



VILLAS VOICE

JANUARY 2026

PRESIDENTS MESSAGE

Welcome to another great year in the Villas.

2025 was a good year for your Association with a number of positive happenings:

- ★ Non desert plantings next to villas and walkway walls were removed and planting of cactus was initiated. Expected completion in 2026.
- ★ A new tree maintenance program was initiated with approximately one third of the trees being trimmed, and 40 diseased, improperly placed, or damaged trees being removed.
- ★ The interior of the boundary walls were painted.
- ★ Another phase of the roof underlayment replacement was completed.
- ★ A major portion of the irrigation replacement project was completed, with a target of full completion early in 2026.

The Board received a suggestion to refer to our Villas as the Mountain View Villas, in order to distinguish our Association from the HOA1 and HOA2 Unit 50 Villas. While there are no plans to officially change our name, the Board did feel the suggestion has merit and plans to use the term Mountain View Villas on non official items.

There is a Board of Directors election being held in the February/March timeframe. I urge all homeowners to participate. In conjunction with the vote, a 'Meet The Candidates' forum will be held on February 17 and an Annual Members Meeting will be held on March 24. Board Meetings will also be held on these dates.

Board Meetings are a time for you to gather important information and an opportunity to ask questions and express your opinions. I urge homeowners to attend Board Meetings.

Brian Gallup, President



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 2026. 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 Hafvenstien, with management of the Villas website: 2) Work with Phil and IT Specialist Dixon Kavanaugh, 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

As we start a new year, I would like to take the time to thank all the Volunteers that have helped with the completion of some very large projects here in the Villas.

IRRIGATION:

This year we have seen the completion of the Irrigation System covering three huge areas in the Villas. Thank you, Rich Webber for being there and the many hours you have given to make sure that these projects were completed. We have already seen an amazing savings in our water usage.

URBAN FOREST:

It has taken some time but we are on track with the care and maintenance of our trees. This year we have seen some 40 trees that have been removed due to disease, invasion of walkways, driveways and street. Yellowstone now has a handle on the yearly clearance of our Villas and the maintenance needed to see that the trimming, mistletoe removal, and height requirements, pruning and removal of dead branches is kept up per our contract.

With that, I would like to announce that Susan Dinga has volunteered to Chair the Urban Tree Forest. She has already stepped in and is working well with Cory, our arborist to see that work will continue as needed. Thank you so very much, Susan for stepping forward and volunteering.

LANDSCAPE:

Our landscape around the Villas is looks clean, well kept. We can thank Richard and his crew for this.

We continue with our projects, and the one we are still working on is the planting of the walkways. We have finished Casual, Harmony, Holiday, and Serenity and are now working on the island of Holiday, Carefree, Hideaway and Tranquil. We hope to finish the rest of the units no later than hopefully April.

We have not forgotten the issue of the rock gravel needed around our Villas.

VILLA INFORMATION:

I would like to announce that Linda Wunder has volunteered to do our weekly Landscape Report for the Villas. Thank you, Linda. You will be so very appreciated.

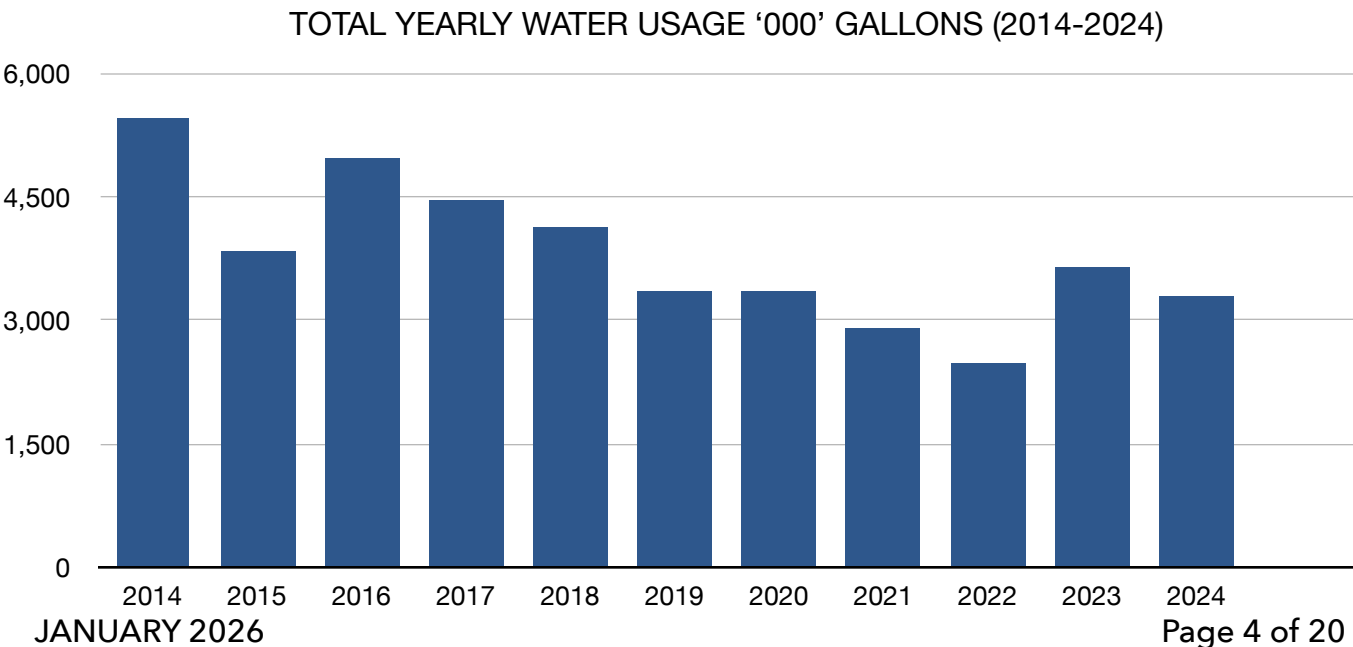
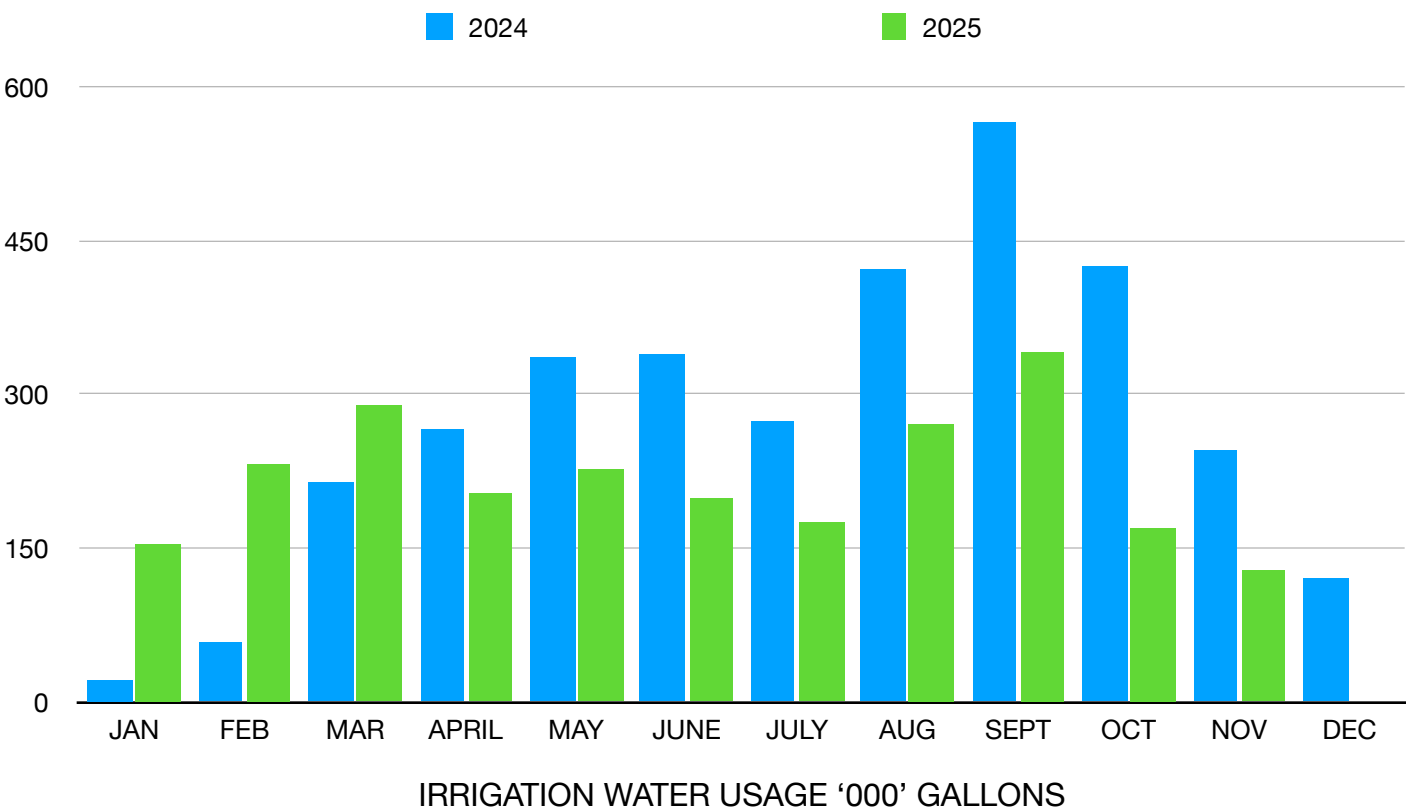
I am very happy to announce Oz Saunders has volunteered to be the Chair of the Landscape Committee. We now have the Chair positions completed for the total Landscape Committee.

Fran Meckler, Director

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.



PEST CONTROL COMMITTEE



Annual VILLAS TERMITE INSPECTION

PLEASE MARK YOUR CALENDAR

In March, 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 March 2nd, 3rd, 4th from 8:00 am to 10:00 am each day.

Monday, March 2nd - Unit 35 Lots 1 - 71

Tuesday, March 3rd - Unit 35 Lots 72 - 141

Wednesday, March 4th - Unit 35A Lots 1A - 72A

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

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

NOMINATING AND ELECTIONS COMMITTEE



The first stage of “election season” for the Villas Nominating and Elections Committee has been to encourage homeowners to consider running for a position on the Villas Board or helping with one of the Villas committees. This was done through emails, tube stuffers and phone calls.

With candidates in place, the committee will host a “Meet the Candidates” gathering on February 17th, 2:00 pm, in the Catalina Room. This forum will allow homeowners to ask questions about candidate qualifications and plans for the future of the Villas. This gathering will be a prelude to the February Villas Board meeting.

All homeowners will receive an election packet via USPS in February which will include candidate resumes and Villas Annual Meeting information. On-line voting will begin on March 4th and close on March 21st. Look for an email from [I VOTE HOA](#) to cast your vote. Newly elected Board members will be seated at the Annual Meeting on March 25th.

Special thanks go to the NEC committee members - Mary and Dave Andersen, Brian Hooker, Vicki Malec, Dave Reier, Verna and Jim Sak, Kathy and Bob Schoenwetter, Linda Wunder and Phil Hafvenstein!

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 so.

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.

More website security has been implemented!



Contact Information

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.



The Password for the Villa Rosters, Financials, and Contacts will change March 1st

Effective March 1, 2026, the current password to access the villa rosters, financials, and contacts 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 current roster

- 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.

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

Deadline to submit roster additions or corrections is February 24, 2026

TREASURER / FINANCE COMMITTEE

WHAT ARE RESERVES?

There are two major divisions in the monthly dues you pay the Villas Association.

- The first is Operating Expenses. These are funds needed for the ongoing daily operations of your Association: things like insurance, FirstService management fees, landscaping maintenance, pest control, etc.
- The second is Reserves.

While most people understand Operating Expenses, many are confused by Reserves. Think of Reserves as the gathering and retention for future use of funds to pay for major component expenditures.

Which component items are considered Reservable, is determined by the Board, based on experience and advice from professional companies who perform Reserve Studies. The information below is a summary, not a complete discussion on Reserve Funds.

Generally an item to be considered a Reservable item must have:

- A commercially identified life span.
- Have a cost which would create a significant one time increase in dues, or require a special assessment, if there were not funds available to provide for payment.

Currently your Association is funding the following items as Reserve components.

- Replacement of the roof underlayment and where necessary the roof tiles and related items. This includes patio roof coatings.
- Painting of the villas and the inside of boundary walls.
- Major components of the irrigation systems.

Think of Reserve funds as “Pay as you use” funding. For example, if a roof has an anticipated life of 25 years, the amount of funds required to replace the roof is projected for that period of time. This includes an inflation factor. If you own your villa for 8 years, your dues should have contributed Reserve funding for that period.

As an example (not actual numbers), if the current cost to replace a roof is \$10,000 and the future cost is estimated to be \$20,000, the dues must be increased during that 25 year period of time to ensure there are funds available to pay for the work. To make the Reserve funding more accurate a Reserve Study is frequently done every 3-5 years using a professional Reserve Study company. The Board also reviews the Reserve position during the budget process.

TREASURER / FINANCE COMMITTEE

There are a number of factors which can impact the projected future costs; therefore, the Association must have flexibility when reviewing Reserve requirements.

Currently your Association is in a reasonable Reserve position. You can find information related to Reserves on the Villas website (sbvillas2.com), including the 2025 Reserve Study, under HOMEOWNERS DOCUMENTS: RESERVE INFORMATION.

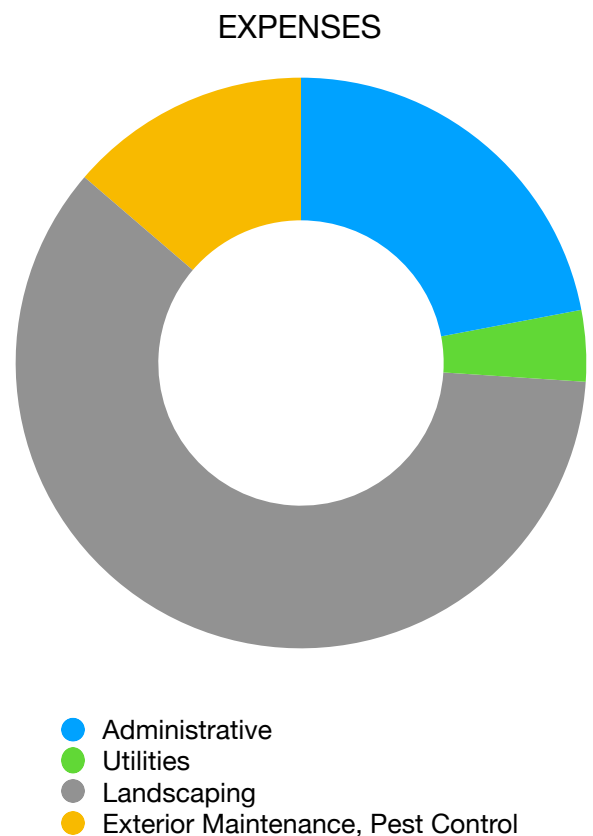
As more buyers become aware of Reserves, it is prudent for the Association to maintain a correct flow of monies to Reserves to protect villa values. One only has to look at Florida, where a number of significant issues and special assessments have created havoc in the condo market, thus dropping values.

2025 EOY OPERATING INCOME / EXPENSE

INCOME	
Total income	\$492,659

EXPENSES	
Administrative	\$109,853
Utilities	\$20,135
Landscaping	\$300,550
Exterior Maintenance, Pest Control	\$68,425
Total expenses	\$498,963

Money Left Over	
Income minus expenses	-\$6,304



SADDLEBROOKE TWO VILLAS 35/35A
BALANCE SHEET
NOVEMBER 30, 2025

ASSETS

TOTAL OPERATING FUNDS	\$	143,077.63
TOTAL RESERVE FUNDS	\$	947,680.84
OTHER ASSETS	\$	2,750.00

TOTAL ASSETS **\$ 1,093,508.47**

LIABILITIES & EQUITY

PREPAID ASSESMENTS	\$	24,679.28
RESERVE EQUITY	\$	947,680.84
CURRENT YEAR SURPLUS (DEFICIT)	\$	(20,655.33)
PRIOR YEARS SURPLUS (DEFICIT)	\$	141,803.68

TOTAL LIABILITIES & EQUITY **\$ 1,093,508.47**

STATEMENT OF REVENUES AND EXPENSE YTD

NOVEMBER 30, 2025

OPERATING INCOME

ASSESSMENTS, INTEREST, FEES, MISC (LESS RESERVE TRANSFERS)	\$	435,880.08
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OPERATING EXPENSES

ADMINISTRATIVE	\$	104,985.87
UTILITIES	\$	18,695.53
LANDSCAPING	\$	266,928.01
EXTERIOR MAINTENANCE, PEST CONTROL	\$	65,926.00
TOTAL EXPENSES	\$	456,535.41

OPERATING SURPLUS (DEFICIT) **\$ (20,655.33)**

RESERVE FUND

INCOME	\$	207,781.72
EXPEDITURES	\$	494,205.72

SURPLUS (DEFICIT) **\$ (286,424.00)**

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>).

SADDLEBROOKE TWO VILLAS 35/35A**BALANCE SHEET***DECEMBER 31, 2025***ASSETS**

TOTAL OPERATING FUNDS	\$	172,113.98
TOTAL RESERVE FUNDS	\$	946,693.74
OTHER ASSETS	\$	2,750.00

TOTAL ASSETS**\$ 1,121,557.72****LIABILITIES & EQUITY**

PREPAID ASSESMENTS	\$	41,137.28
RESERVE EQUITY	\$	946,693.74
CURRENT YEAR SURPLUS (DEFICIT)	\$	(6,303.98)
PRIOR YEARS SURPLUS (DEFICIT)	\$	140,030.68

TOTAL LIABILITIES & EQUITY**\$ 1,121,557.72****STATEMENT OF REVENUES AND EXPENSE YTD***DECEMBER 31, 2025***OPERATING INCOME**

ASSESSMENTS, INTEREST, FEES, MISC (LESS RESERVE TRANSFERS)	\$	492,659.08
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OPERATING EXPENSES

ADMINISTRATIVE	\$	109,852.99
UTILITIES	\$	20,134.50
LANDSCAPING	\$	300,550.57
EXTERIOR MAINTENANCE, PEST CONTROL	\$	68,425.00
TOTAL EXPENSES	\$	498,963.06

OPERATING SURPLUS (DEFICIT)**\$ (6,303.98)****RESERVE FUND**

INCOME	\$	206,129.62
EXPEDITURES	\$	494,205.72

SURPLUS (DEFICIT)**\$ (288,076.10)**

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>).

PAINT & EXTERIOR

Paint & Exterior Maintenance Committee Status Report January 14, 2026

- 2026 Roof Inspections – Inspections began as scheduled January 5. 63 Villas (32 buildings) will be inspected. Completion is expected next week. Villa owners will be contacted if problems are found.
- 2026 Roof Underlayment Replacement – Underlayment replacement work is scheduled to begin January 19. 28 Villas (15 buildings) will have new underlayment, battens, pipe flanges, etc. installed. Completion is expected by the end of April.

Details can be found on the Villas website: sbvillas2.com

There is no painting scheduled for 2026.

PERMITS

As a homeowner, please remember any modification to 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, anything you do to the exterior of your Villa or your lot, needs a Villas permit. Be safe, ask before doing.

Satellite Dishes require a Villas permit. They cannot be mounted on the roof, nor can the installer be allowed on the roof.

Permits: anything that involves the roof or opening of exterior wall, requires a Villas permit. As an example, a new HVAC (Furnace/Air Conditioning) system may need a new venting method. To accomplish this, a new roof opening may be needed. An inspection, and possible work will be required to bring roof to Villa standards after work is completed. This is a homeowners expense.

SOCIAL COMMITTEE

Our Villa residents are off to a roaring start as our 'snowbirds' have returned. Our annual Holiday Brunch took place as usual with over 40 residents in attendance. Thanks to Donna Webber for our delightful centerpieces (made by Donna) and our other committee members for making this event so very successful. Our holiday raffle winners were: Gordon Elliot, Diane Pabst, Verna Sak, Arlene Housmyer and Linda Eisenhart.

With our full complement of committee members currently in residence, our work begins. Look forward to more exciting events.

Arlene Housmyer, Publicity

Carlota's Mexican Restaurant 15881 North Oracle Road, Catalina



Villa Luncheon **Friday, February 20th, 11:30 AM**

All Villa Residents are Invited!

Reservations Limited to 24

There will be a wait list, if needed.

RSVP to Roberta Hafvenstein

rhafvenstein@comcast.net (612) 840-7447

Deadline to RSVP is February 17th

Sponsored by the 2026 Villas Social Committee: Sandy Adamec, Sandy Bailey, Phoebe Bax, Pat Carlson, Linda Davis, Roberta Hafvenstein, Arlene Housmyer, Sue Keating, Debbie Keefer, Kathy Kontos, Donna Ludden, Genie Readon, and Donna Webber

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. The current password will open all these pages.

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)

Finance: Russ Soderberg (Jim Galka, Brian Gallup)

Communications: Russ Soderberg (Open)

Landscape: Oz Saunders (Fran Meckler)

Irrigation: Rich Webber / Urban Forest: Susan Dinga

Permits: Ted Johnson, Frank Motley (Open)

Association Support OPEN: (open)

HOA2 Unit Representative: Deb Kresnicka

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.

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.

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, HOA2, and Villas guidances.

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.



BOARD MEETING DATES

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

Next Board Meetings: 2026

February 17 In conjunction with 'Meet The Candidates'

March 24 'Annual Meeting'

April 21

May 19

September 22

October 20

November 17

December 15

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.

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.

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 login screen.**

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**