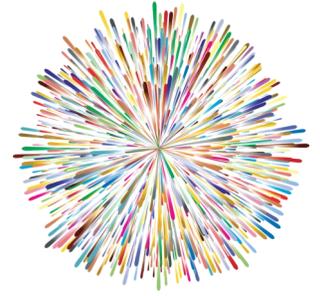


**Happy
New
Year!**



The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

JANUARY 2022 WEBSITE: www.sbvillas2.com

Neighborhood News

Here we are coming out of the holiday season, with a lot of homeowner movement in the Villas. Some coming home from the holidays and others returning from their summer locations.

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 February. 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.

FOUR CANDIDATES FOR VILLAS BOARD STEP FORWARD



The Nominating & Election Committee has identified four candidates for the three Board seats that will open in 2022. They are: Allan Cunningham, Jerry Hollingsworth, Dennis Lea, and Russ Soderberg

The list of candidates, including background and qualifications, was submitted to the Board on January 11. Ballots will be mailed to homeowners in early February, followed by a Meet the Candidates event on February 23. Ballots must be returned no later than March 18. On March 21 the ballots will be counted, followed by the installation of new Board members at the Annual Meeting on March 23.

The Villas Bylaws allow for additional candidates to join the slate after the Committee has sent their recommended slate to the Board. This process requires the prospective candidate to submit 10 letters of support from homeowners to the Committee before January 25. If you want to pursue this path, please contact Brian Hooker, Chair-Nominating & Elections Committee (brian.hooker@colorado.edu).

Astute governance is a critical function of the Villas Board. We appreciate the candidates who have stepped forward with a willingness to serve on the Villas Board.

THE 2022 ANNUAL VILLAS TERMITE INSPECTION

DEAR VILLAS OWNERS,

As we prepare for our annual Villas Termite Inspection (interior and exterior), we realize there continues to be a heightened level of anxiety due to the COVID19 pandemic in our country. We also know that potential termite infestations are not impacted by the COVID19. With the unusual amount of rain this year, there will be an increased amount of termite activity. Termites continue to be a very serious and ongoing problem in our community. If an existing infestation is not discovered during our annual inspection there is a potential for serious damage to your (or your roommate's) villa. Keep in mind that each homeowner is responsible for any structural damage to their unit caused by termites.

Northwest Exterminating (our termite inspection/treatment partners) will continue their procedures of wearing of a mask, maintaining a six-foot separation and sanitization of hands prior to the inspection of each residence. Each team member will also have their temperature checked each day as they report to work. As a courtesy, we would ask that each resident also wear a mask and participate in maintaining the six-foot separation. As in previous years, each Northwest inspector will be accompanied by a Villas Pest Committee volunteer. At the discretion of each resident, the volunteer will either assist the inspector inside, or wait outside during the inspection.

We encourage each Villas homeowner to take the termite threat very seriously and welcome our volunteers and inspectors as they help us preserve our real estate Investments from these potential infestations.

This service will take place on February 1st, 2nd, and 3rd from 8:00 am to 10:30 am each day.

- Tuesday, February 1st - Unit 35 Lots 1 - 71
 - Wednesday, February 2nd - Unit 35 Lots 72 – 141
 - Thursday, February 3rd– Unit 35A Lots 1A – 72A
- ONE MAKEUP DATE WILL BE Wednesday, February 9th.



The inspection team will need to access the inside of your Villa. If the date assigned to you is not workable, there will be one scheduled make-up date – WEDNESDAY, February 9, 2022.

PLEASE NOTE THAT THE INSPECTIONS THAT TAKE PLACE ON THE FOUR DATES MENTIONED ABOVE WILL BE DONE AT NO CHARGE.

Dwight Cox
phone 317-251-3741
email matted393@yahoo.com

HIGHLIGHTS FROM THE DECEMBER 22, 2021 BOARD MEETING

TREASURERS REPORT

Treasurer Greg Morgan presented the November Balance Sheet and Budget Comparison Summary Report. The Board accepted the full financial package provided by Cadden.

COMMITTEE REPORTS

Landscape Committee: Acting Chair Bob Petrou thanked members for their contributions to a Christmas gift given to the Northwest crew assigned to us. He thanked Arlene Housmyer for facilitating the collection of the gift monies. He also discussed the 2022 irrigation replacement project, asked homeowners to identify plantings which could be removed, and discussed the limited program related to new plantings and gravel refresh. He met with Comcast to review issues and felt the issues are being worked on or in the process of completion. He will meet again if necessary.

Communications Committee: Julie Johnson reviewed the new homeowner contact program done by the Unit Reps. She also indicated the Committee will no longer be doing the Villas Voice and asked the Board to take on the publication. Due to the unexpected turnover, some of the committees were not contacted for articles in December. This will be adjusted for the January edition.

Painting & Exterior Committee: John Ryan indicated all the updates were included in the Villas Voice article.

Social Committee: Arlene Housmyer reported a successful potluck on December 11 with about 60 people in attendance.

BOARD COMMENTS

Holiday greetings to everyone.

A thank you to all the volunteers who have contributed to a successful year.

A working session will be held in January prior to Board meeting.

HOMEOWNER COMMENTS / QUESTIONS

Could the Pledge of Allegiance be done before start of meetings. Yes

How does a homeowner suggest a change to the Architectural Guidelines? Send suggestion to the Board members.

Will the Comcast pedestals be painted or remain green? The Association does not intend to paint the pedestals. Painting would become a long term maintenance issue and a potential liability issue.



SOCIAL COMMITTEE UPDATE

The Holiday brunch was extremely successful with over 50 residents in attendance. The food, the mimosas and the company was absolutely wonderful. The raffle winners were: Bill Davis, Arlene Housmyer, and Kathy Wudel. Thanks to all our wonderful helpers: Susan Dinga, Kay Tomaszek. Wanda Ross and Sandy Huble who donated the coffee and set it up. Special commendation to Fran Meckler and Debbie Keefer for running the show and making it oh so very successful.

At our December meeting we welcomed our new member, Genie Reardon – a great addition. Plans are in the air and will be finalized at our January meeting for a luncheon up at The Ranch. Keep your eye out for the flyer which will come by email.

The ladies continue to meet for breakfast at the Mesquite Grill, 7:15 a.m. on Wednesday mornings. The guys are meeting on Saturday mornings, 7:00 AM, at the HOA1 Road Runner Grill. Once the Mesquite Grill opens on Saturdays, they will meet there at 7:00 AM.

Arlene Housmyer, Publicity
SB Villas II Social Committee

VILLA LANDSCAPE COMMITTEE—JANUARY 2022

Since the early December report, regular maintenance continues and thankfully no major or unexpected issues to report.

Beginning in January our new maintenance contract with Northwest begins. To keep costs in line, the new contract will not include a third member of the crew. We have been assured by Northwest that the quality of their services will not be impacted by this reduction. We will be watching this situation very carefully.

The two(2) major projects in 2022 will be irrigation replacement and tree trimming/removal. Some desert-only new plantings will also occur on a selective basis. Also, please let us know, by sending in a work order, if you have areas of gravel rock that need redressing on your property.

Finally, the voluntary holiday contribution to our Landscape Crew was another big success. Almost \$1600 was distributed. They all wanted us to express their gratitude for the generosity of our community. The Committee cannot thank Arlene Housmeyer enough for her help facilitating this Holiday drive.

We also want to thank Gary and Shirley Nuss for heading up and coordinating all the tree trimming and removal. Also a huge thank you to Rich Webber for his knowledge and perseverance on the irrigation replacement project. It would not have happened without him.

We wish everyone a healthy and Happy New Year.



Paint & Exterior Maintenance Committee 01/06/2022 Report

VILLAS PAINT SCHEDULE

The 2022 paint schedule will start on February 7th. Approved Painting is continuing as contractor and Michael is returning as head painter. 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.

If any homeowner, whose villa was painted between 2018 and 2020 in the original colors, would like their garage door painted in the trim color at their own expense, please contact Angie Ruble at aurorafr@aol.com.

VILLAS HOA MAINTENANCE RESPONSIBILITIES

Since there has been a large turnover in the villas during the past two years, the maintenance committee would like to remind owners of what is the HOA's responsibility and what is the owner's. (All of this information can be found on the Villa's website.)

As stated in the committee charter, "P&EM shall schedule and oversee all aspects of the exterior maintenance of all residential units Including: the painting of exterior trim and exterior stucco; the painting and maintenance of other areas as approved by the Board of Directors; roof maintenance of all residential units ; to monitor the activities of any contractors ; to provide recommendations to the Board of Directors on maintenance issues."

P&EM does not cover any wear items such as exterior piping, windows, exterior electrical, structural damage. If there is a roof leak that causes ceiling damage, P&EM will repair the ceiling and paint the area with the original white paint but the owner is responsible for any designer paint color. All interior repairs are the homeowner's responsibility. P&EM will replace any window that is broken from the outside since this is most likely caused by landscape maintenance. P&EM is not responsible for windows broken from the interior, leaking windows or the damage caused by such leaks.

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. Following is the 2022 list:

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.**

Sue Ryan, Committee Chair 708-602-8202 or m.sueryan@att.net



**SADDLEBROOKE HOA 2 VILLAS 35 / 35A
PEST TREATMENT SCHEDULE 2022**

PEST TREATMENT: All treatments occur on Wednesdays starting at 7:00 AM, March through October, and 8:00 AM, November through February

ODD MONTHS

JAN, MAR, MAY, JULY, SEPT, OCT, NOV

WEDNESDAY	STARTING DATE	UNIT / LOTS
1st Wednesday	1/5/2022	35 / 1 thru 26
2nd Wednesday	1/12/2022	35 / 27 thru 52
3rd Wednesday	1/19/2022	35 / 53 thru 80
4th Wednesday	1/26/2022	35 / 81 thru 106

EVEN MONTHS

FEB, APR, JUNE, AUG, OCT, DEC

WEDNESDAY	STARTING DATE	UNIT / LOTS
1st Wednesday	2/2/2022	35 / 107 thru 133
2nd Wednesday	2/9/2022	35 / 134 thru 141 35A / 1 thru 19
3rd Wednesday	2/16/2022	35A / 20 thru 43
4th Wednesday	2/23/2022	35A / 44 thru 72

INSECT PEST TREATMENT IS PROVIDED BY YOUR ASSOCIATION THROUGH NORTHWEST EXTERMINATING.

IT CONSISTS OF A SPRAY TREATMENT ALONG THE FOUNDATION AND AT ENTRANCES TO THE VILLA. IT IS NOT A TERMITE TREATMENT.

IF YOU ARE PRESENT WHEN THE SPRAYING IS OCCURRING, AND YOU ASK THE TECHNICIAN, HE WILL ALSO SPRAY THE GARAGE.

REMINDERS

This is a Board election year, with three positions being available. The Nominating & Election Committee has been hard at work soliciting homeowners for their interest in being a Board member and has a good slate of nominees. The actual voting process starts in February with a list of candidates and a Meet The Candidates forum on February 23. Casting of ballots will occur based on a schedule to be published by the Committee.

As the old irrigation systems are being replaced, there will be no irrigation lines installed between the villas and the entrance sidewalks or between the entrance sidewalks and the party walls separating villas. The existing plant materials will be removed and replaced by desert type plants no requiring irrigation. There are a number of reasons for this:

- The irrigating of these areas brings moisture to these areas and acts as an attraction area for termites.
- The constant watering of these areas tends to dilute termite treatment.
- The plantings in these areas tend to grow, requiring more maintenance with growth.
- The plantings have become an obstacle and hinderance to painting of the villas.
- Reduced cost of replacement of the irrigation lines.

Landscaping represents the largest portion of our variable expenses during the year. As the plantings and trees continue to grow, the maintenance and water costs do also. Current water costs have been somewhat contained by the replacement of old irrigation systems. However, as we all know, this is a desert area and the availability and cost of water in the future will be under close scrutiny and possible restrictions. To control costs, and to look to the future, a concentrated effort will be made to reduce current plantings and restrict future plantings. Look around your villa, if you see plantings which could be removed submit a work request to have them removed.

If you are experiencing a termite or pack rat issue, please contact Northwest Exterminating directly, using the instructions shown in this edition. Be sure to identify yourself as a Saddlebrooke Villas homeowner.. For all other work requests please use the procedure shown in this addition, or Cadden Connect.

Did you know? Our Villas' website (sbvillas2.com) has extensive information regarding your Association. Our webmaster and Villas homeowner, Phil Hafvenstein, does a great job of keeping the site current. If you think there is additional Villas' topics which might be of interest to most homeowners, please submit a comment through the website.

SaddleBrooke HOA2 Villas
Year to Date Income & Expense Summary
11/30/2021

	<u>Actual</u>	<u>Actual as % of Assess & Other</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
Operating Income					
Assessments & Other Inc	\$485,727	100%	\$515,196	(\$29,468)	\$562,032
Reserve Transfers	(\$152,295)	31%	(\$152,295)	\$0	(\$166,140)
Total Operating Income	\$333,432		\$362,901	(\$29,468)	\$395,892
Operating Expense					
Administrative Expenses	\$36,916	8%	\$41,354	\$4,438	\$44,863
Fixed Expenses	\$23,139	5%	\$48,010	\$24,871	\$48,010
Landscaping Expenses	\$166,955	34%	\$186,496	\$19,541	\$196,586
Maintenance Expenses	\$25,609	5%	\$29,100	\$3,491	\$30,700
Operating Expenses	\$18,855	4%	\$24,524	\$5,669	\$26,170
Utilities Expenses	\$20,056	4%	\$26,630	\$6,574	\$28,960
Special Projects Expenses	\$69,500	14%	\$70,000	\$500	\$70,000
Total Operating Expense	\$361,030		\$426,114	\$65,084	\$445,289
Operating Net Income	(\$27,598)	-6%	(\$63,213)	\$35,616	(\$49,397)
Reserve Income	\$163,638		\$170,632	(\$6,994)	\$186,144
Reserve Expenses	\$59,935		\$59,046	(\$889)	59,050.00
Reserve Net Income	\$103,704		\$111,586	(\$7,882)	\$127,094
Net Income	\$76,106		\$48,373	\$27,734	\$77,697

SaddleBrooke HOA2 Villas Balance Sheet
11/30/2021

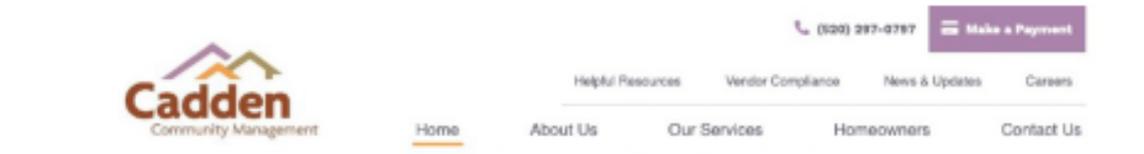
	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
Assets	\$129,024	\$1,464,838	\$1,593,863
Liabilities & Equity			
Liabilities	\$33,526	\$665	\$34,191
Retained Earnings	\$123,095	\$1,361,135	\$1,484,229
Net Income	(28,262)	\$103,704	\$75,442
Total Liabilities & Equity	\$128,359	\$1,465,503	\$1,593,863

WORK REQUESTS THROUGH CADDEN

Work requests may be submitted through Cadden Management using the following directions.

Go to the Cadden website: cadden.com

Opening banner page:



Select HOMEOWNERS:



In the lower righthand corner under Forms For Homeowners look for the Saddlebrooke Villas eForms:

Select Maintenance Request Form:

Saddlebrooke Villas eForms

- [Check My Dues Balance Request Form](#)
- [Maintenance Request Form](#)
- [Violations Complaint Form](#)

WORK REQUESTS THROUGH CADDEN

Complete the request form:

Type of Request *

Maintenance Request

Association's Name *

ENTER "SADDLEBROOKE VILLAS"

Address *

Street Address

Address Line 2

City

State

ZIP Code

Email *

Phone *

Description *

ENTER "UNIT # ___" (EITHER 35 OR 35A)

ENTER "LOT# ___"

ENTER TYPE OF REQUEST "LANDSCAPING or EXTERIOR or OTHER" (EXTERIOR INCLUDES PAINTING, WINDOWS, CONCRETE, ROOF ISSUES)

ENTER DESCRIPTION OF REQUEST

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 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 – 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 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

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. The meeting location is also subject to change based on HOA 2 guidelines.

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

Wednesday, January 26, 2022. (Moved to West Ballroom)

Wednesday, February 23, 2022. Meet the candidates. Wednesday,

Due to scheduling conflicts at HOA 2, the March Annual Meeting date and time TBD.

Wednesday, April 27, 2022.

Working sessions. The Board will hold working sessions on the following dates. The time and place TBD.

Wednesday, February 16.

Wednesday, March 16.

Wednesday, April 20.

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