

# VILLAS VOICE

## NEIGHBORHOOD NEWS

**HAPPY NEW YEAR!**

Welcome back to those who traveled during the holidays and to the snowbirds returning for another season of fun.

We hope you all had a safe holiday season and are looking forward to seeing you in the neighborhood.

2023 will be a busy year for your Association. Actions targeted include:

- Continued villa painting schedule.
- Continued villa roof underlayment replacements.
- Annual termite inspection.
- Review of our landscaping direction, including our landscaping contractor, removal of excess plants, identification of native type plants for any future plantings. There will be a concentrated effort this year to identify opportunities for the reduction of plantings and the related costs of maintenance and water.
- Review of the irrigation replacement project related to the extreme cost increases from the 2022 bids.
- Review of our community manager vendor.
- There is a Board election this year with two positions available to the candidates. The Nomination & Election Committee has done a great job to obtain three candidates and establish the election process. Please remember to vote.

Financially your Association is in good shape. Our Operating Funds are sufficient for 2023 expenses and our Reserve Funds are projected to continue our scheduled roof and painting projects. However, both are subject to the impact of inflationary forces and material costs. The latest monthly financial report received can be found on our website under Villas Board - Financials. This file is password protected.

The Annual Meeting will be held on Wednesday, March 29, starting at 2:00 PM in the Catalina Room, next to the Mesquite Grill.

## **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.

Your Villas Board of Directors

## **REMINDERS**

### **DUES**

Villas Association dues are separate from HOA 2 dues. Villas dues are **due the first of each month**. There is a grace period until the 15th of the month, or the last business day prior to the 15th, before a late fee is assessed. The day the dues are **received** by our bank, is the day used to determine if the payment was timely, **not** the day you mail the payment or have your bank initiate a payment.

It is suggested you time your payments to arrive by the first of the month.

Auto pay through Cadden is available. If your payment is setup to pay prior to the 15th you will not incur any late fees.

As stated on the monthly invoice, dues should **not be sent to Cadden's address**. Dues sent to Cadden's address are subject to a manual processing fee of \$25, which will be charged to the homeowner.

The payment coupon has the correct mailing address. The current mailing address is:

Saddlebrooke Villas  
% Cadden Community Management  
PO Box 94737  
Las Vegas, NV 89193-4737

Please use this address if you are using bill pay through your bank.

### **ROOFTOP SOLAR**

If you are thinking of installing rooftop solar, please make sure you understand your responsibilities before signing a contract. Information can be found on our website.

# **PAINT AND EXTERIOR MAINTENANCE COMMITTEE**

## **ROOF UPDATES**

Jimenez Roofing has started the roof inspections the week of January 8. The week of January 16 they will start on the underlayment replacement on the first of 16 buildings (one duplex = one building). Weather permitting and availability of roofing tiles. The target is to finish the last roof in early May. The 16 buildings are in order of the work:

Unit 35 – lots 107/108, 105/106, 103/104, 101/102, 100/99, 97/98, 96, 94/95, 82/83

Unit 35A – lots 48A/49A, 46A/47A, 44A/45A, 28A/29A, 26A/27A, 24A/25A, 22A/23A

The re-roofing process includes removing and storing the tiles, removing any existing underlayment and battens, replacing any water damaged decking and fascia, installing new Polyglas underlayment, new battens and replacing the tiles including any broken tiles.

## **PAINTING SCHEDULE**

The 2023 Painting Schedule will also start next Monday, January 16. The contractor is the same as last year, Approved Painting. The buildings to be painted are, in the order of the job:

Unit 35A – lots 9A/10A, 20A, 60A/61A

Unit 35 – lots 140/141, 45/46, 47/48, 40/41, 34/35, 36/37, 117/118, 115/116, 113/114, 63/64

## **ANNUAL INSPECTION**

The annual inspection by the EP&M committee went well. Needed repairs are being addressed by our handyman, Casi, and other contractors as needed. As a homeowner the maintenance of your villa is your responsibility. EP&M only knows if there is a problem if you send in a work order through Cadden. We are sincerely hoping that issues with this process have been corrected.

## **HOMEOWNER'S EXTERIOR MAINTENANCE**

Snowbirds need to be aware that the exterior of your villa looks more lived-in while you are away if the debris from nature – dead leaves, acorns, sticks, rocks - are removed from the sidewalk, entry way and driveway. If you have a house watcher, it's to your benefit to make sure that they take care of this.

Sue Ryan, Committee Chair 708-602-3808 or [m.sueryan@att.net](mailto:m.sueryan@att.net)  
(I no longer have the 520-825-2648 landline.)

# News from your Villas Nominating and Election Committee

As we enter the New Year, the Nominating and Election Committee (NEC) moves forward in its efforts to present a viable slate of candidates for the 2023 election of Villas Board members and to coordinate the election process.

First, please know that it is not too late to submit your name as a Villas Board candidate. The goal of the NEC is to have all Board candidates committed to run by January 10th. If you have already mentioned your willingness to serve to a committee member, thank you! If you are still considering making such a commitment, please contact Kathy Schoenwetter, NEC Chair, for more information. Remember, the Villas are a great place to live, but it takes many volunteers to make this possible! Thus, a perfect New Year's resolution would be to step up participation by running for the Board!!

Particularly newsworthy is that voting in the 2023 Villas Board election will take place online. The Villas will be working with HOA2 to use their vendor, VOTE\*HOA\*NOW, to provide an online voting platform. This will work just as the HOA2 Board elections did this last fall. Because your voting invitation and ballot will arrive via email, it is essential that your email address with HOA2 is correct. If you have recently changed your email or you don't believe that you received the HOA2 ballot last fall, it would be a good idea to stop in at the HOA2 office to confirm your email with them. Paper ballots will be available for those who prefer not to vote online.

In early February each Villas household will receive a packet of election information via US mail. This will include candidate information and resumes, an invitation to attend the "Meet the Candidate" gathering on February 22nd, and specifics regarding what to expect as the election itself begins in early March. The contents of this packet will also be available on the Villas website, [www.sbvillas2.org](http://www.sbvillas2.org).

---

## SOCIAL COMMITTEE

So begins a New Year. Our ladies luncheon at The Preserve in October was, again, a rousing success with 20 attendees and a marvelous lunch.

The Holiday Brunch, held 12/11, treated over 60 residents to their brunch contributions, mimosas and coffee. Our winners of the raffle were: Sandy Huble, Arlene Housmyer, Jim Fleming and Deitra Bjornethun. The balance from the raffle, along with other donations, was given to our local food bank - a total of \$118.00.

The gals met again in December and decided to lunch at The Views to determine if we would offer that to the ladies for a lunch in January. Stay tuned!

The gals continue to meet on Wednesdays at 7:00 a.m. for breakfast at the Mesquite; the guys meet at 7:00 a.m. at HOA1 on Saturdays.

Happy hours continue to be held Wednesdays, 4:30 p.m., at the Bistro.

Let's make this a great year for socializing and meeting our new neighbors!!

Arlene Housmyer, Publicity Social Committee



## **VILLAS MANDATORY TERMITE INSPECTION**

### **PLEASE MARK YOUR CALENDAR**

In February, Northwest Exterminating will be conducting a termite inspection of our Villas. Since termites are prevalent in our area and infestations are common, this is a very important function of the Villas Pest Control Committee. ***This service will take place on February 7th, 8th, and 9th from 8:00 am to 10:00 am each day.***

Tuesday, February 7<sup>th</sup> - Unit 35 Lots 1 - 71 Wednesday,  
February 8<sup>th</sup> - Unit 35 Lots 72 - 141 Thursday, February 9<sup>th</sup> - Unit  
35A Lots 1A - 72A

### **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 15th.**

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

**\*\*\* IMPORTANT:** If you schedule an alternate make-up date other than February 15th the charge to you from Northwest will be \$50. **\*\*\***

If you have any questions/issues, please contact your Villas Pest Control Committee Chairman, Dwight Cox, at (317) 251-3741. Please leave a message including name and unit/lot number.

# Saddlebrooke Villas Units 35 & 35 A

## Pest Treatment Schedule

Effective January 1, 2023

Pest Treatment: All treatments occur on Wednesdays starting at 7:00 AM during March through October and 8:00 AM during November through February.

### **Odd Months: (Jan, Mar, May, July, Sept, Nov) 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> and 4<sup>th</sup> Wednesdays of the month.**

1 <sup>st</sup> Wednesday cycle for the year starting:	January 4, 2023	Unit 35 Lots 1 thru 26
2 <sup>nd</sup> Wednesday cycle for the year starting:	January 11, 2023	Unit 35 Lots 27 thru 52
3 <sup>rd</sup> Wednesday cycle for the year starting:	January 18, 2023	Unit 35 Lots 53 thru 80
4 <sup>th</sup> Wednesday cycle for the year starting:	January 25, 2023	Unit 35 Lots 81 thru 106

### **Even Months: (Feb, Apr, Jun, Aug, Oct, Dec) 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> and 4<sup>th</sup> Wednesdays of the month.**

1 <sup>st</sup> Wednesday cycle for the year starting:	February 1, 2023	Unit 35 Lots 107 thru 133
2 <sup>nd</sup> Wednesday cycle for the year starting:	February 8, 2023	Unit 35 Lots 133 thru 141 & Unit 35 A Lots 1 thru 19
3 <sup>rd</sup> Wednesday cycle for the year starting:	February 15, 2023	Unit 35 A Lots 20 thru 43
4 <sup>th</sup> Wednesday cycle for the year starting:	February 22, 2023	Unit 35 A Lots 44 thru 72

---

## ASSOCIATION SUPPORT COMMITTEE

Here we are into another great year at the Villas. We are looking for volunteers for some of our committees.

We need some volunteers for some of the different committees. If you can step up to the plate and are willing to give us some time, we will be happy to use you. We have a lot of new villas homeowners. Volunteering is a great way to meet other villa homeowners. Please contact me either by phone 520-849-4968 or by e-mail [alpinefl@gmail.com](mailto:alpinefl@gmail.com). Thanking in advance for any time you have.

Kathleen Kontos, chairperson

Every Wednesday,  
the Villas Happy Hour is at the



Start time is 4:30 pm, but plan to arrive earlier  
to avoid any last minute seating confusion!



### **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



## Board of Directors

Russ Soderberg, President:  
414-940-0040  
soderberg076@aol.com

Jerry Hollingsworth, Vice Pres.:  
636-262-0999  
huntducks48@gmail.com

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  
5225 W Massingale Rd Tucson,  
AZ 85743

Manager: Jose Becerra  
Assistant:

Telephone: 520-297-0797 Fax:  
520-742-2618

E-Mail:  
josejbecerra@cadden.com

---

## BOARD MEETING DATES

WEDNESDAY, JANUARY 25, 2023  
CATALINA ROOM (next to Mesquite Grill)  
2-4 PM

CATALINA ROOM 2-4 PM  
WEDNESDAY, FEBRUARY 22, 2023 (Meet the candidates)  
WEDNESDAY, MARCH 29, 2023 (Annual meeting and Board Meeting)  
WEDNESDAY, APRIL 26, 2023



## Website Reference Guide for Villa Residents


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

<sup>(1)</sup> **The Villas roster password is updated each year. If you have forgotten your password for the SBVillas2.com roster, click on "FORGOT YOUR PASSWORD" and request it be emailed to you.**

<sup>(2)</sup> **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><b>SaddleBrooke TWO</b> SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<p style="text-align: center;"><i>Welcome to the HOA2 Website</i></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>
--	--

**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 12