



# VILLAS VOICE

There are two significant events occurring in the February/March timeframes:

FIRST: The Villas' Election of Board Members and the Annual Meeting. There are three Board positions in this election cycle. You will soon be receiving information on both of these events. A change this year is you will be able to vote electronically or by paper ballot.

SECOND: HOA2 is reviewing the need for obtaining additional Reserve Funds. Any decision made may impact you. There are a series of meetings being held to help homeowners understand the issues and to give comments. Please see the notice included in this newsletter.

Your Board continues to work with FirstService Residential to streamline the Work Request process and the overall management of the Association.

Financially, 2023 ended slightly better than budgeted. Overall your Association is in good financial shape. However, costs are increasing and there are some projects which may consume portions of the current Operating Funds surplus. While the roof underlayment replacement project will consume a significant portion of the Reserve Funds, the forecast shows there will be available funds for painting and some irrigation replacement going forward. 2023 Financial Statements are available on the Villas website ([www.sbvillas2.com](http://www.sbvillas2.com)) and the Villas FirstService Connect Resident website. (<https://saddlebrookevillas.connectresident.com/>)

We are trying to manage down the use of water for our plantings. We use a lot of water. See the 2022 and 2023 usage charts later in this edition. If you see irrigation water leaks, submit a work request to FirstService and describe the leak. If the Northwest crew is working in your area and the leak is significant please tell the Northwest crew about the leak. If you see water coming from a small tube where there was a plant, point it out to Northwest crew when they are in your yard.

JANUARY 2024



**Watch your USPS mail for the Villas Board of Directors  
Election Information Packet**

Included will be:

- Information regarding the **online** voting process through Vote HOA Now (Paper ballot option included)
- Candidate Bios/Statements
- Minutes of the 2023 Annual Meeting for approval
- Notice of the March 27, 2024, Annual Meeting

**“Meet the Candidates” Forum**

February 28, 2024, 2:00 PM MST, MV Catalina Room (next to the MV Pro Shop)

Please join us either in person or via Zoom for an opportunity to interact with candidates running for the Villas Board of Directors. (Zoom link to be emailed to all homeowners.)

## HOA2 RESERVE FUND MEETINGS

Please see the information below regarding HOA2 meetings. This message was previously sent to Villas homeowners. Depending on your computer, clicking on the links shown, may or may not open for you. The information is available on the Villas' website ([www.sbvillas2.com](http://www.sbvillas2.com)) as indicated below.

### **All Unit 35 & 35A (Villas) Residents are encouraged to attend any one of the nine special Reserve Fund Presentations scheduled for HOA2 Units in the MountainView Ballrooms**

If you were unable to attend the Reserve Fund Presentation January 29th, or were turned away due to the crowds, here is your chance to experience what you missed. **Simply click on the link below to access the schedule of RRF presentations for the HOA2 Units.** All residents of the Villas (Units 35 & 35A) may attend any of the meetings. No notice or reservation is required.

- [\*\*Schedule of Reserve Fund Presentations for HOA2 Units\*\*](#)
- [\*\*Reserve Fund Town Hall Slides \(Abridged\)\*\*](#)

**Current information on the Replacement Reserve Fund is now available on the Villas website:**

[\*\*www.sbvillas2.com\*\*](http://www.sbvillas2.com)

Click on [\*\*HOA2 Replacement Reserve Fund\*\*](#) near the top of the home page.

## Exterior Paint and Maintenance Report

### Exterior Painting

2024 is the final year of the seven-year villas exterior painting cycle which began in 2018. Painting will begin on February 12. A list of the villas to be painted can be found on the Villas website.

2021 was the first year of the four-color schemes. There are 103 villas with the original paint colors and 111 with the new color schemes. The next seven-year cycle will begin in 2028. During the three-year hiatus, the interior of the concrete block walls that surround units 35 and 35A will be painted along with all of the walls behind the interior villas.

### Roof Underlayment Replacement

Work has started on the roof underlayment replacement for the 16 buildings on this year's list. 2024 is the third year for roof underlayment replacement project. The list of the 32 lots (16 buildings) being replaced this year can be found on the Villas website. During the replacement process, new pest protection will be added by the roofer in an effort to discourage infestation.

### Annual Roof Inspections

The annual roof inspection has been completed.

### Annual Villa Inspection by the Maintenance Committee

Every year the Maintenance Committee does a walk-around inspection of the exterior of all the villas. The purpose is to find any repair work that is needed. This inspection will take place in February.

### Maintenance Reminder

Please remember that no one but the roof contractor and the roof inspector hired by HOA/FirstService Residential is allowed on villa roofs.

### Work Requests

The new management company is responsible for scheduling maintenance work. Homeowners must email or call with a request for work to FirstService Residential. The Maintenance Committee only oversees the work.

Sue Ryan, Chairperson

## SOCIAL COMMITTEE

The new year, 2024, has begun,, but to finish out 2023, our Holiday Brunch was a great success with more good food than we could consume. The winners of the raffle were: Barry Emeson, Bob Lindner, Genie Reardon and Maureen Van Dorn.

The ladies luncheon at Michelangelos was again a great success – Thanks Deitra

A great pot luck was held January 30th at the HOA1 Activity Center, with 60+ homeowners in attendance. The theme was Comfort Food, no one went home hungry.

There will not be a ladies luncheon in February, but another event at the Activity Center on February 20, featuring Italian food. And let's not forget St Patrick's Day March 17 in the Konto's street area.

The Committee also voted to donate \$200.00 to Senior Village for their fund raiser. This is an extremely worthy organization located in SaddleBrooke and extremely helpful to all who join.

Keep watching for our emails.

Arlene Housmyer, Publicity  
Villas Social Committee

## PEST COMMITTEE

Pack rats are an increasing problem in the Villas area. A substantial portion of the Villas area is adjacent to the golf course and open areas, both of which are natural habitats for the native pack rats.

Do not leave pet food outside. Bird feeders are not allowed, nor is feeding wildlife. Fruit trees are also not allowed. All of these contribute to pack rats inhabiting areas near or in the villas.

There are currently 100+ container traps placed throughout the Villas area. These are proving to be ineffective.

The Board is currently reviewing two proposals from Northwest exterminating. Unfortunately both proposals have a significant cost.

As a reminder, the Association provides for treatment of rats in villas. This is basically trapping and removal of rats. The Association does not provide for removal of feces, damaged insulation or damage done to wiring, the building structure, or any interior damage.

The Association will provide repair to the exterior surface where entry has been made. As part of the roof replacement project the roofing contractor is also replacing or installing screening in areas where rats may enter the attic.

Saddlebrooke Villas Units 35 & 35 A  
Pest Treatment Schedule  
Effective January 1, 2024

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 3, 2024	Unit 35 Lots 1 thru 26
2 <sup>nd</sup> Wednesday cycle for the year starting:	January 10, 2024	Unit 35 Lots 27 thru 52
3 <sup>rd</sup> Wednesday cycle for the year starting:	January 17, 2024	Unit 35 Lots 53 thru 80
4 <sup>th</sup> Wednesday cycle for the year starting:	January 24, 2024	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 7, 2024	Unit 35 Lots 107 thru 133
2 <sup>nd</sup> Wednesday cycle for the year starting:	February 14, 2024	Unit 35 Lots 133 thru 141 & Unit 35 A Lots 1 thru 19
3 <sup>rd</sup> Wednesday cycle for the year starting:	February 21, 2024	Unit 35 A Lots 20 thru 43
4 <sup>th</sup> Wednesday cycle for the year starting:	February 28, 2024	Unit 35 A Lots 44 thru 72

Northwest Exterminating offers two service when spraying. For either or both services you need to contact the technician the day he is doing the spraying.

○He will spray your garage area at no cost.

○He will spray the interior of your villa at a charge of \$15. Payment should be made by check payable to Northwest Exterminating.

JANUARY 2024

## LANDSCAPING

The Northwest crew will be looking for winter damage late February / early March. You may see them doing some trimming now. FirstService is also accumulating a list of requests for plant removals. If you have plants you wish removed please use the work request procedures. Please remember new plantings are not being done at this time.

Homeowners should not be planting any plants or trees. Plantings not done or approved by the Association will be removed.

The Board is reviewing two proposals from Northwest Landscaping related to stone leveling/ replacement and identifying high water consumption and non native plants for removal. Both of these processes are expensive and would have to be done over multiple years.

The Association arborist will be surveying our trees in March for the annual trimming. Homeowners will be notified so they may submit requests related to trimming. Unless there is a safety issue, trees will not be trimmed prior to the annual maintenance.

## REMINDERS

Do not put your garbage/recycling bin on the street the night before pickup. Javelinas may knock the bin over and scatter the contents. Waste Management does not pick up the mess. The homeowner is responsible to clean up the mess.

New satellite dish installations require a permit. The homeowner is responsible for initially painting the dish the color matching the villa. When the villa is being painted, approved dishes will be painted by the Association. A dish installer is not authorized to be on the roof. If you allow an installer on the roof you will be subject, at your cost, to a roof inspection, removal of the dish, and repair of any damages to the roof.

Homeowner is responsible for the maintenance of mailboxes and mailbox stands. The maintenance must conform to USPS and HOA2 guidances.

The due date for monthly dues is the first of the month. There is a grace period until the fifteenth of the month related to late charges. The date the payment is received is considered the payment date, not the date a check was mailed, or the date you had your bank make a payment through its bill pay system.



## **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 20th, 21st, and 22nd,  
from 8:00 am to 10:00 am each day.**

**Tuesday, February 20th - Unit 35 Lots 1 - 71**

**Wednesday, February 21st - Unit 35 Lots 72 - 141**

**Thursday, February 22nd - Unit 35A Lots 1A - 72A**

**The inspection team will need to access the inside of your Villa.**

**If you are not available on your inspection date, you must  
arrange to have someone available to allow access to your unit.**





## **The Villa *Roster Password* will change March 1st**

**Effective March 1, 2024, the current password to access the villa rosters and financial information will no longer be valid.** You will need the new password to view or download them from the villa website.

The new password will be sent to you at the email address shown in the roster.

Please visit the villas website now at [www.sbvillas2.com](http://www.sbvillas2.com) and click on the ***Villas Rosters*** box. Verify your information in the rosters is complete and up to date. If it isn't, return to the HOME page, click on the ***Submit Changes to Roster*** box, and complete and submit the form.

**If your roster information is correct, but your email is missing, [Click Here](#).**

Deadline to submit roster additions or corrections is February 25, 2024

## FirstService Management

### FirstService Residential Tucson Office

7616 N La Cholla Blvd

Tucson, AZ 85741

Phone: (520) 219-4520 Fax: (520) 219-4711

Website: <https://SaddleBrookeVillas.connectresident.com>

Office Hours: Monday - Friday 8:00am to 5:00pm

### Dawn Lee, Community Manager

Direct Line (520) 200-6007

Email: [Dawn.Lee@fsresidential.com](mailto:Dawn.Lee@fsresidential.com)

### Barbara Rico, Assistant Community Manager

Direct Line (520) 200-6005

Email: [Barbara.Rico@fsresidential.com](mailto:Barbara.Rico@fsresidential.com)

### Mary Rivera, Assistant Community Manager

Direct Line (520) 200-6006

Email: [Mary.Rivera@fsresidential.com](mailto:Mary.Rivera@fsresidential.com)

## FirstService Residential Account Resources

### Account Billing Inquiries

Email: [ARsupport.AZ@fsresidential.com](mailto:ARsupport.AZ@fsresidential.com)

### Address Changes

Email: [AddressChanges.AZ@fsresidential.com](mailto:AddressChanges.AZ@fsresidential.com)

### Sign Up for eStatements

Website: [estatements.welcomelink.com/Arizona](http://estatements.welcomelink.com/Arizona)

### Sign Up to Pay Assessments Online with ClickPay

Website: [login.clickpay.com/firstservice](http://login.clickpay.com/firstservice)

**Work Requests** should be submitted using the Villas/FSR Connect website.( <https://saddlebrookevillas.connectresident.com/>) If you are unable to use this site, alternatives are shown below.

1. Call the FirstService 24/7 Customer Care Center at (855) 333-5149. They can generate a work order request on your account for you.
2. Call or email Barbara Rico or Mary Rivera, and either of them can generate a work order request on your account for you.



# Welcome to your Connect Resident Portal

SaddlebrookeVillas.ConnectResident.com


Is being Connected important to you? Of course, it is! That is why FirstService Residential provides the [Connect Resident Portal](#) (community website) to meet your unique needs. The portal is available in both web-based and mobile applications. To download the app, search "Connect Resident" in your app store.

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### ▶ Use the portal to:

- View accounts balance and transaction history
- Pay your assessments
- Access important association forms and documents
- Find answers to association-related questions
- Reserve amenities
- Contact the management team
- Update your communication preferences
- Update contact information
- View community news and events
- Register vehicles, pets, and etc.

### ▶ Registration for [SaddlebrookeVillas.ConnectResident.com](#)

- 1 Scan the QR code to be directed to the community website. 
- 2 Click the "Login" button in the upper right-hand corner of your community website homepage.
- 3 Select "Create Account" and enter the requested information. A verification code will be sent to your email address. You will need to enter this code and create a password to complete your registration.
- 4 Enter your Account Number (listed on your Welcome Letter) or property address when prompted. If you own multiple units, you only need to register one time. After registering, you may select "Add New Property" within your profile to add the Account Number(s) for your additional unit(s).



### ▶ Who Can Register?

Owners and Board Members can register using the same account number and/or property address.

### ▶ My Account Tab Features

- Update communication preferences
- Log, add and edit vehicles
- View violations
- Review your Design Review applications

### ▶ Communication Tab Features

Contact your management team via phone or message them through the portal's Help section.

Please see the contact list for FirstService Residential, our Property Management firm. Please direct questions to the contacts shown for most issues. Calling a Director may slow down any action on your question/issue.

## Board of Directors

**Russ Soderberg, President:**

**414-940-0040**

**soderberg076@aol.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**

## 2024 BOARD MEETING DATES

WEDNESDAY FEBRUARY 28, 2024 (MEET THE CANDIDATES. NO BOARD MEETING)

CATALINA ROOM

WEDNESDAY, MARCH 27, 2024 (ANNUAL AND BOARD MEETINGS)

CATALINA ROOM

WEDNESDAY, APRIL 24, 2024

CATALINA ROOM

MEETINGS START AT 2:00 PM



## **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.

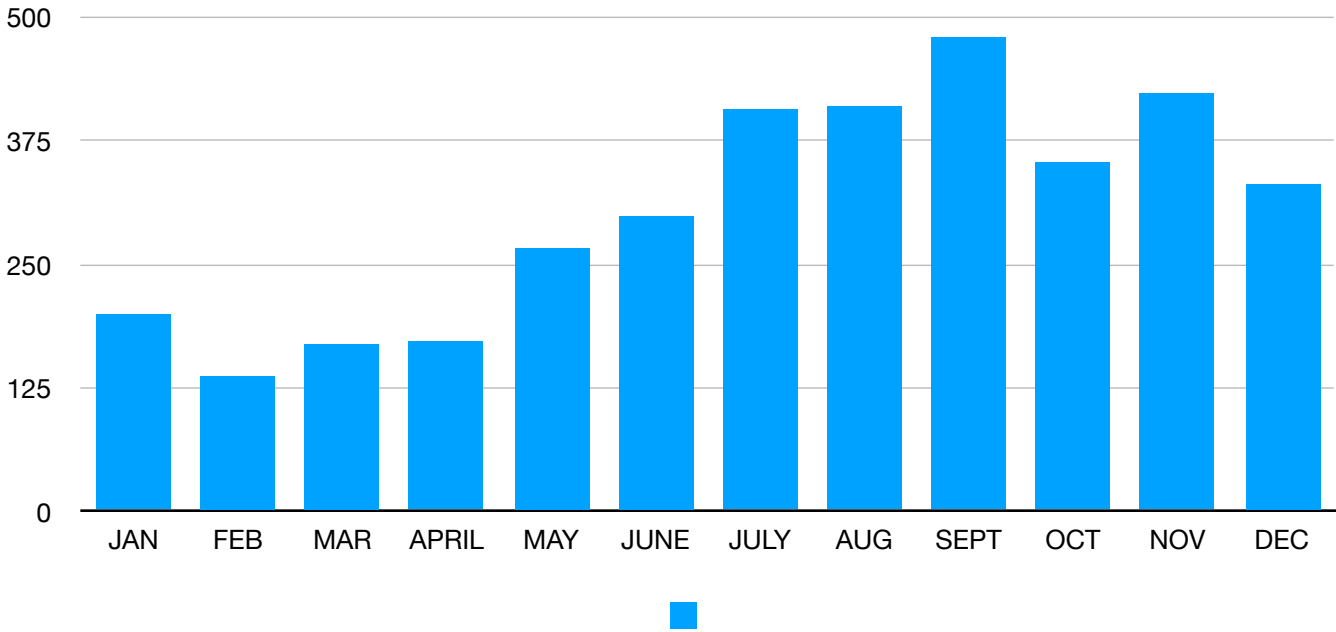
Thanks for your cooperation,  
Ted Johnson

## LANDSCAPING WATER USAGE

The charts below reflect the amount of water used for irrigation of the Villas' plants and trees. The long term goal is to reduce the number of plantings, thus reducing water usage.

Thanks to Al Legatzke for tracking the water usage for a number of years.

WATER USAGE '000' GALLONS 2023



WATER USAGE '000' GALLONS 2022

