



VILLAS VOICE

NEIGHBORHOOD NEWS

APRIL/MAY 2023

BOARD OF DIRECTORS MEETING WEDNESDAY APRIL 26
BOARD MEETING TO BE HELD IN THE CATALINA ROOM (NEXT TO MESQUITE GRILL)
AT 2:00 PM. RESIDENTS ARE ENCOURAGED TO ATTEND.

While the number of homeowners present in the Villas continues to drop due to snowbirds heading north, the Villas are still an active place. Good travels to those going north and for those vacationing during the summer.

Work on roof replacement and painting are finishing or winding down. Both to be started again in the fall / early winter. The landscaping crew will have an additional person June through September.

The tree trimming project will start in May.

Wednesday Happy Hour continues at the MountainView Bar & Grill.

Have a great summer. Be safe.

Paint & Exterior Maintenance Committee 04/17/2023 Report

CONCRETE REPLACEMENT ISSUES

After touring all of the driveways and sidewalks in the Villas, it was determined that there are sixteen villas with safety issues caused by raised sidewalks and/or driveways. Almost all of these are caused by tree roots. Jimenez Concrete is working this week to correct these issues. The trees are an asset to our community, but the types planted by the developer were not particularly appropriate for the desert or, in some cases, the location. So we deal with what we have.

ROOF ISSUES

The 2023 Underlayment Replacement is progressing well. The last four scheduled buildings will be completed before mid-May. Particular attention is being paid to the prevention of packrat access to the attics. While there is no guarantee that the sneaky little devils will not get past the efforts being made, a lot of research has been done to determine the best method which is being employed by our roofing contractor.

PAINTING SCHEDULE

The 2023 Painting Schedule is almost completed. The last building is being painted now. Touch ups and missed clean ups will follow.

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.

WORK ORDERS

Any work contracted by the Maintenance Committee can only be done if there is a work order in place. Forms can be accessed through the Villas website or through Cadden.com.

WE ARE VOLUNTEERS

Just a reminder. All of the HOA board, the committee chairs and the committee members are volunteers. We, too, retired to SaddleBrooke and would love to have more time for our retirement activities. Most of us work at our non-paying jobs 20 to 30 hours a week. You are one of 213 villas homeowners. If we don't get back to you immediately, be patient.

Sue Ryan, Committee Chair 708-602-3808 or m.sueryan@att.net

(I no longer have the 520-825-2648 landline.)

SOCIAL COMMITTEE

We have had a few successful events since the last news from the Social Committee. Our Committee continues to meet monthly; however, we will be taking a 'vacay' during the month of June. On 2/24 a very wonderful luncheon was held at Vivace with 18 ladies enjoying the fabulous food. Thanks to Roberta for putting this event together, along with Kathy's assistance. The St Pat's get-together in the street included 150+ attendees. Special thanks to Kathy and her crew. Additionally, the raffle was held with the following winners: Vicki Malec, Dan Craig, Marjorie Diederichs, Bruce Bailey and Donna Webber (just in time for the April 17 tax deadline). Thanks to all who attended. Our ladies luncheon at The Preserve drew 22 ladies and the Chef furnished us with a special menu consisting of 4-5 items. Good conversation, and meeting and greeting new friends ensued. Thanks Genie!

Our Black and Red tax event took place on April 17 with those having to pay wearing red and those who luckily got money back wearing black, Delicious sandwiches from Beyond Bread were served along with potato salad, chips and cookies. Phoebe and her able crew did a great job. 70+ attendees.

Upcoming on May 1, we will be celebrating Cinco de Mayo once again at Guadalajara Grill on Oracle -wonderful, wonderful margaritas.

Effective May 1, the ladies will continue to meet for breakfast on Wednesdays at 7:15 a.m. at the Mountain View Grill as Mesquite will be closed for at least 5 months due to the golf course renovation.

Happy hours at the Mountain View Grill will continue at 4:30 p.m. for all residents.

Arlene Housmyer
Publicity, Villas Social Committee

Red & Black Tax Party



REMINDERS

BIRD / WILDLIFE FEEDERS

Feeders of any type (except liquid humming bird feeders) are not allowed in the Villas. These feeders attract mice and rats, which in turn attract predators like coyotes and bobcats.

Please remove any feeders currently on your property.

PETS

Your pets should be attended by your presence any time they are outside. Javelinas, coyotes and bobcats have all been recently sited in the Villas. These native animals are all a danger to your pets. Pets are to be leashed when off your property.

WIND CHIMES

Wind chimes are not allowed in the Villas. While the sound may be pleasant to you, they may be an irritant to your neighbors. Please remove any wind chimes on your property.

WOOD BURNING DEVICES

Wood burning devices including, but not limited to, fire pits, grills, pellet grills, smokers, are not allowed in the Villas. Please remove if you have any of these devices.

SAFTEY AND CLOSING

ARE YOU LEAVING FOR THE SUMMER, OR GOING ON A VACATION?

If so, please look at the Safety and Closing hints located on the Villas website under Homeowner Documents, Miscellaneous.

VILLAS WEBSITE

Your Association has a very informative website containing valuable homeowner information. The website is frequently updated with current information. Please take time to familiarize yourself with the information on the site. The website has some features which are password protected, e.g., homeowner rosters, financial information. The website address is: www.sbvillas2.com

Pest Control Issues

Your Association provides termite treatment, bee/wasp treatment, and pack rat treatment.

Treatment services are contracted through **Northwest Exterminating**.

You may report issues by calling or sending an email to Northwest.

Call **Casandra Sanders** at Northwest Exterminating **520-888-2847 ext: 2208**.

When calling, identify yourself as a SaddleBrooke Villas homeowner and ask to speak to someone regarding pest issues at your Villa.

If sending an email, use this address: **casandra.sanders@nwest.net**. Identify yourself as a SaddleBrooke Villas homeowner and describe your issue.

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 or 825-5746.

Thanks for your cooperation,
Ted Johnson

LANDSCAPING / TREES

A group of volunteers recently met to discuss looking at the need for rock replenishment. Primary replenishment would be for safety reasons and to aid drainage. Secondary replenishment will be for esthetics. The cost of rock is very dependent on the size of the load. We are hampered by the fact the rock cannot be stored overnight on a road surface. This will probably be a fall project.

The overall direction for plants is to reduce the number of plants maintained and watered. If you have plants which make sense to remove, please submit a Work Request.

RO Landscaping has completed their annual tree review and made its recommendations for tree trimming. You will see action starting in May.

**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!**

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) 1st, 2nd 3rd and 4th Wednesdays of the month.

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

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

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

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 ⁽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 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.**

⁽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**



Board of Directors

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huntducks48@gmail.com

Greg Morgan, Treasurer:
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John Ryan, Director:
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Cadden Community Management
5225 W Massingale Rd Tucson,
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josejbecerra@cadden.com

Some of my friends exercise every day, meanwhile I am watching a show I don't like because the remote fell on the floor.

When a kid says "Daddy, I want mommy" that's the kid version of "I'd like to speak to your supervisor."

Time may be a great healer, but it's a lousy beautician.