



VILLAS VOICE

SEPTEMBER 2025

PRESIDENTS MESSAGE

This hot summer has not stopped us from continuing our improvement activities for the Villas. Our VOLUNTEERS have been active in the following areas:

Irrigation: the second irrigation project along Harmony has been completed. Final testing has been completed along with the receipt of as built plans. Thanks to VOLUNTEER Rich Webber for all his efforts with this project. The Trico electric meter along Harmony has also been removed since it was no longer needed.

The Big Island-lots 1 to 29 and lots 45-79: we continue to have over a dozen weekly leaks in these areas, which is why we are working on completing the irrigation system this year instead of waiting until 2026. We'll report more on this as we receive bids for the work. This project is funded by our reserves.

Critical Records Project: the effort to secure our important documents in one place for future generations of Villa residents is moving forward, with excellent guidance from VOLUNTEER Phil Hafvenstein. Affordable applications have been identified and work proceeds. We do need VOLUNTEERS who are computer capable (not experts, just capable) to assist us going forward.

New Owner Packet: VOLUNTEER Fran Meckler has gathered a few friends to update our new owner packet for new residents who need to know about our association structure, our rules and regulations and First Service. We've found that new residents are not receiving proper information when they purchase their villa and this results in some unnecessary confusion.

VOLUNTEERS: Maybe by this time you've realized that our association is co-managed with First Service by VOLUNTEERS. A few hours of your time weekly would be greatly appreciated!

See you at our next open board meeting. Tuesday, September 16, 2025, 2:00 PM,

Brian



VOLUNTEERS

The success of our community is directly related to the many homeowner volunteers working on our Committees and serving on Board positions. A huge thank you to all of you. If you have not volunteered in the past, please think of doing so in 2025. Even a small number of hours volunteering can make a big difference.

VOLUNTEER OPPORTUNITIES

Deb Kresnicka, our current HOA2 Unit Representative, is looking for a Deputy Representative to work with her representing the Villas. If you are interested in finding out more about this opportunity, please contact Deb at 520-661-6509.

DO YOU HAVE INTEREST IN OR EXPERIENCE WORKING WITH COMPUTERS?

Your Association can use you. We have two opportunities for you. 1) Assist our webmaster, Phil Hafvenstein, with management of the Villas website: 2) Work with Phil related to a long term storage project of Villas documentation.

We need a person(s) to assist and backup Phil related to the Villas website and managing Association email messages to the community members.

Phil is also leading a project related to the long term storage and access of Association information. This would include, legal documents, meeting minutes, financial reports, project reports, maps, etc.

If you are interested please contact Phil by email (phafvenstein@comcast.net) or phone call (612) 840-7445).

LANDSCAPE COMMITTEE

This has been one of the hottest summers here at Villas. A record was set. The plants and trees have struggled. Good news is that we have completed two new irrigation systems, and we are working on making the third one happen as soon as possible. We have also set records in irrigation leaks here in the Villa's. Rich and Richard have worked extremely hard trying to keep the water flowing. There have been times when we have had to call in irrigation specialist when our crew and Rich were unable to fix the problem. Now most of the issues are found in the big island of Casual, Carefree, Haven, Hideaway, and the short section of Holiday. We will continue to have issues until the new system is installed. Please notify Rich Weber if leaks need attention or your area representative.

Yellowstone Tree crew worked this last week on the beginning of the fall tree care and they will return in October for the finish of this year. A meeting with Cory, the arborist, for next month is scheduled to go over issues and the plans for the next visit.

We are getting ready to see when we can start the planting of the cactus on the large side of the sidewalks. Bids will be going out and we hope to do this in stages to keep within our budget.

Website – <https://sites.google.com/view/SBAZV2Irrigation>

Status information. Irrigation timing information.

Contains a chart of information for each lot: Water station turnoff, water zones, control zones, Maps of the pipes in the ground and some text about the zones. Map of the water zones. They do not always match the control zones.

Timers - Timers set. Monday, Wednesday, Friday starting at 5am and ending before 1pm. Run 1hr 30 min per station in the summer. Reduce to 1hr in winter.

Email irrigation problems to: Irrigation@SBVillas2.com.

PAINT & EXTERIOR COMMITTEE

The roofing and painting projects scheduled for 2025 were completed in April.

As weather and schedule permit, our contractor continues to address Exterior Maintenance items identified during this past winter, such as touch up paint, stucco repair, and other issues.

NOMINATING AND ELECTIONS COMMITTEE

The committee will begin its work in October in preparation for the March election. How you can help? Volunteer to serve on the committee or even better, consider running for a position on the Villas Board. Watch for more specifics in the next Villas Voice.

PERMITS

As a homeowner, please remember any modification your villa may be subject to Rules and Regulations from Saddlebrooke HOA2, Saddlebrooke 2 Villas, and Pinal County. It is the homeowners responsibility to follow these Rules and Regulations.

In general, any thing you do to the exterior of your Villa or your lot, needs a Villas permit. Be safe, ask before doing.

PEST CONTROL COMMITTEE

Trelona Termite Baiting Systems

There have been several of these systems installed in the Villas by Northwest (or other contractors) in previous years. This year there have been more additional installations. It has proven to be an excellent preventative in deterring termites. Approximate installation cost per Villa is around a \$1000 and \$190 per year to maintain the system. This service is NOT provided by your Association, rather it is an option for individual homeowners at their expense.

COMMUNICATIONS COMMITTEE

You have two websites available to you for information regarding your Association. We suggest you familiarize yourself with both sites. While much of the general information is available on both sites, each is unique. The Villas' website (sbvillas2.com) has general information including financials, Board information, and rosters. Many find this site easy to use. This site is maintained by Phil Hafvenstein, a Villas homeowner.

A password is required for financial information, homeowner roster information, and Contact Information.

The FirstService website contains, in addition to general information, information about your work requests and dues information. The FirstService site requires a secured sign on for your information.

(<https://SaddleBrookeVillas.connectresident.com>)

Phil and FirstService also send out miscellaneous Association messages and updates. While this may be confusing, there are some valid reasons to do it.

While there is some redundancy between the the two sites, there are also differences. Comparisons between the sites will be reviewed in future Villas Voice newsletters.

Please visit the villas website now at 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.



Contact Information

More website security has been implemented!

In addition to the *Rosters* and *Financial* information pages, the *Contact Information* page is now password protected.

The current password will open all these pages.

TREASURER / FINANCE COMMITTEE

The 2025 Budget and more detailed monthly financials are available on the Villas' website under VILLAS BOARD, Budget and Financials. You will need the password to open. Suggest you look at these to get a better understanding of what your dues are providing. Information is generally available at the end of the following month. These reports are also available on the Saddlebrooke Villas FirstService website. (<https://SaddleBrookeVillas.connectresident.com>)

There are two Monthly Financials: 1) Summary. This is a high level summary of the Balance Sheet and Statement of Revenues and Expenses. 2) Detail. Consists of the information making up the Summary. The Summary is shown on the following page.

The reports show both Operating Funds and Reserve Funds. Operating Funds are those revenues and expenses related to the day to day management of your Association. Reserve Funds reflect the funds related to long term management of the Association (roof replacement, full villas painting, irrigation replacement). Under Operating Funds there is a category called Common Area. While the Association does not own any common area, this category of expenses refers to those functions provided by the Association that are not included in another category. Examples are pest control, touch up painting, roof repair.

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.

Recommend using Click Pay through FirstService.

The 2025 Certificate of Insurance is available on the Villas' website (sbvillas2.com) and the FirstService Connect Resident Portal, (<https://SaddleBrookeVillas.connectresident.com>)

SADDLEBROOKE TWO VILLAS 35/35A
BALANCE SHEET
JULY 31, 2025

ASSETS

TOTAL OPERATING FUNDS	\$	140,654.78
TOTAL RESERVE FUNDS	\$	895,566.01
OTHER ASSETS	\$	2,750.00

TOTAL ASSETS **\$ 1,038,970.79**

LIABILITIES & EQUITY

PREPAID ASSESSMENTS	\$	45,074.38
RESERVE EQUITY	\$	895,566.01
CURRENT YEAR SURPLUS (DEFICIT)	\$	(43,473.28)
PRIOR YEARS SURPLUS (DEFICIT)	\$	141,803.68

TOTAL LIABILITIES & EQUITY **\$ 1,038,970.79**

STATEMENT OF REVENUES AND EXPENSE YTD

JULY 31, 2025

OPERATING INCOME

ASSESSMENTS, INTEREST, FEES, MISC (LESS RESERVE TRANSFERS)	\$	257,026.88
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OPERATING EXPENSES

ADMINISTRATIVE	\$	69,552.51
UTILITIES	\$	11,558.29
LANDSCAPING	\$	164,579.77
EXTERIOR MAINTENANCE, PEST CONTROL	\$	54,809.59
TOTAL EXPENSES	\$	300,500.16

OPERATING SURPLUS (DEFICIT) **\$ (43,473.28)**

RESERVE FUND

INCOME	\$	155,666.89
EXPEDITURES	\$	494,205.72

SURPLUS (DEFICIT) **\$ (338,538.83)**

Numbers shown above are summary numbers. More detailed numbers may be found on the Villas Website (sbvillas2.com) or on the FirstService Website (<https://SaddleBrookeVillas.connectresident.com>).

SBII VILLAS SOCIAL COMMITTEE PRESENTS!

September Autumn Celebration

SLOPPY JOE GATHERING



Saturday, Sept. 20th, 2025

5:00 p.m. to 7:30 p.m.

SB1 Tennis Patio

NOTE: Parking of Golf Carts ONLY by the Tennis Pavilion

Your VSC is preparing all the food for this event.

**Sloppy Joes served with
Cole Slaw, Chips, and Cookies**

REMINDER: Bring your favorite drink of choice to the Tennis Patio

RSVP - NO LATER than Wednesday, September 17th!

Contact Roberta Hafvenstein -

email: rhafvenstein@comcast.net

phone: (612) 840-7447

Attendance is limited to 55 RSVP's. If we have more there will be a waitlist.

If you are new to the SBII Villas, please let her know at that time.

Name tags will be distributed upon arrival.

A 50/50 RAFFLE will be held!

\$5 for 6 tickets

Half goes to the winners; Half goes to the VSC for future events.

**Come enjoy time with old friends
and make some new ones!**

Coming in October:

Fall Fest

Sponsored by the 2025 Villas Social Committee: Sandy Adamec, Sandy Bailey, Phoebe Bax, Pat Carlson, Linda Davis, Roberta Hafvenstein, Arlene Housmyer, Sharon Ingle, Debbie Keefer, Kathy Kontos, Donna Ludden, Fran Meckler, Genie Reardon, Donna Webber

PEST TREATMENT

Your Association provides scheduled spraying of the exterior area of your villa slab and entry ways. This treatment is to help deter crawling insects from entering your villa. It is NOT a termite treatment or a mouse/pack rat treatment. If you are able to see the technician treating your villa, you can ask him to also spray inside your garage. There is no additional charge for the garage.

Saddlebrooke Villas Units 35 & 35 A

Pest Treatment Schedule

Effective January 1, 2025

Pest Treatment: All treatments occur on Wednesdays.

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

1 st Wednesday cycle for the year starting:	January 8, 2025	Unit 35 Lots 1 thru 26
2 nd Wednesday cycle for the year starting:	January 15, 2025	Unit 35 Lots 27 thru 52
3 rd Wednesday cycle for the year starting:	January 22, 2025	Unit 35 Lots 53 thru 80
4 th Wednesday cycle for the year starting:	January 29, 2025	Unit 35 Lots 81 thru 106

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

1 st Wednesday cycle for the year starting:	February 5, 2025	Unit 35 Lots 107 thru 133
2 nd Wednesday cycle for the year starting:	February 19, 2025	Unit 35 Lots 133 thru 141 & Unit 35 A Lots 1 thru 19
3 rd Wednesday cycle for the year starting:	February 12, 2025	Unit 35 A Lots 20 thru 43
4 th Wednesday cycle for the year starting:	February 26, 2025	Unit 35 A Lots 44 thru 72

FOR SECURITY PURPOSES THE TELEPHONE NUMBERS AND EMAIL ADDRESSES OF THE BOARD MEMBERS AND VOLUNTEERS WILL NOT BE PUBLISHED IN THE VILLAS VOICE. THESE WILL BE AVAILABLE IN A SECURED AREA OF THE VILLAS' WEBSITE. sbvillas2.com



Contact Information

More website security has been implemented!

In addition to the *Rosters* and *Financial* information pages, the *Contact Information* page is now password protected.

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Board of Directors

PRESIDENT

Brian Gallup

VICE PRESIDENT

Kathy Kontos

TREASURER

Jim Galka

SECRETARY

Fran Meckler

DIRECTOR OF PLANNING

Tony Ingle

COMMITTEE CHAIRPERSONS (BOARD LIAISON)

Paint, Exterior, Maintenance: Dan Craig, Keith Vinje (Kathleen Kontos)

Pest Control: Dwight Cox (Open)

Nominating & Elections: Kathy Schoenwetter (Open)

Financial: Russ Soderberg (Jim Galka, Brian Gallup)

Communications: Russ Soderberg (Open)

Landscape: Fran Meckler (Fran Meckler)

Permits: Ted Johnson, Frank Motley (Open)

Association Support OPEN: (open)

Urban Forest Renewal OPEN: (Tony Ingle)

FirstService Management

FirstService Residential Tucson Office

7616 N La Cholla Blvd

Tucson, AZ 85741

Phone: 855-333-5149 Fax: (520) 219-4711

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

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

Stacy Fitzgerald, Community Manager

Direct Line (520) 200-6015

Email: stacy.fitzgerald@fsresidential.com

Position Currently Open, **Assistant Community Manager**

Direct Line , extension

Email:

FirstService Residential Account Resources

Account Billing Inquiries

Email: ARsupport.AZ@fsresidential.com

Address Changes

Email: AddressChanges.AZ@fsresidential.com

Sign Up for eStatements

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 Stacy Fitzgerald, she can generate a work order request on your account for you. This may be the slowest way to put in a request

There is also a link to the FirstService Work Requests on the Villas website: <https://sbvillas2.com/villa-service-requests/>



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.

▶ 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.

BOARD MEETING DATES

Meetings are held in the Catalina Room (next to the Golf Pro Shop) on **Tuesday** at 2:00 PM

Next Board Meeting: September 16, 2025

The Catalina Room has a Hearing Loop. If you wear a hearing aid with a T-Coil, and enable the function, you should be able to better hear the speakers who use the microphones.

REMINDERS

To avoid confusion regarding when garbage/recycling will be picked up during a week with a holiday, suggest you check to make sure your email address is current with Waste Management. Waste Management sends out an email when your collections will be made due to a holiday or other disruptions.

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.

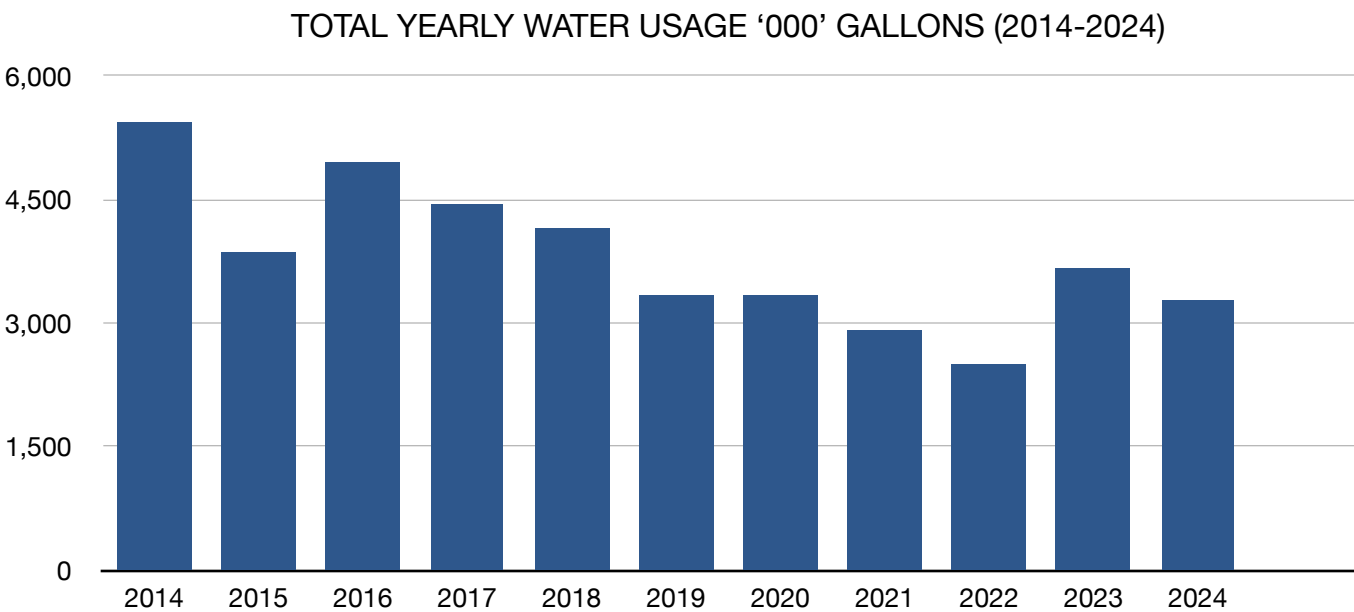
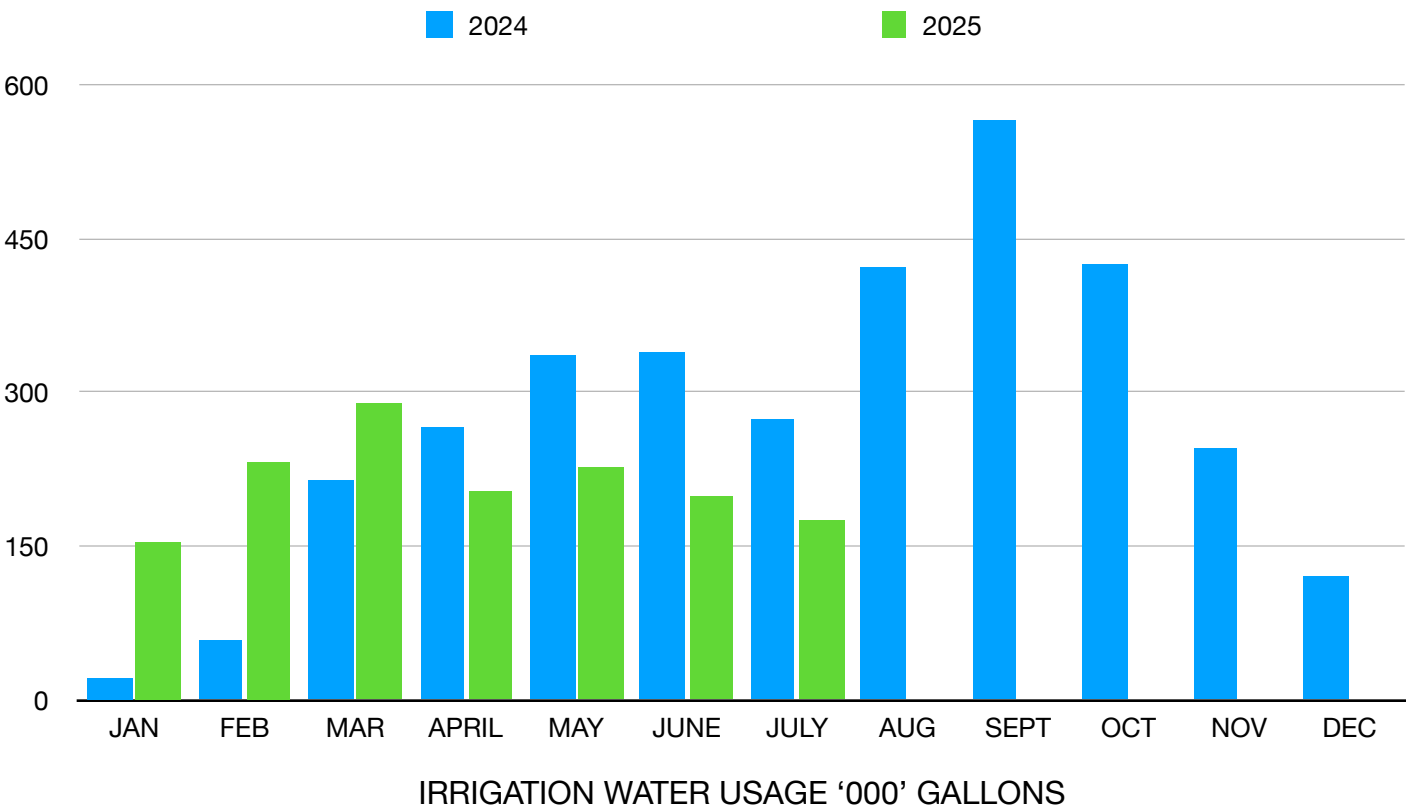
Do you wonder about Homeowner vs. Villas Association responsibilities? A “Who Is Responsible” matrix outlining these responsibilities can be found on the Villas Website (sbvillas2.com) and on the FirstService Connect Website (<https://saddlebrookevillas.connectresident.com/>).

Both websites have a significant amount of other information regarding your Association. Please familiarize yourself with these sites.

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. Water usage is very impacted by rainfall, or the lack thereof, and irrigation leaks.

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



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	FirstService	password ⁽¹⁾
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 ⁽¹⁾


(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.**

(3) **You will be prompted to create an account the first time you visit the site.**

- **If you have forgotten it, you can request a new one from the loginscreen.**

If you have not yet created a profile on sbhoa2.org, follow these website directions.

	<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**