

The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

February 2022 WEBSITE: www.sbvillas2.com

Neighborhood News

After some chilly days, we are all ready to welcome warmer and sunny weather so we can enjoy the great Saddlebrooke outdoors.

There is a Board election this year with three positions available to the candidates. The Nomination & Election Committee has done a great job to obtain four candidates and establish the election process. Please remember to vote. More details on page two.

The Annual Meeting will be held on Friday, March 25, starting at 2:00 PM in the Catalina Room, next to the Mesquite Grill. Unfortunately, we have had to move the meeting date and location due to HOA 2 booking a large banquet in our earlier reserved room. There is a high demand for meeting rooms and rooms reserved by groups are subject to being moved by revenue generating events and official HOA2 events, both of which we have experienced this year.

The ad hoc Roofing Committee is working to establish a process for a limited group of villas to have the roof underlayment replaced this year, and kick off a seven year project for all the villas. The Association has a roof inspection and repair process in place. However, this will be the first time full underlayment replacement will be done. There are a number of issues to be taken into consideration for this process and the Committee is working to identify the process to be used. Replacements will probably start in the fall.

VOLUNTEERISM

We have been quite fortunate to have many volunteers over the years to manage our Association. These volunteers have enabled our Association to maintain our villas and control costs. While we have hired a professional management company, Cadden Management, to perform a number of functions, the majority of the management of the day to day operations is done by volunteers. The Board and all committee members are non-paid volunteers. Thanks to all of you who have helped over the years.

We do have a committee, Association Support Committee (ASC), who works with interested volunteers and the committees to match experience and /or willingness to help. Kathleen Kontos is chair of this committee.

The ASC is currently looking for interested volunteers for all committees. If you have time, a little or more, please contact Kathleen. In particular, she is currently looking for volunteers for the Landscaping Committee. This committee is responsible for working with the Board to establish goals and direction for our thousands of plantings and trees and to keep our landscaping looking good. It will also be overseeing the five year irrigation replacement plan.

Please contact Kathleen at 520-829-9709 or alpinefl@gmail.com if you are interested in any committee. Volunteering is also a great way to meet fellow homeowners.



VILLAS NOMINATING & ELECTION COMMITTEE
UPDATES

The Nominating Election Committee is happy to announce that the candidates for the three open seats on the Villas board are: Allan Cunningham, Jerry Hollingsworth, Dennis Lea, and Russell Soderberg.

The Election Committee is headed by Brian Hooker, and includes Susan Dinga, Jane Frailey, Phil Hafvenstein, John Hastings, Bob Schoenwetter, Kathy Schoenwetter, and John Ryan. They have been working diligently to identify candidates for the three open Board seats and to organize a safe election in these times.

In February, Cadden mailed a packet of information to all members. The packet included a letter, candidate resumes, minutes of the 2021 Annual Meeting, a ballot with instructions and a mailing envelope. Due to a printing error on the ballot, a second mailing was sent by Cadden which included a corrected ballot and a **green** mailing envelope.

Please complete the second ballot and return in the **green** envelope, remember to **SIGN** the envelope and mail as quickly as possible. Cadden must receive ballots by Noon MST, Friday, March 18, 2022.

If you did not receive a second ballot with a green envelope, please contact our Cadden Community Manager, Erica Rivera, at 520-297-0797.

This year our Annual Meeting will be held on Friday, March 25 at 2 PM MST in the Catalina Room in Mountain View (next to the Mesquite Grill). You can attend the Annual Meeting remotely by ZOOM. You will receive a Zoom invitation via email with a link for connecting to the meeting.

Please note the following important dates in your calendar:

March 18	Ballots must be received by Cadden before Noon
March 25	Annual Meeting 2 PM in Catalina Room of Mountain View



The Villas St. Patrick's Day Celebration

Faith 'N Begorrah! Once again, the Annual St. Patrick's Day Celebration returns to the Kontos' home, 63776 E. Holiday Drive - at the corner of S. Tranquil Drive. The Social Committee will furnish corned beef and cabbage at 4:30 p.m.

Residents are asked to bring a salad, side dish (no appetizers please), or dessert to share for 10. In addition, please bring drinks of your choice, cups, and chairs (or golf carts).

Please RSVP to Kathy Kontos

520-829-9709 or alpinefl@gmail.com

Be sure to indicate:

>Number attending

>What dish you will be bringing

DEADLINE IS SATURDAY, MARCH 12th

MONTHLY DUES PAYMENTS

Recently there have been a few instances of past due payments resulting in late fees being assessed to homeowners. Generally these late payments have been as a result of the homeowners not considering the time the payment takes to arrive at Cadden Management or the Villas' bank used to receive payments.

Please remember the following conditions related to payments:

- The payment is **due** on the **first** of the month.
- There is a grace period until the fifteenth of the month before late fees are assessed.
- The day the payment is **received** is considered the payment date.
- If the fifteenth of the month is not a business day, the payment must be received on the last business day preceding the fifteenth to be considered timely.
- Business days are Monday through Friday, except Federal or Arizona designated holidays.
- If you are mailing payments, please mail early enough for the mail to arrive timely. The day you put your payment in the mail is **not** the payment date.
- If you are using a bill pay system through **your** financial institution, the day your account is charged is **not** the payment date. Many of these bill paying systems generate checks which are mailed to the payee.
- If you are using auto pay through Cadden Management and Alliance Bank (The Villas' and Caddens' Bank) the day the payment is generated **is** the payment date.
- If your payment is returned by your financial institution the payment is considered late and in addition to a late fee there is a returned item fee.
- It is the homeowners responsibility to keep Cadden informed of their current mailing address or email address.
- If you are using auto-pay through Cadden / Alliance. It is your responsibility to keep Alliance Bank informed of any change in your bank account information.
- Late delivery of a paper billing is not an excuse for a late payment. This is a known monthly bill.

All homeowners are encouraged to sign up for electronic billing. The Associations cost for an electronic bill is less than the cost for a paper bill.

Homeowners are further encouraged to use the auto payment feature through Cadden Management. Use of this feature limits the possibility of late payments.

To take advantage of the auto payment process, go to the Cadden Management website (cadden.com) and click on the purple box in the upper right hand corner (Make a Payment). Follow the instructions for setting up the payment.

The Board held a meeting on January 26, 2022.

- A hybrid meeting of in-person and ZOOM participants was tried. The ZOOM portion had some issues but allowed homeowners not wishing to attend in person to participate. Use of ZOOM will be in place for the Meet the Candidates forum February 23.
- Minutes were approved for the following meetings. These minutes can be found on on the Villas' website (sb2villas.com).
- Working session of November 11, 2021.
- Working session of January 19, 2022.
- Board meeting of December 22, 2021.
- Treasurer Greg Morgan reviewed the 2021 year end financials. Balance Sheet and Summary Budget compare can be found on the Villas' website.
- Committee reports:
 - Landscaping Committee. Bob Petrou discussed the irrigation replacement project. Based on responses from contractors it appears the project will start later in the year, He asked homeowners to put in work orders for plants they would like removed. Limited new plantings will be done in 2022, primarily related to the irrigation project.
 - Communications. Julie Johnson discussed the Villas Reps meeting with new homeowners and possible workshops with realtors regarding the Villas.
 - Painting & Exterior Committee. John Ryan discussed the painting this year will be done by the same contractor this year and based on weather is targeted to start in February. Please refer to the January Villas Voice for a listing of the Villas to be painted this year. Additional information regarding paint colors can be found on the Villas website Under Painting 2021. Roofing inspections have started.
 - Pest Committee. Jerry Hollingsworth reminded homeowners about the Annual Termite Inspection to be held in February.
 - Finance Committee: Brian Gallup discussed CD investments.
 - Nominating & Elections Committee. John Ryan indicated there were four candidates for three positions. A Meet the Candidates forum will be held February 23.
- Board Comments. Russ Soderberg discussed March meeting date, working sessions, election process, hybrid meetings.
- Meeting adjourned.
- There were no homeowners comments / questions.

On January 28, 2022 the Board of Directors by unanimous consent, voted to modify the 2022 Budget and to move funds collected for the irrigation replacement project from Operating Funds to Reserve Funds. Irrigation replacement will be managed through Reserve Funding going forward.

The modified budget and related documents can be accessed through the Villas' website (sb2villas.com) under Villas Board, 2022 Budget.



SOCIAL COMMITTEE UPDATE

The ladies luncheon held in January at The Ranch was attended by 22 women. The Ranch very thoughtfully provided a private room for this event. The food was absolutely delish; there were several new residents in attendance – a very successful event chaired by Debbie Keefer.

Our Committee met today, 2/9 and discussed the St. Patrick's Day event to be held on March 17 at 5:00 p.m. The event will be chaired by Kathy Kontos and her able crew. We meet in the street at her address: 63776 E Holiday. This is always always a GREAT event.

Future events include a Red and Black gathering in April and an all-resident luncheon at Carlota's in May to celebrate Cinco de Mayo – any reason to have a margarita will do!

The gals continue to meet every Wednesday morning around 7:15 at the Mesquite Grill for breakfast and the guys meet at 7:00 a.m. on Saturdays at HOA#1.

Out and About is in full swing, the first outing was held on Wednesday, 2/16 at Caffe Torino, hosted by Kathy and Tom Kontos.

2022 Villas Termite Inspection Results

We have now completed our Termite Inspections for 2022. Our thanks to Aaron Yubeta and his team of inspectors from Northwest Exterminators for completing this yearly activity. Also, thanks to the Villas volunteers who accompanied each of the inspectors as they inspected the interior of each Villa.

Our volunteers for the four days of inspections were;

- Bob Lindner
- Tom Kantos
- Jerry Adamec
- Rich Kresnicka
- Chuck Bone
- Debra Cox

Our sincere thanks to all Villas owners for their cooperation in helping us reach our goal of inspecting 100% of the interiors in all 213 Villas - Units 35 and 35A. Each Villa exterior was also inspected.

Out of the 213 Villas inspected, EXTERIOR termite activity was identified in 49 Villas or approximately 23% and INTERIOR termite activity was identified in 24 Villas or approximately 11%.

The staff at Northwest will be working to schedule the interior warrant work to be completed with the owners. They hope to have this completed by month's end.

Again, our thanks to each of the Villa owners and residents who cooperated and supported this activity.

Dwight Cox

Villas Pest Committee

It has come to our attention after discussion with our suppliers, that Covid is causing them some manpower concerns. For that reason, we are going to delay the irrigation replacement project until early September rather than doing it this Spring.



Please be aware that the irrigation will be turned off from time to time during cooler months. The duration will not be more than 7-10 days on each occasion and will be dependent on temperatures and rainfall in Feb., March and April.

A reminder to please send in work orders when requesting us to look at any landscape issue on your lot. Use cad-den.com to fill out and submit the form.

Finally, tree trimming and removal should begin in late Spring. Even though our tree experts, R & O, will inspect and identify all trees in the Villas that may need work, please let us know if you have limbs/tree concerns. We want to make sure they are assessed by R & O. and not missed.

The Landscape Committee

**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

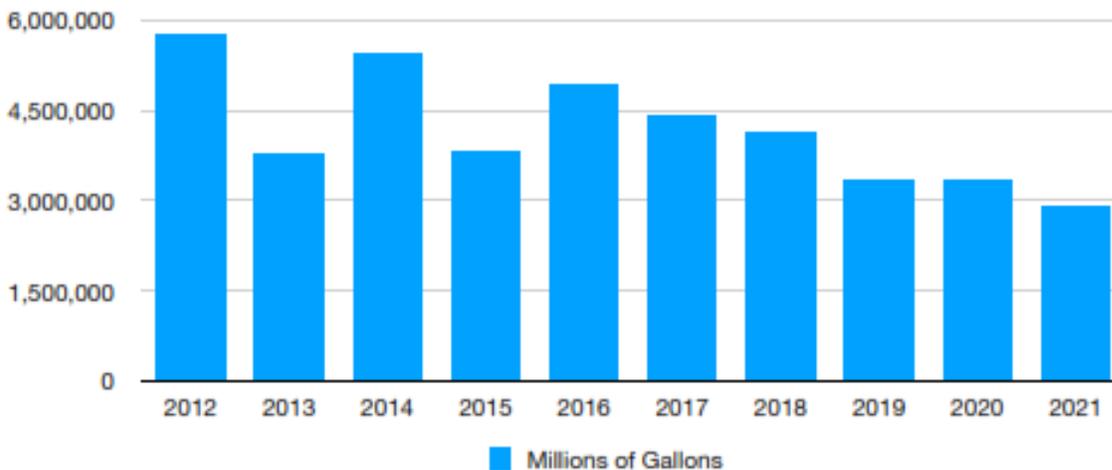
WEDNESDAY	STARTING DATE	UNIT / LOTS
1st Wednesday	2/2/2022	35 / 107 thru 133
2nd Wednesday	2/9/2022	35 / 134 thru 141 35A / 1 thru 19
3rd Wednesday	2/16/2022	35A / 20 thru 43
4th Wednesday	2/23/2022	35A / 44 thru 72

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.

IRRIGATION WATER USAGE



AND WE LIVE IN A DESERT!

The above chart reflects the water your Association uses for tree and plant irrigation. Please remember water usage is directly impacted by the amount of rain and air temperatures. These can be variable from year to year. While we can't control mother nature, we can take steps to manage water usage.

Over the years many steps have been taken to reduce the amount of water consumed for irrigation. These steps included removing grass, reducing plantings, planting desert plants, and replacing the failing leaking irrigation systems. These steps are all proving to be beneficial. To put this in prospective, in 2006 (there was still grass in some areas) 13.3 million gallons of water was used for irrigation. We have come a long way.

Through 2021 approximately 50% of the old irrigation systems have been replaced and there is a five year plan to replace the rest.

If you use an average of 30 plants per lot (probably a conservative number), for a total of about 6400 plants, and over 500 trees, we have significant maintenance, irrigation system and water usage management challenges.

As new irrigation systems are being installed, irrigation to desert plantings is being reduced, and high water usage plants removed. The number of new plantings is being reduced and will be desert type plantings.

You can assist. If you have plantings which you would like to have removed, please submit a work request.

A big thanks to Al Legatzke who has been tracking water usage for a number of years.

SPEEDING ON CASUAL AND HARMONY DRIVES



Recently a number of homeowners have complained to Board members about speeding on Casual and Harmony Drives.

The Villas Association has no control over the roads. The roads are an HOA2 issue.

Your Association did write a letter of concern to HOA 2. Shown below is the response.

I would refer the residents to reach out to the on-duty officer if there is something specific they need to report.
520-349-5124

As far as speeding in the locations below, I will add this area to our "hot zones" and inform the rest of our team. I appreciate the feedback.

Thanks so much,

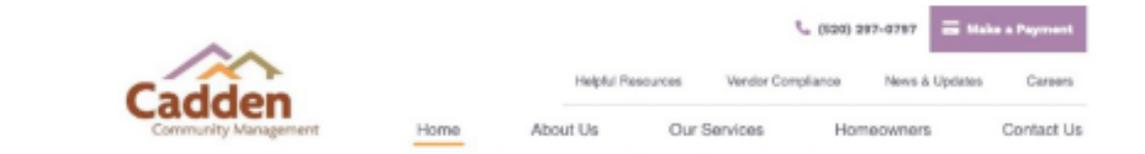
Kimberli Karmenzind
Patrol Captain

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 3/1/2022. 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

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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 madt393@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.

Due to scheduling conflicts at HOA 2, the March Annual Meeting Friday, March 25, 2:00 PM in the Catalina Room (next to the Mesquite Grill)
Wednesday, April 27, 2022.

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

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