections Committee. It also approved Brian Hooker as the Chair of the Committee.

John Ryan presented a review of the state of the roofs. The Board approved the initiation of roof replacement in 2022 with a target of 20 roofs being replaced. This is the start of a seven year project to replace the roofs.

The Board approved the creation of an ad hoc committee, chaired by John Ryan, to oversee the roof replacement project.

The Board approved the 2022 Budget as presented. The Budget includes a dues increase of \$10/mo. The \$10 to be allocated to Reserves. The Operating Expense portion of the budget did not change.

BOARD COMMENTS

Russ Soderberg reminded homeowners about mailboxes, rattlesnakes, termites, the need to change automatic dues payments to the new amount, garage doors, and garbage/recycling bins.

Russ Soderberg indicated the Board is working on putting more documentation on the Villas' website. The address for the website is: sbvillas2.com

2022 BUDGET / DUES

The Board at its November 23rd meeting passed a budget for 2022, which includes an increase of \$10 to the monthly dues, effective January 1, 2022. This increase is allocated to Reserve Funds.

Please note the new amount of **\$230** goes into effect with your **January 1, 2022** dues.

If you are using an auto pay program through Cadden or your Bank, YOU must change the payment amount. There is NO automatic change to the new amount.

A number of Villas homeowners have expressed confusion about the dues they pay.

There are two separate dues paid by Villas homeowners.

1. HOA 2 dues. These dues are paid to HOA 2 for the services and amenities provided by HOA 2. The Villas Association does not receive any portion of these dues.
2. Villas Association dues. These dues pay for the services provided by the Villas Association. Included in these services are things like insurance, landscaping, painting, roof repair/replace, pest control, and irrigation.

The Villas Association dues for 2022 are \$230 per month. A breakdown to the major expense categories is shown below.

CATEGORY	\$ BUDGETED
Reserve Fund	\$75.00
Administrative	\$18.32
Fixed Expenses	\$20.45
Landscape	\$71.21
Maintenance (Paint & Exterior)	\$13.03
Pest Control	\$9.99
Utility	\$9.44
Special Projects	\$15.26
TOTAL	\$232.70
Excess spend	\$2.70

The excess spend will be funded by retained earnings.

Further information about the 2022 Budget may be found on the Villas website (sbvillas2.com) under Villas Board, 2022 Budget.



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



Exterior Paint & Maintenance Committee 12/06/21 Report

ANNUAL INSPECTION

The annual inspection showed that the Villas are in respectable shape. There is some deterioration of the wooden vents that are on some of the garages along with water damaged fascia boards. These were caulked and painted. Almost all of the issues noted in the annual inspection have been repaired.

ROOF INSPECTION

Every year, half of the Villas roofs are inspected for defects and are repaired. Roof inspections on 97 Villas will start as soon as the contractor can work us into his schedule. These are the Villas to be inspected this year:

Unit 35 – Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 40, 41, 45, 46, 47, 48, 51, 52, 53, 54, 55, 56, 63, 64, 68, 69, 72, 73, 80, 81, 84, 85, 92, 93, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141.

Unit 35A – Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 60, 61.

Our roofing contractor is very diligent but he cannot always tell from the outside if there is a roof leak. 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 Maintenance & Painting 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.**

SATELLITE DISH PAINTING

Please remember that all satellite dishes must be painted to match the either the stucco color (if the dish is on the ground) or the trim color (if the dish is attached to the fascia). This is at the homeowner's expense.

VILLAS PAINT SCHEDULE

The villas to be painted in 2022 are:

Unit 35A – 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 15A, 16A

Unit 35 – 28, 29, 80, 81, 92, 93, 119, 120, 121, 122, 129, 130, 134, 135, 136, 137, 138, 139

These owners will receive an email before the painting cycle begins with instructions for preparations and an estimated date for the painting of their villa.

Sue Ryan, committee chair
708-602-8202 or m.sueryan@att.net



October 31, 2021 Ending Balances



Operating Balance - Alliance Bank	\$ 173,365.95
Utility Deposits	\$ 2,750.00
Irrigation Replacement Contribution Funds	\$ 31,950.00
Due to Reserves	\$ 665.00
Reserves Balance —Alliance Bank	\$ 164,170.47
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 203,063.10
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% 11/27/2022	\$ 40,080.96
CIT Bank 24M CD-1.00% 8/5/2022	\$ 106,553.21
Pacific Premier Bank—0.35% 11/3/21	\$ 160,361.64
Alliance Bank 12M CD—0.45% 5/11/22	\$ 40,075.51
Metro Phoenix Bank CD—0.35% 06/07/22	\$ 100,088.22
Pacific Premier CD—0.20% 12/6/21	\$ 85,000.00
CDARS/Alliance Bank—0.45% 10/6/22	\$ 60,052.70
CDARS—07/07/22 0.45%	\$ 100,143.12

Delinquent Assessments:		\$ 834.53
Assessments		\$ 46,740.00
Late Fee		\$ 29.57
Interest		\$ 3.77
Attorney Fees		\$ 0.00
CCM Collect.		\$ 10.00

Prepaid Assessments		\$ 38,412.15
Unpaid Bills		\$ 0.00



WORK ORDERS

Until further notice, please submit work orders through Cadden Connect or directly to our Cadden Manager, Erica Rivera via e-mail erivera@cadden.com. There is a technical issue with the Cadden website and it is no longer processing work orders submitted directly on the Cadden website.

To sign up for Cadden Connect, please follow these instructions:

1. Go to www.saddlebrookevillas.nabnetwork.com
2. Login or Sign up by clicking 'LOGIN' on the top corner
3. Enter in your information if you are registered
4. If you are not registered, click 'Need to Register?' on the bottom right of the pop up login screen
5. On the New User Registration page, click either 'I am an owner' 'I am a new owner' or 'I am a renter'
6. Continue with the prompts and enter in the information requested (account number, first name, last name, etc.)
7. Once you have registered, click 'Online Forms' on the left side menu
8. Click 'Work Order Request Form' on the bottom of the list
9. Fill in your work order request

You may also send your request via e-mail to Erica Rivera at erivera@cadden.com listing the following: Name, Lot #, Address, Phone Number and Email, and the nature of your issue and she will input your work order manually.

REMINDERS

The U.S. Postal Service has regulations regarding street access mailboxes. In addition, both HOA 2 and the Villas' Association have standards relating to the mailboxes and stands the boxes are located on. Homeowners are responsible for maintaining their mailboxes and stands. Please inspect your mailbox to see if it is up to the standards.

During previous holiday seasons there have been incidents of mail theft from the street mailboxes. If you have outgoing mail, it is suggested you use the U.S. Postal Service drop boxes located at the Convenience Center, the HOA2 Admin Office, or the DesertView complex.

There will be a Board election in March 2022. Three positions will be up for election. The Nominating & Election Committee will be starting the nominating process in December. If you are interested in being a member of the Committee, please contact the chairperson, Brian Hooker at 303-809-6063. The Committee will be contacting homeowners for their interest on being a candidate for the Board and managing the election process.

Do not put your garbage or recycling bins on the street the night before pickup. There have been a number of recent incidents where the javelinas have knocked the bins over and strewn the contents over the road. Waste Management will not pickup the spillage, it is the homeowners responsibility to cleanup the mess.

If you will be away during the holiday season, please have someone check you villa while you are gone. You may also want to look at other actions such as turning off your water supply and having lights on timers.

There have been a number of termite incidents recently, both on the outside surfaces and inside the villas. Your Association does provide for an annual termite inspection and treatment of termites. Suggest you look on a regular basis at your villas slab exposure for termite tubes and look for unusual spots on the interior walls, ceilings and baseboards for termite activity. If you spot termite activity please call Northwest Exterminating directly and identify yourself as a Saddlebrooke Villas homeowner. You can find contact information for Northwest in the Villas Voice. The Villas Voice is distributed electronically and can be found on the Villas' website at, sbvillas2.com.

There have been some recent incidents regarding rattlesnakes in the Villas. If you see a rattlesnake call 911. Indicate you are in Saddlebrooke and need removal. Do not call Northwest Exterminating as the Villas' Association does not provide snake removal services. If you do call Northwest and use their service any charges will be the homeowners responsibility.

HOA 2 has regulations regarding open garage doors. Following the regulations is recommended, not just because it is a regulation, but is also a safety issue. An open door is an invitation to pack rats, snakes and other creatures to take up residence. Be on the safe side, close your door when being open is not needed.

Website Reference Guide for Villa Residents

If you are looking for:	You will find it here:	Access:
Villas Certificate of Insurance	sbvillas2.com	public
Villas Work Order Form	sbvillas2.com	public
Villas Governing Documents	sbvillas2.com	public
Villas Site Manager	cadden.com	public
Villas Board Roster	sbvillas2.com	password ⁽¹⁾
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 ⁽¹⁾
HOA2 Owners Roster	sbhoa2.org	password ⁽²⁾

(1) 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.

(2) 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.

 <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
- View upcoming events and meeting dates, and view a Map of the Villas

Rev 10

VILLAS COMMITTEE CHAIRS AND LIAISON

ASC (ASSOCIATION SUPPORT COMMITTEE)

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

Board Liaison – Russ Soderberg 414-940-0040 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](mailto:bobpetrou@yahoo.com) 520- 404-6617 bobpetrou@yahoo.com

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

PAINTING AND EXTERIOR COMMITTEE

Chairperson - Sue Ryan 708-602-3808 msueryan@gmail.com

Board Liaison – John Ryan 708-917-3579 roadstarjohn2@gmail.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

Currently meetings are scheduled to be in-person meetings held in the Mountain View East Ballroom. In-person meetings are subject to change based on COVID concerns or restrictions.

Meetings are scheduled for 2:00 PM unless otherwise indicated.

Wednesday, December 22, 2021.

Wednesday, January 26, 2022.

Wednesday, February 23, 2022. Meet the candidates.

Wednesday, March 23, 2022. Board meeting and Annual Meeting.

Wednesday, April 27, 2022.

Meeting dates, times and locations are subject to change.

Summer and fall schedule TBD by Board.



Board of Directors

Russ Soderberg, President: 414-940-0040
soderberg076@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

John Ryan, Director: 708-917-3579
roadstarjohn2@gmail.com

Community Association Manager
Cadden Community Management
1870 W Prince Rd, #47
Tucson, AZ 85705



Manager: Erica Rivera
Assistant: Haley Jaeger
Telephone: 520-297-0797
Fax: 520-742-2618
E-Mail: erivera@cadden.com
hjaeger@cadden.com