

# The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

March/April 2022

WEBSITE: [www.sbvillas2.com](http://www.sbvillas2.com)

## Neighborhood News

2022 is off to great start with many events and actions in the Villas.

St. Paddy's Day get together was a huge success (see picture latter in publication). Lots of work by the Social Committee.

The 2022 Board Member election was held (see later article). Good work done by the Nominating and Elections Committee to accomplish this important process.

The 2022 villas tree survey and painting projects are underway.

There are some great tips in a latter article related to steps to take if you are a snowbird or taking an extended vacation.

The annual termite inspection was held with 100% of the villas being inspected.

Erica Rivera has left Cadden Management and is no longer our Community Manager.

Ronnie Barlow has been assigned as our Community Manager.

Ronnie's contact information is:

Ronnie Barlow

[RBarlow@cadden.com](mailto:RBarlow@cadden.com)

520-297-0797

Your Villas' Board of Directors

## Board Comments

Your Association recently held an election for three Board Member positions. Candidates elected for a two year term were Allan Cunningham, Jerry Hollingsworth, and Russ Soderberg. Thanks to the Nominating & Elections Committee for all the time committed to the process. In addition, thanks to all the homeowners who participated.

Bob Petrou chose not to run for re-election. Bob was a great assist as a Board member the last two years, bring with him the experience of having served on a number of Boards previously.

The Annual Meeting was held on March 25 with about thirty lot owners present in person and six present via ZOOM.

At the March 25th Board Meeting, following the Annual Meeting, the Board elected the following officers:

President - Russ Soderberg

Vice President - Jerry Hollingsworth

Treasurer - Greg Morgan

Secretary - Allan Cunningham

Director At Large - John Ryan

Homeowner comments at the Annual and Board meeting included possible summer meetings, paint color to replace the trim color of paint scheme #2, use of Cadden Management, satellite dishes, surveys regarding patio extensions and retractable awnings, the Villas website, and work requests. A question was raised regarding the painting contractor not being paid. This issue was resolved and the contractor is actively painting again.

After the meeting the Board was informed Erica Rivera, our Cadden Property Manager resigned and a new manager, Ronnie Barlow has been assigned to our account. The Board is working with Cadden regarding the transition.

Using a consensus vote the Board has approved a change in the trim color for painting scheme #2. Email bulletins have been sent out with more detail.

If you are a snowbird leaving for the season, or a full time resident going on vacation, we recommend you have a house sitter check your villa at least bi-weekly. Suggested steps to take are included in an article in this Villas Voice.

## **ASC (Association Support Committee)**

The ASC committee is looking for volunteers for all the committees. If you have time, a little or more, time, please let me know. I am currently looking for someone to Chair the Landscape committee.

We need someone who will keep our Villas looking beautiful.  
Please contact me at 520-829-9709 or email me at [alpinefl@gmail.com](mailto:alpinefl@gmail.com).  
Kathleen Kontos

## **NOMINATING & ELECTION COMMITTEE**

Thanks to all homeowners who participated in the recent election of Association Board Members. There were 104 counted ballots. Votes for each candidate are shown in ( ) behind candidates names.

The candidates elected to serve a two year term were Allan Cunningham (83), Jerry Hollingsworth (91), Russ Soderberg (75).

Thanks to all the homeowners who participated and to Dennis Lea (44) for his candidacy.  
Brian Hooker

## **SOCIAL COMMITTEE**

As we march toward April, the Social Committee continues to meet to schedule events. The St. Patrick's Day celebration was a huge success with over 150 people attending. Thanks to all the committee members who prepared the corned beef and cabbage and to the homeowners bringing many tasty dishes and desserts.

We are scheduling a ladies luncheon in April and a celebration of Cinco de Mayo for all residents at local restaurants. Look for the emails announcing these events.

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

That's all for now – some of our snowbirds will be leaving us in April, and then SUMMER draws near.

Take care one and all!

Arlene Housmyer,  
Publicity Villas Social Committee

## **Paint & Exterior Maintenance Committee 04/04/2022 Report**

### **VILLAS PAINT SCHEDULE**

The 2022 Paint cycle is over halfway completed in our four new color schemes. As you may have noticed or heard, there will be a change to scheme #2. While the original Colorado Trail/Chaparral (as seen on the sample color cards) was the big favorite in the initial survey, the reality of the Chaparral color did not live up to expectations. When painted in the required semi-gloss, the yellow pigment dominates much to the dislike of many residents. The Villas HOA board has approved a replacement color for Chaparral which is Almond Latte. Our painting contractor will repaint all of the villas which have Chaparral trim after the completion of the current painting schedule, except for 35A/7 & 8 which will be painted ASAP to cover the new color samples.

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](mailto:aurorafr@aol.com).

### **ROOF ISSUES**

The Ad Hoc Roofing Committee will be receiving Proposals for Removal and Replacement of the tile roofs in two weeks. These proposals include removing and storing the tiles, removing any existing underlayment and battens, replacing any water damaged decking and fascia, installing new polyglas underlayment and new battens and replacing the tiles including any broken tiles. The contract is for 10 buildings/duplexes this year. Work on the remainder of the buildings (one duplex/two villas = one building) will be done over the next seven years.

### **VILLAS HOA MAINTENANCE RESPONSIBILITIES – A REPEAT FROM PREVIOUS REPORTS**

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 original window that is broken from the outside. P&EM is not responsible for windows broken from the interior, leaking windows or the damage caused by such leaks.

Sue Ryan, Committee Chair 708-602-8202 or [m.sueryan@att.net](mailto:m.sueryan@att.net)

**SaddleBrooke HOA2 Villas**  
**Year to Date Income & Expense Summary**  
**2/28/2022**

	<u>Actual</u>	<u>Actual as % of Assess &amp; Other</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
<b>Operating Income</b>					
Assessments & Other Inc	\$97,622	100%	\$97,810	(\$188)	\$586,860
Reserve Transfers	(\$31,950)	33%	(\$31,950)	\$0	(\$191,700)
<b>Total Operating Income</b>	<b>\$65,672</b>		<b>\$65,860</b>	<b>(\$188)</b>	<b>\$395,160</b>
<b>Operating Expense</b>					
Administrative Expenses	\$6,209	6%	\$8,100	\$1,891	\$46,835
Fixed Expenses	\$6,738	7%	\$0	(\$6,738)	\$52,260
Landscaping Expenses	\$19,429	20%	\$21,316	\$1,888	\$182,004
Maintenance Expenses	\$0	0%	\$13,100	\$13,100	\$33,300
Operating Expenses	\$9,670	10%	\$4,227	(\$5,443)	\$25,364
Utilities Expenses	\$2,901	3%	\$4,020	\$1,119	\$24,120
Special Projects Expenses	\$0	0%	\$0	\$0	\$39,000
<b>Total Operating Expense</b>	<b>\$44,947</b>		<b>\$50,763</b>	<b>\$5,816</b>	<b>\$402,883</b>
<b>Operating Net Income</b>	<b>\$20,725</b>	<b>21%</b>	<b>\$15,097</b>	<b>\$5,629</b>	<b>(\$7,723)</b>
<b>Reserve Income</b>	<b>\$32,166</b>		<b>\$33,950</b>	<b>(\$1,784)</b>	<b>\$203,700</b>
<b>Reserve Expenses</b>	<b>\$0</b>		<b>\$25,731</b>	<b>\$25,731</b>	<b>260,121.00</b>
<b>Reserve Net Income</b>	<b>\$32,166</b>		<b>\$8,219</b>	<b>\$23,947</b>	<b>(\$56,421)</b>
<b>Net Income</b>	<b>\$52,891</b>		<b>\$23,316</b>	<b>\$29,575</b>	<b>\$77,697</b>

**SaddleBrooke HOA2 Villas Balance Sheet**  
**2/28/2022**

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
<b>Assets</b>	<b>\$171,965</b>	<b>\$1,511,647</b>	<b>\$1,683,612</b>
<b>Liabilities &amp; Equity</b>			
Liabilities	\$49,889	\$665	\$50,554
Retained Earnings	\$100,625	\$1,479,481	\$1,580,106
Net Income	20,725	\$32,166	\$52,891
<b>Total Liabilities &amp; Equity</b>	<b>\$171,238</b>	<b>\$1,512,312</b>	<b>\$1,683,550</b>



After two long years, everyone was ready to

## **Celebrate St Patrick's Day**

**On the Blacktop!**

Over 150 "Irish" filled the street, greeting old friends, making new friends, and enjoying the traditional Corned Beef and Cabbage dinner – with all the extras!

A Special Thank you to Kathy and Tom Kontos for hosting this event  
And to the entire Villas Social Committee for making it happen!

## **REMINDERS**

**Satellite dishes require a Villas permit prior to installation. Installation is limited to certain areas in the yard or on the villas. No installation is allowed on rooftops.**

**Based on HOA 2 and Villas' guidelines dishes are required to be painted (at homeowners expense). If your are planning a dish installation please look at the information article included in this issue to obtain a permit. If you installed a dish without a permit, please obtain a permit. A dish installed without a permit may require removal and reinstall. The cost to remove, reinstall or repair any damage done to a villa will be the homeowners responsibility.**

**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.**

**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.**

**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.**

**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.**

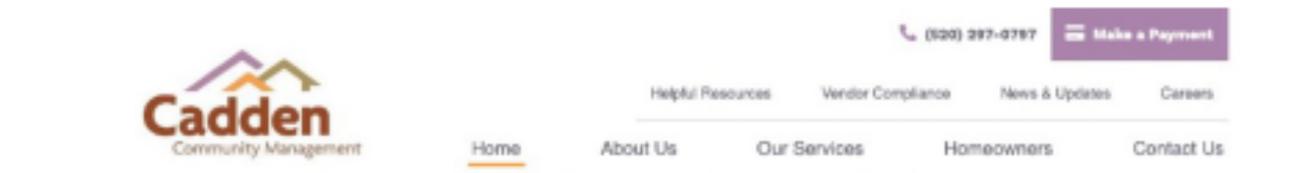
**The Saddlebrooke Patrol does not recommend putting a rock or other method of blocking the distribution tubes on your mailbox standards. They feel this is a sure sign no one is home. You should have someone empty these tubes on a regular basis, as a full tube is also a sign of no one home.**

## WORK REQUESTS THROUGH CADDEN

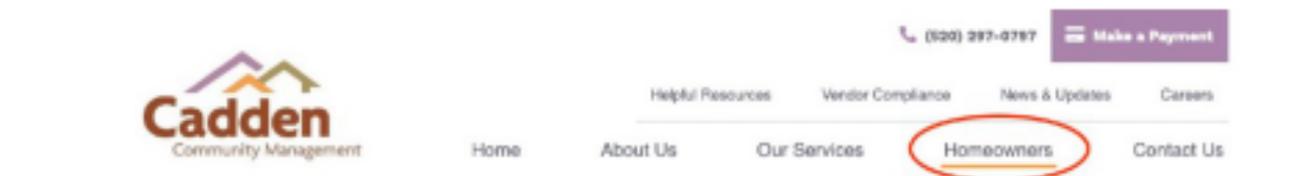
Work requests may be submitted through Cadden Management using the following directions.

Go to the Cadden website: [cadden.com](http://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

CLICK ON ***SUBMIT*** BUTTON ON LOWER LEFT OF SCREEN BELOW DESCRIPTION FIELD

## VILLAS COMMITTEE CHAIRS AND LIAISON

### ASC (ASSOCIATION SUPPORT COMMITTEE)

Chairperson - Kathleen Kontos 520-829-9709 [alpinefl@gmail.com](mailto:alpinefl@gmail.com)

Board Liaison – Russ Soderberg 414-940-0040 [soderberg076@aol.com](mailto:soderberg076@aol.com)

### COMMUNICATIONS COMMITTEE

Chairperson - Julie Johnson 520-825-5746 [juliej27@gmail.com](mailto:juliej27@gmail.com)

Board Liaison – Jerry Hollingsworth 636-262-0999 [huntducks@charter.net](mailto:huntducks@charter.net)

### FINANCE COMMITTEE

Chair - Brian Gallup 520-204-2442 [brianpmd70@gmail.com](mailto:brianpmd70@gmail.com)

Board Liaison – Greg Morgan 408-483-2309 [gmorgangm@hotmail.com](mailto:gmorgangm@hotmail.com)

### LANDSCAPE COMMITTEE

Chairperson - Bob Petrou 520-404-6617 [bobpetrou@yahoo.com](mailto:bobpetrou@yahoo.com)

Board Liaison – Allan Cunningham 303-358-0624 [alc.hoa2villas@gmail.com](mailto:alc.hoa2villas@gmail.com)

### PAINTING AND EXTERIOR COMMITTEE

Chairperson - Sue Ryan 520-825-2648 [msueryan@gmail.com](mailto:msueryan@gmail.com)

Board Liaison – John Ryan 708-917-3579 [roadstarjohn2@gmail.com](mailto:roadstarjohn2@gmail.com)

### NOMINATING & ELECTIONS

Chairperson- To be named

Board Liaison - Russ Soderberg 414-940-0040 [soderberg076@aol.com](mailto:soderberg076@aol.com)

### PERMITS COMMITTEE

Chairperson (Satellite Dishes) - Ted Johnson 520-825-5746 [teddy1putt@gmail.com](mailto:teddy1putt@gmail.com) Chairperson (All Others) - Frank Motley 520-780-8163 [fmotleyfam@aol.com](mailto:fmotleyfam@aol.com) Board Liaison – Jerry Hollingsworth 636-262-0999 [huntducks@charter.net](mailto:huntducks@charter.net)

### PEST CONTROL COMMITTEE

Chairperson - Dwight Cox 317-251-3741 [matted393@yahoo.com](mailto:matted393@yahoo.com) Summer Contact - Bill Todd 520-485-8271 [billtoddmail@gmail.com](mailto:billtoddmail@gmail.com)

Board Liaison - Jerry Hollingsworth 636-262-0999 [huntducks@charter.net](mailto:huntducks@charter.net)

### UNIT REPS

Co-Chairperson – Sharon Ingle 701 388-1395 [sharon21044@gmail.com](mailto:sharon21044@gmail.com) Co-Chairperson – Marjorie Diederichs 858 776-3375 [oaksnorth1@gmail.com](mailto:oaksnorth1@gmail.com) Report Directly to Communications Committee



**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](mailto: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



## **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](mailto:teddy1putt@gmail.com) or 825-5746.

Thanks for your cooperation,  
Ted Johnson

## Website Reference Guide for Villa Residents

If you are looking for:	You will find it here:	Access:
Villas Certificate of Insurance	sbhoa2.org	password <sup>(1)</sup>
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 <sup>(2)</sup>
HOA2 Owners Roster	sbhoa2.org	password

(1) 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 2/1/2022. If you have forgotten your password for the SBVillas2.com roster, click on "FORGOT YOUR PASSWORD" and request it be emailed to you.

 <p><b>SaddleBrooke TWO</b> SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<p style="text-align: center;"><b>Welcome to the HOA2 Website</b></p> <p><b>If this is your first time logging in</b>, please use your <b>member number</b> 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><b>For Example:</b> 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 <b>upper case letters</b> 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 and interests information

Submit suggestions about any aspect of the Villas operations

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

## Villas Meeting Schedule

Board Working Session  
April 20, 2022  
10:00 AM  
Mountain View Ocotillo Room

Board Meeting  
April 27, 2022  
2:00 PM  
Mountain View Ballroom East



### 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: 408-483-2309  
gregmorgangm@hotmail.com

Allan Cunningham, Secretary: 303-358-0624  
alc.hoa2villas@gmail.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: Ronnie Barlow  
Assistant: Talaiah Williams  
Telephone: 520-297-0797  
Fax: 520-742-2618  
E-Mail: rbarlow@cadden.com  
twilliams@cadden.com